

A regular meeting of the Bath Planning Board was called on 9-3-13 for the purpose of conducting regular business.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

James Hopkinson, Vice Chair

**STAFF PRESENT**

Andrew Deci, Planning Director

**STAFF ABSENT**

Marsha Hinton, Recoding Secretary

Mr. Oxtan, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, September 3, 2013.

**Minutes**

August 20, 2013, meeting

Mr. Deci explained that the August 20, 2013 minutes were being held for approval, in order to consider them at the same time of the approval of the findings of fact for the Plant Home Expansion project.

**Old Business**

None

**New Business**

Mr. Deci described the three applications before the Planning Board, the processes for each application and how all three applications will be reviewed together. Mr. Deci explained that there would need to be separate approvals for each request. Mr. Deci pointed out that the applicant was asking for permission to extend into the ceiling cap.

Jon Fitzgerald, Vice President and General Counsel for Bath Iron Works, introduced Dan Nadeau, Director of Facilities for Bath Iron Works. Mr. Fitzgerald explained why the previous contract zone approval for the 2010 addition to the Ultra Hull Hall did not go forward. Mr. Fitzgerald stated that the requests before the Planning Board are an extension of the land level facility, which has enabled them to acquire government contracts to build ships.

Mr. Nadeau stated that the requests before the Planning Board were to enhance Bath Iron Works' competitive position and improve the efficiency of the shipyard. Mr. Nadeau used photographs to describe the proposal. Mr. Nadeau explained that the three proposals were expected to be constructed in the next year and a half. Mr. Nadeau pointed out the public benefits Bath Iron Works is offering, including planting a buffer along the sidewalk along the

main parking lot, building an additional parking lot in the south end park, as well as a picnic area and repaving of the existing sidewalks around the park. Mr. Nadeau showed the proposed finished view.

Bob Herman, Bath Iron Works, discussed the combination sewer and storm water runoff systems that go across that site and storm water treatment systems located on the Bath Iron Works facility.

The Planning Board discussed the value of the improvements, the previous offer of land in exchange for contract rezoning, land filling, excavation needs, drainage, sewer configuration and storm water.

There being no further comment from members of the Planning Board, Mr. Oxtan, Chair, opened the meeting for comment from members of the public.

None being seen, Mr. Oxtan closed the public portion of the meeting. Planning Board discussed the amount of community input provided about the contract rezoning, the South End Urban Design Plan, previous contract rezoning approvals for Bath Iron Works, impact on traffic, comments from city staff, truck entrance, traffic calming, traffic accidents, landscaping, noise levels, height of new building, location of the storm water treatment facility, historic significance of buildings to be demolished, parking, lighting, OSHA compliance, conditions for approval, sewer capacity, landscaping plans, submission materials, recommendations to the City Counsel and public benefit.

#### **Item 1**

**Public Hearing - Request for Contract Zone Amendment – 700 Washington Street (Map 32, Lot 165); Bath Iron Works, applicant. (Ultra Hull Hall)**

Mr. Sunderland moved without second to recommend that the City Council approve the request by Bath Iron Works for contract zone amendment for the Ultra Hull Hall building contingent upon the suggestion of city staff that maintenance of the trees be subject to a three year time period.

The Planning Board discussed allowing time for enhancement of the givebacks for contract rezoning, input from abutters and neighbors, comments from abutters and neighbors at the 2010 approval, statutory requirements for notification of members of the public, waivers, buffering and the streetscape.

**MR. OMO MOVED, SECONDED BY MR. SWENSON TO MOVE THE APPLICATION FOR CONTRACT REZONE TO SEPTEMBER 17, 2013 AT 6 P.M. TO ALLOW TIME FOR THE APPLICANT AND CITY STAFF TO REVIEW ENHANCEMENT OPPORTUNITIES.**

**UNANIMOUS APPROVAL**

**Item 2**

**Request for Site Plan Approval – 700 Washington Street (Map 32, Lot 165); Bath Iron Works, applicant. (Ultra Hull Hall)**

**MR. OMO MOVED SECONDED BY MR. BRANCA TO FIND THAT THE REQUEST FOR ULTRA HULL HALL SITE PLAN APPROVAL AT 700 WASHINGTON STREET (MAP 32, LOT 165) FOR BATH IRON WORKS TO BE COMPLETE.**

**UNANIMOUS APPROVAL**

**MR. OMO MOVED SECONDED BY MR. STILPHEN TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL FOR THE ULTRA HULL HALL AT 700 WASHINGTON STREET (MAP 32, 165) FOR BATH IRON WORKS, APPLICANT, WITH WAIVERS OF LAND USE CODE SECTION 10.02 THROUGH 10.08 (PARKING, ACCESS, SIDEWALKS) AND 10.29 (LANDSCAPING) AND CONDITIONED UPON THE PUBLIC WORKS DIRECTOR'S REVIEW OF THE STORM WATER AND SEWER FLOWS AND UPON THE CITY COUNCIL'S APPROVAL OF THE CONTRACT ZONE AMENDMENT.**

**UNANIMOUS APPROVAL**

**Item 3**

**Request for Site Plan Approval – 700 Washington Street (Map 32, Lot 165); Bath Iron Works, applicant. (Blast/Paint, Boiler, and Hazardous Waste/Paint Storage buildings)**

**MR. OMO MOVED SECONDED BY MR. BRANCA TO FIND THAT THE REQUEST FOR BLAST/PAINT, BIOLER AND HAZARDOUS WASTE/PAINT STORAGE BUILDING SITE PLAN APPROVAL AT 700 WASHINGTON STREET (MAP 32, LOT 165) FOR BATH IRON WORKS TO BE COMPLETE.**

**UNANIMOUS APPROVAL**

**MR. OMO MOVED SECONDED BY MR. BRANCA TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL FOR THE BLAST/PAINT, BOILER, AND HAZARDOUS WASTE/PAINT STORAGE BUILDINGS AT 700 WASHINGTON STREET (MAP 32, LOT 165) FOR BATH IRON WORKS, APPLICANT WITH WAIVERS OF LAND USE CODE SECTION 10.02 THROUGH 10.08 (PARKING, ACCESS, SIDEWALKS) AND 10.29 (LANDSCAPING) AND CONDITIONED UPON THE PUBLIC WORKS DIRECTOR'S REVIEW OF THE STORM WATER AND SEWER FLOWS AND UPON THE CITY COUNCIL'S APPROVAL OF THE CONTRACT ZONE AMENDMENT.**

**UNANIMOUS APPROVAL**

**Other Business**

**Adjournment**

Bath Planning Board  
September 3, 2013

There being no further business before the Board, **MR. STILPHEN MOVED, SECONDED BY MR. OMO, TO ADJOURN THE MEETING AT 7:26 PM.**

**UNANIMOUS APPROVAL**

Minutes prepared by Marsha Hinton, Recording Secretary from an audio/visual recording.