

A regular meeting of the Bath Planning Board was called on 12-4-12 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
Andy Omo
Paul Fraser
Carolyn Lockwood
John Swenson
Cal Stilphen
Megan Hixon (non-voting student member)
Amy Franklin (non-voting student member)

MEMBERS ABSENT

None

STAFF PRESENT

Andrew Deci, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxtan, Chair called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, December 4, 2012.

Minutes October 2, 2012 meeting

Mr. Swenson noted that nonvoting student member Amy Franklin was not included in the members present section of the minutes, and she was present at the October 2, 2012 Planning Board meeting.

MR. HOPKINSON MOVED, SECONDED BY MR. OMO TO APPROVE THE PLANNING BOARD MINUTES AS AMENDED.

UNANIMOUS APPROVAL**Old Business****Item 1**

Request for Historic District Amendment – 958 Washington Street (Map 26 Lot 185) Bath Masonic Building Association, applicant.

Mr. Jim Robinson, President of the Bath Masonic Building Association described the events leading up to and the subsequent approval by the Code Enforcement Officer of the Bath Masonic Building Association's replacement of the columns and pilasters.

Mr. Deci presented the Planning Board with comments made by the Bath Code Enforcement Officer regarding this request and reported that after consultation with city staff and the City Solicitor that there was no remedy, other than civil proceedings, should the Code Enforcement Officer make an error.

The Planning Board discussed restoration of the columns and pilasters, historic integrity, concerns expressed by the Historic District Review Committee, and comments from the Historic District Architectural Review Committee.

Mr. Bob Moulton pointed out the materials were not available at this time to replace the existing features, that the columns and pilasters could be restored, the importance of presentation of the entry way, and that it was more cost effective to replace those elements with composite materials.

The Planning Board discussed tabling this agenda item or voting on it, availability of the elements in the composite material, restoration and replacement.

Mr. Omo pointed out that patience exercised by the Board and the applicant would allow time to come up with a better solution. Mr. Omo added that he could not approve replacement with the proposed pilasters.

MR. OMO MOVED, SECONDED BY MS. LOCKWOOD TO DENY THE REQUEST FOR HISTORIC DISTRICT AMENDMENT AT 958 WASHINGTON STREET (MAP 26 LOT 185) FOR BATH MASONIC BUILDING ASSOCIATION, APPLICANT.

UNANIMOUS APPROVAL

New Business

Item 1

Request for Site Plan Amendment - 175 Congress Avenue (Map 24 Lot 8) Maine Medical Center, applicant.

Mr. Bob Cloutier, Maine Medical Center stated that the Cancer Treatment Center had outgrown the current building. Mr. Cloutier described the need for the addition highlighting such items as more space to accommodate families, video conferencing with other doctors, more room for wheel chairs and stretchers.

Mr. Mark Johnson, Landscape architect described the expansion plans for the site, the lease line issue discovered during a survey of the site, parking, tree root balls, and silt fencing.

Mr. Tom Hoerth, City Arborist stated that his recommendation for treatment of the tree root ball is one that he has used since the 1998 ice storm with success, and it is current with Best Management Practices.

The Planning Board discussed on site snow storage, the lease lines, and silt fencing.

MR. OMO MOVED, SECONDED BY MR. HOPKINSON TO FIND THE APPLICATION BY MAINE MEDICAL CENTER FOR SITE PLAN AMENDMENT TO BE COMPLETE.

UNANIMOUS APPROVAL

MR. SWENSON MOVED, SECONDED BY MR. OMO TO APPROVE THE REQUEST FOR WAIVER OF LAND USE CODE SECTION 10.06 REGARDING THE NUMBER OF PARKING SPOTS REQUIRED.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. SWENSON TO APPROVE THE REQUEST FOR SITE PLAN AMENDMENT AT 175 CONGRESS AVENUE (MAP 24, LOT 8) FOR MAINE MEDICAL CENTER, APPLICANT, WITH THE FOLLOWING CONDITIONS:

- 1. THAT THE APPLICANT COMPLY WITH THE RECOMMENDATIONS OF THE CITY ARBORIST AND THAT THOSE RECOMMENDATIONS BE ADDED TO THE SITE PLAN;**
- 2. THAT THE LEASE LINE SURVEY BE COMPLETED;**
- 3. THAT THE SPACE AND BULK ISSUES THAT HAVE BEEN DISCOVERED AS A RESULT OF THE SURVEY BE RESOLVED TO THE SATISFACTION OF THE CITY SOLICITOR; AND**
- 4. THAT AN AMENDED SITE PLAN BE SUBMITTED TO THE PLANNING DIRECTOR SHOWING THE SNOW STORAGE AREAS AND STATING THAT NO PARKING SPACES ARE TO BE USED AS SNOW STORAGE AREAS.**

UNANIMOUS APPROVAL

Other Business

Election of Officers

Mr. Deci suggested that because two Planning Board members have not yet been confirmed by the City Council, that elections be tabled until such as time as those members have been approved.

The Planning Board members were polled and agreed to table election of officers until such a time as all members are approved.

Mr. Deci pointed out that because Ms. Lockwood had been elected to the City Council there would be a vacancy on the Historic District Review Committee.

MS. LOCKWOOD MOVED, SECONDED BY MR. STILPHEN TO NONIMATE MR. OMO TO THE HISTORIC DISTRICT REVIEW COMMITTEE.

UNANIMOUS APPROVAL

Mr. Deci reminded the Planning Board that the next meeting would fall on January 1, 2013.

The Planning Board members were polled and agreed to hold the next regular meeting of the Bath Planning Board on January 8, 2013.

Adjournment

There being no further business before the Board, **MR. OMO MOVED, SECONDED BY MR. SWENSON, TO ADJOURN THE MEETING AT 7:20 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary