

A regular meeting of the Bath Planning Board was called on 7-22-14 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
John Swenson
Cal Stilphen
Andy Omo
John Sunderland

MEMBERS ABSENT

James Hopkinson, Vice Chair
Albert Branca
Catherine Sener (non-voting student member)

STAFF PRESENT

Andrew Deci, Planning Director

Mr. Oxton, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, July 22, 2014.

Old Business**Item 1**

Request for Final (Developmental) Subdivision Approval – 9 Park Street (Map 14, Lot 96); Kennebec Landing, LLC, applicant (continued from July 15, 2014.)

Mr. Deci reminded the Planning Board that this is a continuation of a request for site plan approval and final subdivision approval. Mr. Deci stated that the Planning Board had asked for more information on sewer, parking and traffic. Mr. Deci pointed out comments from city staff on the submitted materials.

MR. OMO MOVED, SECONDED BY MR. SWENSON TO FIND THE APPLICATIONS FOR 9 PARK STREET (MAP 14, LOT 96); KENNEBEC LANDING, LLC, APPLICANT, TO BE COMPLETE.

UNANIMOUS APPROVAL

The Planning Board discussed the proposed dwelling units, shared kitchen facilities, proposed changes to dwelling configurations, the role of the Code Enforcement Officer, building permits, reduction in sewer outflow, parking, reduction in traffic flow, zoning restrictions and compliance with code requirements.

Mr. Oxton opened the floor for public comment on this agenda item.

Anne Mosher, 62 Winship Street, discussed negative changes to the neighborhood over the years because of the increase in rental properties, the increase in break-ins and civil disturbances, unauthorized pets owned by renters, early discussions with the developer, and location of other multi-housing complexes in the City of Bath. Ms. Mosher expressed her fears that this transient type of development will create a very different atmosphere in the neighborhood.

Belinda Pillow, 28 Park Street, discussed her concerns regarding subsidized housing, the various levels of zoning governing the property, increase in dwelling units, commercial units, worse case scenarios, adding additions to the structure and status of Davenport Circle as a medical office building. Ms. Pillow stated that the City of Bath could have done more to protect the neighborhood and have something go into that building that is not detrimental to the neighborhood. Ms. Pillow asked the Planning Board and City Council to think about what they would want to go into their neighborhood.

John Baxter, 3 Park Street, discussed the changes to the zoning for this site and the ease with which the City of Bath makes zoning changes that impacts the homeowners.

June Dorion, 22 Park Street, stated her agreement with the previous speakers regarding the neighborhood residents, described the quality of life in the neighborhood and changing the character of the neighborhood. Ms. Dorion asked the Planning Board to care about what it is like in the neighborhoods around town.

Norma Puffer, 23 Park Street, stated that she agrees with the statements of other residents and pointed out stormwater runoff from the hospital area creates either a wet lawn or ice pond on her yard. Ms. Puffer points out the hazard the ice causes during the winter.

There being no further public comment seen, Mr. Oxtan closed the public portion of the meeting.

Item 2

Request for Site Plan Approval - 9 Park Street (Map 14, Lot 96); Kennebec Landing, LLC, applicant (continued from July 15, 2014.)

MR. OMO MOVED, SECONDED BY MR. SUNDERLAND TO GRANT FINAL SUBDIVISION AND SITE PLAN APPROVAL 9 PARK STREET (MAP 14, LOT 96); KENNEBEC LANDING, LLC, APPLICANT WITH THE STAFF RECOMMENDED CONDITION THAT THE VEGETATION BE REMOVED OR LIMBED ON THE WESTERLY SIDE OF WASHINGTON STREET NORTH OF PARK STREET PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.

UNANIMOUS APPROVAL

Other Business

None

There being no further business before the Board, **MR. SWENSON MOVED, SECONDED BY MR. OMO, TO ADJOURN THE MEETING AT 6:44 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary from video recording.