

A regular meeting of the Bath Planning Board was called on 4-7-15 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
John Swenson
Andy Omo
John Sunderland
Cal Stilphen
Albert Branca

MEMBERS ABSENT

Ricky Warren (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, April 7, 2015.

Minutes

March 3, 2015, meeting

MR. HOPKINSON MOVED, SECONDED BY MR. SWENSON TO APPROVE THE MINUTES OF THE MARCH 3, 2015 PLANNING BOARD MEETING.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Pre-Application Workshop for Developmental Subdivision, Site Plan, Contract Rezoning and Subdivision Approvals – 39 Andrews Road (Old Huse School), Map 25, Lot 46; Szanton Company, applicant.

Mr. Deci inform the Planning Board that the Szanton Company was before the Board for a pre-application workshop. Mr. Deci added that the application would require a number of approvals and that the applicant would be requesting several waivers of the Land Use Code.

Mr. Nathan Szanton outlined the Szanton Company's experience with developing residential facilities and in converting historic buildings to residential facilities. Mr. Szanton outlined the proposal for Huse School and steps being taken regarding historic preservation of the building. Mr. Szanton also discussed the number of units, parking, vetting process for renters, the Comprehensive Plan, energy efficiency, emergency vehicle access, traffic study, lighting, and community benefits.

Mr. David Lloyd, architect, discuss the architectural significance of the building, the architect who designed it, the unique site, and waivers of the Land Use Code.

Mr. Bo Kennedy, engineer, discussed access and egress on Andrew and Cobb Streets, proposed traffic flow, preservation of existing woodlands, access to the YMCA, accommodations for Bath Municipal Band parking, parking configurations, sanitary septic, storm water drainage, impervious surface, subsurface detention system, and wetlands.

Bob Oxton, Chair, open the floor to members of the public who wish to discuss this agenda item.

None being seen, Mr. Oxton close the public portion of the meeting.

The Planning Board discussed amenities for renters, storage for renters, the move of the playground, Memorandum of Understanding, anticipated demographics of renters, state and federal historic permits, neighborhood meetings, the walking path, parking configuration, snow removal, lighting, emergency vehicle access points, one way traffic circulation, dumpster, outdoor area for use by renters, occupancy rate, subsurface water, sidewalks, elevations, solar panels, landscaping, contract zoning, waivers security cameras, density, exterior finishes and use of the historic tax credit to preserve buildings.

Other Business

None

There being no further business before the Board, **MR. OMO MOVED, SECONDED BY MR. SWENSON, TO ADJOURN THE MEETING AT 7:42 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary.