

A regular meeting of the Bath Planning Board was called on 10-20-15 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
Cal Stilphen
Russell Martin
Griffin Tibbitts (non-voting student member)

MEMBERS ABSENT

Andy Omo
Albert Branca
John Sunderland
Ricky Warren (non-voting 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 6:00 p.m. on Tuesday, October 20, 2015.

Minutes October 6, 2015, meeting

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE MINUTES OF OCTOBER 6, 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 and October 6, 2015, meetings).

Mr. Deci described the status of this request and comments from City staff.

Mr. Curt Neufeld, Sitelines, discussed the parking lot circulation and landscaping. Mr. Bob Smith pointed out repairs to the crumbling entrance apron.

The Planning Board discussed the condition of the entrance apron's paving and the easement with the owners of the Family Focus building.

Mr. Oxton, Chair, opened the floor 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 discussed compliance of this proposal with the Land Use Codes as well as findings of fact and conclusions of law.

The Planning Board reviewed the findings of fact for the case.

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE REQUEST FOR SITE PLAN APPLICATION AT 9 PARK STREET (MAP14, LOT 96) FOR KENNEBEC LANDING, LLC, APPLICANT CONSISTENT WITH THE PLANNING BOARD'S FINDINGS AND CONDITIONS ESTABLISHED IN THE FINDINGS OF FACT.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE DEVELOPMENTAL SUBDIVISION PLAN AT 9 PARK STREET (MAP14, LOT 96) FOR KENNEBEC LANDING, LLC, WITH THE REQUESTED WAIVERS AND THE FOLLOWING CONDITIONS:

- **THAT WHEN SUBMITTING THE MYLAR FOR SIGNATURE THE APPLICANT ALSO SUBMIT THE PROPOSED AMENDED EASEMENT WITH THE CURRENT OWNER OF THE ADJACENT PROPERTY PERMITTING THE ACCESS FLOW THAT IS APPROVED ON THE PLAN; AND**
- **THAT THE APPLICANT RE-PAVE THE WASHINGTON STREET ENTRANCE TO THE SATISFACTION OF THE CITY PLANNER.**

UNANIMOUS APPROVAL

Item 2

Request for Historic District Approval – 44 Summer Street (Map 26, Lot 221); The Biosophical Institute, applicant. (Continued from October 6, 2015, meeting).

Mr. Deci described the proposal and need for the second fire escape to use the upper floor as a meeting room.

Mr. Gerald Wyman of David Matero Architecture, representing the applicant, described the new design and provided examples of materials.

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

Ms. Judy Barrington, HDARC, stated that the new proposal for a fire escape was an improvement over the original submission.

Mr. Tom Rice, 40 Summer Street, pointed out the mass created by the wood fire escape.

There being no further comment from members of the public present, Mr. Oxton closed the public portion of the meeting.

The Planning Board discussed colors, historic appearance, materials, dimensions, and the handicapped ramp. The Planning Board addressed findings of fact.

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 44 SUMMER STREET (MAP 26, LOT 221) FOR THE BIOSOPHICAL INSTITUTE WITH THE ADDITION OF THE FIRE ESCAPE SUBJECT TO THE CONDITION THAT THE APPLICANT SUBMIT GENERAL DIMENSIONAL REQUIREMENTS FOR THE FIRE ESCAPE AND SUBMIT FOR THE FIRE ESCAPE AND RAMP A FINAL MATERIAL LIST AND COLOR SCHEME FOR THE IMPROVEMENT.

UNANIMOUS APPROVAL

New Business None

Other Business None

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN, TO ADJOURN THE MEETING AT 7:23 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary.