

A regular meeting of the Bath Planning Board was called on 9-1-15 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
John Sunderland
Cal Stilphen
Albert Branca

MEMBERS ABSENT

Andy Omo
Ricky Warren (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, September 1, 2015.

Minutes

None

Old Business

None

New Business**Item 1**

Request for Site Plan Contract and Developmental Subdivision Approvals – 9 Park Street (Map 14, Lot 96); Kennebec Landing, LLC, applicant.

Mr. Deci described the proposal to build 12 apartments on the second floor of the building. Mr. Deci discussed City staff comments. Mr. Deci provided the history of the previous approval for this site.

Curt Neufeld with Site Lines, stated that this is a continuation of a proposal before the Planning Board in June. Mr. Neufeld described the current status of the previous approval, the plan to establish new apartments on the second floor, parking, the submittal materials, landscaping, utilities, and City staff reviews. Mr. Neufeld pointed out there were no proposed changes to the site.

The Planning Board discussed parking, and the Planning Board's requirement to have a site plan and a subdivision plan to base a decision on.

MR. HOPKINSON MOVED, SECONDED BY MR. SUNDERLAND TO CONTINUE THE APPLICATION AND IN LIEU OF CONSIDERING THE APPLICATION AS A FORMAL APPLICATION HAVE TONIGHT'S MEETING CHARACTERIZED AS A PRE-APPLICATION WORKSHOP.

UNANIMOUS APPROVAL

The Planning Board discussed number of parking spaces, ordinance requirements, snow storage, pedestrian circulation, lighting and lighting timers, trip generation, landscaping, and water usage.

Mr. Oxton opened the meeting to members of the public who wished to comment on this agenda item.

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

The Planning Board recommended the following:

- That parking locations, total spaces, and a parking table be included as part of the submittal;
- That snow removal and storage be identified;
- That existing and proposed pedestrian circulation be identified;
- That existing and proposed lighting be identified including information on light timers;
- Limitations on noise and number of vehicles as part of the lease agreement;
- A trip generation report;
- Letter from the Water District regarding water usage on the site; and
- Landscaping.

Additionally, the Planning Board recommended the applicant provide specific answers to ordinance approval criteria for the site plan and subdivision.

Other Business

Mr. Oxton stated a new member would be joining the Planning Board next month and, therefore, the yearly Planning Board election of officers would be delayed until next month.

Mr. Deci discussed the letter from concerned citizens on Front and North Streets regarding the historic district approval process as it pertains to the Bath River's Edge project at the Coal Pocket development, the definition of the role of HDARC as that of any other interested party, but not as a decision maker on the Planning Board, and a workshop to begin the process of review of the Historic District ordinance.

The Planning Board discussed the need for a review of the Historic District ordinance.

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MR. SUNDERLAND, TO ADJOURN THE MEETING AT 6:57 PM.**

UNANIMOUS APPROVAL

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