

A regular meeting of the Bath Planning Board was called on 1-3-12 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
James Hopkinson, Vice Chair  
Paul Fraser  
Carolyn Lockwood  
John Swenson  
Cal Stilphen

**MEMBERS ABSENT**

Andy Omo  
Haley Grill (non-voting student member)  
Megan Hixon (non-voting student member)

**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, January 3, 2012.

**Minutes of November 15, 2011, meeting**

**MR. HOPKINSON MOVED, SECONDED BY MR. SWENSON, TO APPROVE THE MINUTES OF NOVEMBER 15, 2011 AS SUBMITTED.**

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

**Request for Site Plan Approval** – 616 High Street (Map 31, Lot 22); Hyde School, applicant.  
(Continued from the November 15, 2011, meeting)

Mr. Deci informed the Planning Board that the applicant had requested that this item be continued to allow additional time for negotiations with abutters with regard to sewer upgrades.

**MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO CONTINUE THE REQUEST FOR SITE PLAN APPROVAL AT 616 HIGH STREET (MAP 31, LOT 22) FOR HYDE SCHOOL, APPLICANT.**

**UNANIMOUS APPROVAL****New Business****Item 1**

**Request for Site Plan and Subdivision Amendments** – 6 Oak Grove Avenue (Map 25, Lot 110); 53-57 Allen Ave LLC, applicant.

Mr. Deci described the 2007 approval for this site and the request by the applicant to divide a lot. Mr. Deci stated that much of the approval criteria had already been addressed by the 2007 approval.

**MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO FIND THE APPLICATIONS FOR SITE PLAN AMENDMENT AND SUBDIVISION AMENDMENT AT 6 OAK GROVE AVENUE (MAP 25, LOT 110) FOR 53-57 ALLEN AVE LLC, APPLICANT, TO BE COMPLETE.**

#### **UNANIMOUS APPROVAL**

Ms. Amy Segal, representing the applicant, pointed out the location of the lots to be divided, the separate uses of the structures on the current lot, parking, proposed increased green area, snow removal and storage, proposed plantings, buffering, and proposed increased erosion control. Ms. Segal requested waivers for Subdivision approval conditions that were met in the 2007 approval, the front setback, and lot coverage requirements.

The Planning Board discussed parking configuration, the proposed parking agreement, setback, snow storage and removal, lot coverage, pedestrian access, and the plan approved by the Planning Board in 2007.

There being no comments from the Planning Board, Mr. Oxtan opened the floor to members of the public who wished to comment.

Mr. Carl Ozzella, abutter, expressed his concern with regard to the damage caused in the past by the melting snow. Mr. Ozzella stated that in the past the trees and other vegetation had been negatively impacted by the melting snow. Mr. Ozzella pointed out that since the 2007 approval that hasn't been an issue but stressed the need to continue the restrictions on snow storage.

No further comments from the public seen, Mr. Oxtan closed the public portion of the meeting.

The Planning Board discussed comments from City staff, incorporation of the Plan dated November 26, 2007 and approved by the Planning Board on December 12, 2007, requirements and restrictions, clear identification of the snow storage areas, moving the proposed lot lines to allow for required setbacks, the need for two separate plans for each amendment request, and enforcement of the designated snow storage areas.

**MR. HOPKINSON MOVED, SECONDED BY MS. LOCKWOOD TO TABLE THE REQUEST FOR SITE PLAN AND SUBDIVISION AMENDMENTS AT 6 OAK GROVE AVENUE (MAP 25, LOT 110) FOR 53-57 ALLEN AVE LLC, APPLICANT, UNTIL THE REGULAR MEETING OF THE PLANNING BOARD ON FEBRUARY 7, 2012.**

#### **UNANIMOUS APPROVAL**

#### **Other Business**

Mr. Deci discussed the efforts of the Bike and Pedestrian Committee to improve bicycling in Bath with street enhancements, the Webinar on accessibility issues in older building on Thursday, January 5, 2012 at 1:30 pm in the City Hall Auditorium, and the Wednesday, January 11, 2012 6:00 pm meeting on the Viaduct rehabilitation project that will also be held in the City Hall Auditorium.

**Adjournment**

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN, TO ADJOURN THE MEETING AT 6:50 P.M.**

**UNANIMOUS APPROVAL**

Minutes prepared by Marsha Hinton, Recording Secretary