

A regular meeting of the Bath Planning Board was called on 6-7-16 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
John Sunderland
Albert Branca
Cal Stilphen
Griffin Tibbitts (non-voting student member)

MEMBERS ABSENT

Andy Omo
Russell Martin
Ricky Warren (non-voting student member)

STAFF PRESENT

Andrew Deci, Planning Director
Marsha Hinton, Recording Secretary

Mr. Oxtan, Chair, called the meeting to order in the third floor Council Chambers at 6:00 p.m. on Tuesday, June 7, 2016.

Minutes May 17, 2016 minutes

MR. HOPKINSON MOVED, SECONDED BY MR. BRANCA, TO APPROVE THE MINUTES OF MAY 17, 2016 AS SUBMITTED.

UNANIMOUS APPROVAL

Old Business None

New Business

Item 1

Request for Site Plan Amendment – 4 Oak Grove Avenue (Map 25, Lot 110-2); HF Bath Realty, LLC, applicant.

Mr. Deci explained that the proposal was to add an outside deck to be used as an eating area on the Bath Domino's Pizza location.

The Planning Board held discussion on lighting.

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

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

MR. BRANCA MOVED, SECONDED BY MR. HOPKINSON, TO FIND THE REQUEST FOR SITE PLAN AMENDMENT AT 4 OAK GROVE AVENUE (MAP 25, LOT 110-2) FOR HF BATH REALTY, LLC, APPLICANT, COMPLETE.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. BRANCA, TO ACCEPT THE REQUEST FOR SITE PLAN AMENDMENT AT 4 OAK GROVE AVENUE (MAP 25, LOT 110-2) FOR HF BATH REALTY, LLC, APPLICANT.

UNANIMOUS APPROVAL

Item 2

Request for Site Plan and Historic District Amendments – 133 Commercial Street (Map 26, Lot 258); JHR Development of Maine, LLC, applicant.

Mr. Deci explained that the applicant was before the Planning Board requesting amendments to some of the conditions of the previous approval.

Mr. Curt Nuefeld representing the applicant, reviewed changes to the grading, removal of a parking lot, the masonry fence abutting the Kennebec Tavern to be changed to a six foot stockade fence, access to building three, the identification of the existing storm pipe, relocation of air conditioning units, streetscape, plants used in landscaping, and the Bath River Walk terminus.

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

Bill King, 300 Front Street, discussed the changes to the June 26, 2015 approval regarding views and landscaping. Mr. King was concerned that one of the buildings was being relocated without Planning Board approval. Mr. King stressed the importance of river views to the citizens of Bath.

Tony Graham, 22 North Street, expressed his displeasure with the proposed stockade fence and the potential negative impact on Front and Commercial streets as well as the Kennebec Tavern. Mr. Graham stressed the need to heed the Comprehensive Plan and read the sections pertaining to a future River Walk in that document.

Jayne Palmer, 300 Front Street, stated that river views should belong to the community and not just wealthy residents. Ms. Palmer stressed that the City of Bath have been good stewards and should continue to be good stewards and stick to what was originally approved.

No further comments from members of the public being seen, Mr. Oxtan closed the public portion of the meeting.

The Planning Board discussed the proposed river walk terminus, the fence, the change to the entrance on building three, location and type of air conditioning units, confusion about elevations and plans, soil contamination, slopes, garage drainage and authority of the Planning Board.

MR. HOPKINSON MOVED, SECONDED BY MR. SUNDERLAND, TO TABLE THE REQUEST FOR SITE PLAN AND HISTORIC DISTRICT AMENDMENTS AT 133

COMMERCIAL STREET (MAP 26, LOT 258) FOR JHR DEVELOPMENT OF MAINE, LLC, APPLICANT TO ALLOW TIME FOR MORE INFORMATION FROM THE APPLICANT AND CITY STAFF TO THE NEXT AVAILABLE MEETING ON JULY 12, 2016.

UNANIMOUS APPROVAL

Item 3

Request for Site Plan Amendment – 1 Washington Street (Map 43, Lot 21); PMH Real Estate, applicant.

Mr. Deci described the request to build a deck for use by residents that would be accessible to non-ambulatory residents so that they may enjoy the outdoors.

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

Julie Rice, 27 Washington Street, expressed her concern that a large amount of brush and trees were being removed from the site.

Fred Denson, 8 East Lane, asked if there would be lighting on the deck. Mr. Denson, also wanted to know if the deck was only for the use of the residents and not for parties and galas.

No further comments from members of the public being seen, Mr. Oxtan closed the public portion of the meeting.

The Planning Board discussed the removal of landscaping, the location where the landscaping was to be removed, the uses intended for the deck, and advised Ms. Rice to speak with the Code Enforcement Officer regarding the possible violations.

MR. HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO FIND THE REQUEST FOR SITE PLAN AMENDMENT AT 1 WASHINGTON STREET (MAP 43, LOT 21) FOR PMH REAL ESTATE, APPLICANT, TO BE COMPLETE.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. BRANCA TO APPROVE THE REQUEST FOR SITE PLAN AMENDMENT AT 1 WASHINGTON STREET (MAP 43, LOT 21) FOR PMH REAL ESTATE, APPLICANT.

UNANIMOUS APPROVAL

Other Business

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MR. BRANCA, TO ADJOURN THE MEETING AT 7:37 PM.**

Bath Planning Board
June 7, 2016

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary.