

A regular meeting of the Bath Planning Board was called on 10-1-13 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

John Sunderland

STAFF PRESENT

Andrew Deci, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxton, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, October 1, 2013.

Minutes September 17, 2013, meeting

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE MINUTES OF THE SEPTEMBER 17, 2003 PLANNING BOARD MEETING.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Public Hearing – Request for Special Purpose Commercial Contract Overlay Zone – 36 High Street (Map 45, Lot 20); Jennifer Greene, applicant.

Item 2

Request for Site Plan Approval – 36 High Street (Map 45, Lot 20); Jennifer Greene, applicant.

Ms. Jennifer Greene described the disrepair to the existing structure highlighting the issues created by the failing foundation. Ms. Greene distributed photographs of issues with the structure to the Planning Board. Ms. Greene pointed out that she had purchased an additional 12 foot strip of land adjacent to the existing property. Ms. Greene stated that her desire was to restore the structure as a store.

MR. HOPKINSON MOVED SECONDED BY MR. OMO TO FIND THE APPLICATIONS FOR REQUEST FOR SPECIAL PURPOSE COMMERCIAL CONTRACT OVERLAY ZONE AND REQUEST FOR SITE PLAN APPROVAL AT 36 HIGH STREET, MAP 45 LOT 20 TO BE COMPLETE.

UNANIMOUS APPROVAL

The Planning Board discussed future plans for High Street, historic non-conformity of the site and the need for the special purpose overlay zone.

Bob Oxtan, Chair, opened the floor to members of the public who wished to comment on this agenda item.

Ms. Jane Morse, representing Sagadahoc Preservation, Inc., expressed support for the project and provided historical information regarding the store.

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

MR. HOPKINSON MOVED, SECONDED BY MR. SWENSON TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE REQUEST FOR SPECIAL PURPOSE COMMERCIAL CONTRACT OVERLAY ZONE AT 36 HIGH STREET (MAP 45, LOT 20) BY JENNIFER GREENE, APPLICANT.

UNANIMOUS APPROVAL

The Planning Board discussed landscaping, parking, dumpster location, a waiver of the paving requirement, the additional purchase strip of land, snow removal, and handicapped accessibility.

There being no further comment from members of the Planning Board, Bob Oxtan, chair, opened the floor to members of the public who wished to comment on this agenda item.

None being seen, Mr. Oxtan closed the floor to public comment.

MR. HOPKINSON MOVED, SECONDED BY MR. BRANCA TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL AT 36 HIGH ST. (MAP 45, LOT 20) BY JENNIFER GREENE, APPLICANT WITH THE WAIVER OF PARKING REQUIREMENTS.

UNANIMOUS APPROVAL

Other Business

Election of officers

Mr. Branca nominated, seconded by Mr. Hopkinson, Mr. Oxtan, as Planning Board Chair.

THERE BEING NO FURTHER NOMINATIONS, THE PLANNING BOARD ELECTED MR. OXTON, AS PLANNING BOARD CHAIR.

Mr. Swenson nominated, seconded by Mr. Stilphen, Mr. Hopkinson, for Planning Board Vice Chair.

THERE BEING NO FURTHER NOMINATIONS, THE PLANNING BOARD ELECTED MR. HOPKINSON AS PLANNING BOARD VICE CHAIR.

Mr. Swenson nominated, seconded by Mr. Stilphen, Mr. Oxtton to the Historic District Committee.

THERE BEING NO FURTHER NOMINATIONS, THE PLANNING BOARD ELECTED MR. OXTON TO THE HISTORIC DISTRICT COMMITTEE.

Mr. Hopkinson nominated, seconded by Mr. Stilphen, Mr. Omo to the Historic District Committee.

THERE BEING NO FURTHER NOMINATIONS, THE PLANNING BOARD ELECTED MR. OMO TO THE HISTORIC DISTRICT COMMITTEE.

Mr. Deci updated the Planning Board on the status of the ongoing ADA upgrades to the downtown area.

Adjournment

There being no further business before the Board, **MR. OMO MOVED, SECONDED BY MR. HOPKINSON, TO ADJOURN THE MEETING AT 6:30 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary