

A regular meeting of the Bath Planning Board was called on 10-6-15 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
John Sunderland
Cal Stilphen
Albert Branca
Andy Omo
Russell Martin
Ricky Warren (nonvoting student member)

MEMBERS ABSENT

Griffin Tibbitts (nonvoting student member)

STAFF PRESENT

Andrew Deci, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxton, Chair, called the meeting to order in the third floor Council Chambers at 6:05 p.m. on Tuesday, October 6, 2015.

Minutes August 4 and 18, and September 1, 2015

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE MINUTES OF AUGUST 4, 2015 AS PRESENTED.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE MINUTES OF AUGUST 18, 2015 AS PRESENTED.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED SECONDED BY MR. BRANCA TO APPROVE THE MINUTES OF SEPTEMBER 1, 2015 AS PRESENTED.

UNANIMOUS APPROVAL

Old Business

Item 1

Request for Site Plan and Developmental Subdivision Approvals – 9 Park Street (Map 14, Lot 96); Kennebec Landing, LLC, applicant. (Continued from September 1, 2015, meeting).

Mr. Kevin Clark, Site Lines, described the second phase of a previously approved site plan and subdivision to establish apartments in the existing buildings on 9 Park Street. Mr. Clark discussed the creation of 15 more apartments and addressed the approval criteria items contained in Land Use Code Article 10, Article 11, and Article 12. Mr. Clark also outlined the reasons for the requested waivers.

There being no further comments from the members of the Planning Board, Mr. Oxton chair, opened the floor to members of the public who wish to comment on this agenda item.

June Dorion, 22 Park Street, stated her pleasure with the development to this point and expressed her concern that adding more density to the facility would increase the noise and traffic levels for the neighborhood.

Hashim Allah, 1345 Washington Street, stated that he has recently moved to Bath from a larger city and is concerned that the development will detract from the nice quiet neighborhood he has moved into. Mr. Allah added that he understands the Planning Board does not consider social impacts. Mr. Allah expressed his concern with how much lighting would bleed over and how much noise pollution would be created with the addition of more units.

There being no further comments from the Planning Board, Mr. Oxton close the public portion of the meeting.

The Planning Board discussed vehicular traffic circulation, parking configuration, parking lot entrances and exits, landscaping, lighting, sewage, comments from City staff, storm water, noise, signage, water supply, catch basin on the northwest corner of the property, parking lot surface materials, erosion control, pedestrian crosswalks, intended uses for remaining unoccupied area, snow storage, density of parking, drainage, and the impact of the parking lot design and flow patterns on Family Focus.

MR. HOPKINSON MOVED, SECONDED BY MR. OMO TO FIND THE REQUESTS FOR SITE PLAN AND DEVELOPMENTAL SUBDIVISION APPROVALS AT 9 PARK STREET (MAP 14, LOT 96) FOR KENNEBEC LANDING, LLC, APPLICANT, TO BE COMPLETE.

UNANIMOUS APPROVAL

The Planning Board discussed the requested waivers, specifically addressing Section 10.3.D to ensure the quality of the pavement is sufficient, to check the drain on the northwest corner of the property, Section 12.8 L & M traffic circulation as it impacts Family Focus, and have dimensional data on the site plan.

MR. HOPKINSON MOVED, SECONDED BY MR. BRANCA TO CONTINUE THE REQUEST FOR SITE PLAN AND DEVELOPMENTAL SUBDIVISION APPROVALS TO THE NEXT REGULAR MEETING OF THE PLANNING BOARD.

UNANIMOUS APPROVAL

New Business

Item 1

Request for Historic District Approval – 44 Summer Street (Map 26, Lot 221); The Biosophical Institute, applicant.

Mr. David Matero, representing the applicant, described the proposed use of the building. Mr. Matero pointed out the difficulty encountered by the need to establish a secondary fire escape from the third floor. Mr. Matero discussed several fire escape treatments that would preserve the exterior architectural elements. Mr. Matero stated that the applicant's budget was a constraining factor.

The Planning Board discussed fire escape locations, materials, configuration, and views of the structure.

There being no further discussion from the members of the planning board, Mr. Oxon chair, opened the floor to members of the public who wish to comment on this agenda item.

Mr. Tom Rice, 40 Summer Street, pointed out that three residents shared the driveway and added that snow was often removed from one property only to be deposited on a neighbor's property.

Ms. Judy Barrington, HDARC, discussed the committee's preference for the metal fire escape.

Ms. Lorena Coffin, Sagadahoc Preservation, Inc., address the historic nature of the building and the need to preserve its appearance due to the location.

MR. SUNDERLAND MOVED SECONDED BY MR. OMO TO CONTINUE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 44 SUMMER ST. (MAP 26, LOT TO 21) FOR THE BIOSOPHICAL INSTITUTE, APPLICANT, TO THE OCTOBER 20, 2015 MEETING OF THE PLANNING BOARD TO ALLOW FOR THE COLLECTION OF MORE INFORMATION.

UNANIMOUS APPROVAL

Other Business Election of Officers

Mr. Deci opened the floor for nominations for the position of Planning Board Chair.

MR. SUNDERLAND MOVED, SECONDED BY MR. BRANCA TO NOMINATE BOB OXTON TO THE POSITION OF PLANNING BOARD CHAIR.

UNANIMOUS APPROVAL

Mr. Oxtton opened the floor for nominations for the position of Planning Board Vice Chair.

Mr. Omo nominated Mr. Stilphen for the position of Vice Chair. Mr. Stilphen declined the nomination.

MR. SUNDERLAND AND MOVED SECONDED BY MR. OMO TO NOMINATE JIM HOPKINSON FOR THE POSITION OF PLANNING BOARD VICE CHAIR.

UNANIMOUS APPROVAL

Mr. Oxon opened the floor to nominations for the Historic Review Committee.

MR. BRANCA MOVED SECONDED BY MR. STILPHEN TO NOMINATE ANDY OMO TO THE HISTORIC REVIEW COMMITTEE.

UNANIMOUS APPROVAL

There being no further business before the Board, **MR. OMO MOVED, SECONDED BY MR. HOPKINSON, TO ADJOURN THE MEETING AT 8:50 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary.