

A regular meeting of the Bath Planning Board was called on 5-6-14 for the purpose of conducting regular business.

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Andy Omo  
Jon 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, May 6, 2014.

**Minutes of April 15, 2014, meeting**

**MR. HOPKINSON MOVED, SECONDED BY MR. SWENSON, TO APPROVE THE MINUTES OF APRIL 15, 2014 AS WRITTEN.**

**UNANIMOUS APPROVAL****Old Business**

Mr. Deci announced that the request for Land Use Code Map Amendment by Bob Smith of Kennebec Landing, LLC has been withdrawn.

**New Business****Item 2**

**Request for Extension of Site Plan Approval – 700 Washington Street (Map 27, Lot 142); Bath Iron Works, applicant.**

Mr. Deci explained that Bath Iron Works has requested that the approvals due to expire on May 27, 2014 be extended to November 27, 2014 to allow for completion of the permitting process and various permitting activities.

**MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE REQUEST FOR EXTENSION OF SITE PLAN APPROVAL AT 700 WASHINGTON STREET (MAP 27, LOT 142) FOR BATH IRON WORKS UNTIL NOVEMBER 27, 2014.**

**UNANIMOUS APPROVAL**

**Item 1**

**Pre-Application Workshop for Site Plan Approval/Contract Zoning -- 127 & 131 Court Street and 82 & 86 Floral Street (Map 28, Lots 81, 82, 152 & 154); G.B. New England 2, LLC, applicant.**

Mr. Deci explained that the applicant was seeking to develop the northeast corner at Floral and Court Streets.

Sandra Guay, Woodman Edmonds, discussed a request for rezoning, contract zoning, the general size of the site, existing asphalt driveways, guidance from the future land use plan, current zoning, and unique circumstances of the site.

Engineer Dave Fenstermacher, VHB, discussed consolidation of the four lots into one lot, vehicular and pedestrian access points, sewer, drainage, landscaping, elevations, grading, retaining walls, screening, location of the dumpster, location of the compactor, sidewalks, stormwater, wetlands, traffic studies, and projected traffic patterns.

The Planning Board discussed Quimby Street, impact to neighbors, lighting, vehicular and pedestrian access, zoning, drainage, elevations, traffic safety, contract rezoning, the drive through, retaining walls, fencing, construction materials, snow storage, guardrails, design details, softening the exterior appearance, disposition of the existing buildings, transitioning from the shopping center, and topography.

Mr. Oxtan opened the floor to members of the public present who wished to comment on this agenda item.

Elliot Mead, 52 and 81 Floral Street, expressed his concerns with regard to the access point on Floral Street, traffic increases, elevations, property, extended, lighting, noise pollution, view from his property, retaining walls, storm water run-off and zoning.

Lyn Hanna, 113 and 121 Court Street, stated that he has many of the same concerns as Mr. Meade and pointed out specifically lighting, retaining walls, noise, truck deliveries, drainage, intersection safety, and unilateral delineation of his property as undevelopable.

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

The Planning Board recommended that the applicant work closely with the Planning Director and City Staff as they develop their application package.

**Other Business**

Mr. Deci advised that members of the public who wished to discuss this project email the Planning Board at [planningboard@cityofbath.com](mailto:planningboard@cityofbath.com).

Bath Planning Board  
May 6, 2014

## **Adjournment**

There being no further business before the Board, **MR. SWENSON MOVED, SECONDED BY MR. HOPKINSON, TO ADJOURN THE MEETING AT 7:03 PM.**

## **UNANIMOUS APPROVAL**

Minutes prepared by Marsha Hinton, Recording Secretary.