

A regular meeting of the Bath Planning Board was called on 6-4-13 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
Andy Omo
John Swenson
Cal Stilphen
Albert Branca
John Sunderland
Amy Franklin (non-voting student member)

MEMBERS ABSENT

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, June 4, 2013.

Minutes May 21, 2013 meeting

Mr. Deci explained that the minutes from the May 21, 2013 meeting were not yet completed.

MR. HOPKINSON MOVED SECONDED BY MR. SWENSON TO TABLE THE APPROVAL OF THE MINUTES OF THE MAY 21, 2013 PLANNING BOARD MEETING.

UNANIMOUS APPROVAL**Old Business****None****New Business****Item 1****Request for**

- (a) Site Plan Approval and Developmental Subdivision Review** – Presentation and Review
- (b) Contract Rezoning** – First of Two Public Hearings

Mr. Deci described the three separate proposals for the plant home explaining that the site plan approval and developmental subdivision review was a quasi-judicial hearing requiring a review of code standards and that the contract rezoning was legislative where in the planning board would make a recommendation to the City Council.

Mr. Tom Saucier discussed the site plan, utilities, landscaping, existing conditions, setbacks footprint, parking, utilities, easements, stormwater runoff, catch basins, impervious areas and approvals from federal agencies.

Ms. Rachel Fennell, landscape architect, discussed screening, various plans to be used, existing trees, the Kennebec River, and viewpoints.

Ms. Wendy Holden, architect, discussed the scale of the building, porch, configuration, bump outs, use of Windows for rhythm, and the roof line.

Mr. Saucier briefly discussed the how the criteria of article 10 of the Land Use Code had been met in the application materials. In addition Mr. Saucier pointed the plan to have a bus turnout on Washington Street, the proposal to donate 1.3 acres in the West Bath side of the Wing Farm area to the city for recreational purposes, and public access across the Plant Home area.

Mr. Oxtan, open the floor to members of the public who wish to comment on this agenda item.

Mr. Tom Rice, 27, Washington, expressed concerns over stormwater runoff, the sewage capacity, and trespass on his property by people crossing to the points.

Ms. Phyllis Bailey, 16 River View, requested additional screening, reduction in light pollution, and establishments of maintain paths further down the Kennebec River.

Ms. Julie Rice, 27, Washington, expressed concerns with regard to flood paling maps, waving of state regulations to protect the Shoreland zone, noise created by the generator, use of East Lane as an access road and ask that mitigation plans be developed.

Mr. Fred Denson, 8 East Lane, expressed her concerns with the appearance of two separate operations on one property, sewer capacity, the narrowness of East Lane, the existing culvert, light pollution and blasting.

Joan Bishop, 18, Miller, asked what would happen to the people currently living in the house is to be removed and removal of trees that are dead.

There being no further comments from members of the public present, Mr. Oxtan closed the public portion of the meeting

Peter Owen, Public Works Director, discussed the sewage lines and pumping stations and plans to improve the sewage system in the south end of Bath.

Mr. Saucier stated that screening, public access, lighting, generator noise, East Lane access, and the culvert would be reviewed.

The Planning Board discussed the narrowness of East Lane, photometrics, type of lights to be used access easements, utilities, generator noise, utilities, funding, view sheds, existing trees, screening, connectivity between buildings, building mass, staffing, and bike racks.

Mr. Don Capaldo stated that he would be more than willing to place bike racks on the northern parking lot for public access, but was unwilling to place bike racks in the center of the plant home property.

There being no further discussion from members of planning board, **MR. HOPKINSON MOVED SECONDED BY MR. SWENSON TO FIND THE APPLICATION FOR SITE PLAN APPROVAL TO BE COMPLETE, THE APPLICATION FOR DEVELOPMENTAL SUBDIVISION REVIEW TO BE COMPLETE AND THE APPLICATION FOR CONTRACT REZONING TO BE COMPLETE.**

UNANIMOUS APPROVAL

Mr. Deci informed members of the public that the application materials can be viewed at the Planning Office. Mr. Deci added that all comments regarding the Plant Home are welcome and encouraged members of the public to make those comments in writing or via adeci@cityofbath.com

Adjournment

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MR. SWENSON, TO ADJOURN THE MEETING AT 8:01 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary