

A regular meeting of the Bath Planning Board was called on 2-25-14 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

James Hopkinson, Vice Chair
Andy Omo
John Sunderland
John Grasser (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, February 25, 2014.

Minutes: February 4, 2014, meeting

MR. SWENSON MOVED, SECONDED BY MR. BRANCA TO APPROVE THE MINUTES OF THE FEBRUARY 4, 2014 PLANNING BOARD MEETING.

UNANIMOUS APPROVAL**Old Business**

None

New Business

Item 1 – Request for Final Subdivision Approval – 1110 High Street (Map 21, Lot 87); Ruth Lawson-Stopps, applicant.

Mr. Deci described the applicant's desire to subdivide a 2 acre lot into two 1 acre lots. Mr. Deci explained that one lot would contain the structures and the new lot would remain unimproved, that the plan had been reviewed by city staff and they had no comments. Mr. Deci informed the board that this request would not require infrastructure as no improvements were planned for the empty lot in the infrastructure already exists for the improved lot. Mr. Deci stated that the applicant is requesting a waiver of the Sketch Plan Review meeting as part of this request because no infrastructure would be required.

MR. BRANCA MOVED, SECONDED BY MR. SWENSON TO APPROVE THE REQUEST FOR WAIVER OF THE SKETCH PLAN REVIEW FOR 1110 HIGH STREET AT MAP 21 LOT 87 FOR RUTH LAWSON-STOPPS, APPLICANT.

UNANIMOUS APPROVAL

MR. STILPHEN MOVED, SECONDED BY MR. BRANCA TO FIND THE REQUEST FOR FINAL SUBDIVISION APPROVAL AT 1110 HIGH STREET (MAP 21, LOT 87) FOR RUTH LAWSON-STOPPS, APPLICANT TO BE COMPLETE.

UNANIMOUS APPROVAL

Ruth Lawson-Stopps informed the board of her purchase of the property as part of the Sewell bankruptcy and her desire to retain the 1 acre lot and sell the improved lot. Ms. Lawson-Stopps explained she had no plans for improving the unimproved lot. Ms. Lawson-Stopps discussed the survey, right title and interest, easements, sewer connections, water connections, drainage, impervious surfaces, infrastructure, floodplain, traffic, and location of the closest wetland.

The Planning Board discussed compliance with performance standards contained in Land Use Code Section 13.13 and impacts to groundwater.

There being no further discussion from Planning Board members, Mr. Oxon, chair, opened the meeting to members of the public who wish to discuss this agenda item.

Melissa Niemann, 3 Bernard Street, expressed her concern about the impact to the wetland and stand of trees that provided a wildlife habitat. Ms. Niemann pointed out how rare it is to have a wetland such as this within an urban environment.

There being no further comment from members of the public present, Mr. Oxon closed the floor to public comment.

MR. STILPHEN MOVED, SECONDED BY MR. SWENSON TO APPROVE THE REQUEST FOR FINAL SUBDIVISION AT 1110 HIGH STREET (MAP 21, LOT 87) FOR RUTH LAWSON-STOPPS AS THE APPLICANT HAS DEMONSTRATED THAT THE APPLICABLE GENERAL PERFORMANCE STANDARDS OF ARTICLE 13 HAVE BEEN MET.

UNANIMOUS APPROVAL

Other Business

None

Adjournment

There being no further business before the Board, **MR. SWENSON MOVED, SECONDED BY Mr. BRANCA, TO ADJOURN THE MEETING AT 6:21 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary