

A regular meeting of the Bath Planning Board was called on 12-1-15 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
Andy Omo
John Sunderland
Cal Stilphen
Albert Branca
Russell Martin
Griffin Tibbitts (non-voting student member)

MEMBERS ABSENT

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, December 1, 2015.

Minutes November 3, 2015, meeting

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE MINUTES OF NOVEMBER 3, 2015 AS PRESENTED.

UNANIMOUS APPROVAL**Old Business****Item 1**

Request for Site Plan Approval – 134 Centre Street (Map 27, Lot 34); Elizabeth Davis, applicant.

Mr. Deci described the application to keep chickens in an urban environment. Mr. Deci pointed out that the chickens would be kept 100 feet from all residential buildings.

Mr. Stilphen stated that one of the houses he owns abuts the applicant's property. He asked for determination from the Planning Board members present and the applicant regarding his ability to provide unbiased consideration of the application. The applicant voiced no objection and the Planning Board was polled and agreed to allow Mr. Stilphen to participate as a member of the Board in this application.

Ms. Davis explained that her proposal was to keep five chickens, no roosters, and that she had been working with Androscoggin Soil and Water to develop a plan for the care of the chickens.

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

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

MR. STILPHEN MOVED, SECONDED BY MR. BRANCA, TO FIND THE APPLICATION FOR SITE PLAN APPROVAL AT 134 CENTRE STREET (MAP 27, LOT 34) FOR ELIZABETH DAVIS TO BE COMPLETE.

UNANIMOUS APPROVAL

MR. OMO MOVED, SECONDED BY MR. SUNDERLAND, TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL AT 134 CENTRE STREET (MAP 27, LOT 34) FOR ELIZABETH DAVIS APPLICANT.

SIX IN FAVOR (MR. OXTON, MR. HOPKINSON, MR. OMO, MR. SUNDERLAND, MR. BRANCA, AND MR. MARTIN)

ONE OPPOSED (MR. STILPHEN)

PROPOSAL PASSES

New Business

Item 1

Request for Site Plan Approval – 200 Congress Avenue (Map 25, Lot 102); Mariner Tower II, LLC, applicant.

Mr. Deci provided information on the history and current status of this proposal for a wireless communications tower.

Mr. Jon Springer, representing the applicant, addressed the issue of height mentioned in a report by the City’s WCF consultant. Using coverage maps, Mr. Springer stressed the 120 foot tower was necessary in order to make co-located antennas viable.

The Planning Board discussed impediments to coverage, overshooting due to too much height, landscaping, visibility, the easement with an adjacent property owner for the fall zone, comments from the Police Chief regarding signage, and the low impact of construction.

There being no further comments from the Planning Board, Mr. Oxon open the floor for members of the public who wish to discuss this agenda item.

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

MR. STILPHEN MOVED, SECONDED BY MR. OMO, TO FIND THE APPLICATION FOR THE REQUEST FOR SITE PLAN APPROVAL AT 200 CONGRESS AVENUE (MAP 25 LOT 102) FOR MARINER TOWER II, LLC, APPLICANT TO BE COMPLETE.

UNANIMOUS APPROVAL

Bath Planning Board
December 1, 2015

The Planning Board reviewed the application's compliance with the standards found in Article 10 and Article 17 of the Land Use Code.

MR. OMO MOVED, SECONDED BY MR. BRANCA, TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL AT 200 CONGRESS AVENUE (MAP 25, LOT 102) FOR MARINER TOWER II, LLC, CONDITIONED UPON SIGNAGE ACCEPTABLE TO THE POLICE CHIEF.

UNANIMOUS APPROVAL

Other Business None

There being no further business before the Board, **MR. STILPHEN MOVED, SECONDED BY MR. BRANCA, TO ADJOURN THE MEETING AT 7:28 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary.