

A regular meeting of the Bath Planning Board was called on 2-2-16 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
Andy Omo
Cal Stilphen
Albert Branca
Russell Martin

MEMBERS ABSENT

Ricky Warren (non-voting student member)
Griffin Tibbitts (non-voting student member)
John Sunderland

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, February 2, 2016.

Minutes January 5, 2016, meeting

DRAFT

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO APPROVE THE MINUTES OF JANUARY 5, 2016 AS SUBMITTED.

UNANIMOUS APPROVAL

Old Business **None**

New Business**Item 1**

Request for Site Plan Approval – 831 Middle Street (Map 26, Lots 160 & 161); Midcoast Federal Credit Union, applicant.

Mr. Deci described the proposal to redevelop the Middle Street facility, outstanding issues, waivers, and comments from city staff.

Mr. Kevin Poirot, of P.W. Campbell, Inc., discussed the desire to isolate the pedestrian traffic from drive through traffic, setbacks, reduction in impervious surfaces, storm water runoff, and reduction in sanitary sewage.

Mr. Joseph Marden, P.E., of Sitelines, discussed storm water runoff from Middle Street to the railroad ditch, landscaping, types and locations of plants to be used, canopy height, emergency vehicle access, sewer, waivers, lighting, traffic flow through the site, snow removal, truck access, signage, directional chicanes to control traffic flow, comments from city staff, and protection of existing buffering trees.

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

Mr. Alan Gaul, 838 Washington Street, stated that the 'Wall Pac' lights on the north side of the existing building were exceptionally bright.

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

The Planning Board discussed lighting, signage, comments from city staff, sewage, stormwater runoff, and snow storage.

MR. OMO MOVED, SECONDED BY MR. BRANCA, TO FIND THE REQUEST FOR SITE PLAN APPROVAL AT 831 MIDDLE STREET (MAP 26, LOTS 160 AND 161) FOR MIDCOAST FEDERAL CREDIT UNION, APPLICANT TO BE COMPLETE.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. STIPHEN TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL AT 831 MIDDLE STREET (MAP 26, LOTS 160 AND 161) FOR MIDCOAST FEDERAL CREDIT UNION, WITH THE FOLLOWING CONDITIONS:

- 1. THAT THE APPLICANT SUBMIT TO THE PLANNING DIRECTOR AND UPDATED PLAN DEPICTING SIGNAGE AND TRAFFIC MOVEMENT;**
- 2. THAT THE APPLICANT SUBMIT TO THE PLANNING DIRECTOR A COPY OF THE APPROVED DOT CONSTRUCTION EASEMENT;**
- 3. THAT THE APPLICANT SUBMIT TO THE PLANNING DIRECTOR FOR REVIEW AND APPROVAL SUCH MATERIALS AS NECESSARY TO SATISFY THE PUBLIC WORKS DIRECTOR THAT THE SANITARY SEWER HAS SUFFICIENT CAPACITY;**
- 4. THAT AS PART OF THE SIGNAGE PLAN THE APPLICANT TO DEPICT LOCATIONS OF PAVEMENT MARKINGS FOR TRAFFIC FLOW;**
- 5. THAT THE LIGHTING PLAN CLEARLY DEPICT DARK SKY COMPLIANCY;**
- 6. THAT INFORMATION BE SUBMITTED TO THE PLANNING DIRECTOR CONFIRMING THAT SUCH LIGHTING ON THE SOUTH SIDE OF THE BUILDING THAT WILL REMAIN WILL EITHER SATISFY THE REQUIREMENT FOR DARK SKY COMPLIANCY OR WILL BE REMOVED;**

AND APPROVAL OF REQUESTED WAIVERS WITH THE FOLLOWING CONDITIONS:

- 7. THAT THE WAIVER REQUEST FOR THE PARKING LOT BEING LOCATED CLOSER TO THE STREETS THAN THE PRINCIPAL BUILDING FOR THE FOUR PARKING SPACES BE APPROVED;**

8. THAT THE WAIVER REQUEST FOR THE ILLUMINATION LEVELS NOT EXCEEDING 0.2 FOOT CANDLES OF THE LOT LINE BE APPROVED SUBJECT TO THE CONDITION THAT THE EXISTING ARBORVITAE AT THE NORTH END OF THE PROPERTY SITE BE MAINTAINED AND THAT ANY DEAD OR DISEASE ARBORVITAE BE REPLACED AT A LEVEL THAT MEETS THE MATURITY OF TODAY'S EXISTING TREES;

9. THAT THE WAIVER REQUEST FOR PLANTING BEDS BEING CONSTRUCTED WITH UNDERGROUND PIPING SYSTEMS ALSO BE APPROVED SUBJECT TO THE CONDITION THAT THE APPLICANT IMPLEMENT ANNUAL BARK MULCHING ALONG WITH MAINTAINING AND, IF NECESSARY, REPAIRING OR REPLACING THE PLANTED LAWN GRASS TO PROPERLY MAINTAIN THE INTENDED MOISTURE LEVEL OF THE SOIL.

UNANIMOUS APPROVAL

Other Business None

There being no further business before the Board, **MR. OMO MOVED, SECONDED BY MR. BRANCA, TO ADJOURN THE MEETING AT 6:44 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary.