

A regular meeting of the Bath Planning Board was called on 2-14-17 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
Russell Martin
Greg Johnson
Cal Stilphen

MEMBERS ABSENT

Andy Omo
John Sunderland
Griffin Tibbitts (non-voting student member)

STAFF PRESENT

Andrew Deci, Planning Director

Mr. Oxtan, Chair, called the meeting to order in the third-floor Council Chambers at 6:00 p.m. on Tuesday, February 14, 2017.

Minutes December 6, 2016 minutes

MR. HOPKINSON MOVED, SECONDED BY MR. TO APPROVE THE MINUTES OF DECEMBER 6, 2016, AS SUBMITTED.

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

Request for Site Plan and Developmental Subdivision Approval – 2 Davenport Circle (Map 14, Lot 96-2); Affordable Midcoast Housing, LLC, applicant. (Continued from December 6, 2016, meeting)

Mr. Deci pointed out materials in the packet including comments from third party reviewers, amended site plans, and the responses from the applicant.

Sean Thies, project engineer CES Engineers, discussed changes to lighting, landscaping, and the overall limits shown on the plan. Mr. Thies pointed out the easements, parking lot, reduced size lighting plan, cut sheets of light fixtures, impact to abutting properties, contours, dimensions, ADA access, water, sewer, preliminary floor plans, proposed dumpster location, floodplain, and requested waivers.

The Planning Board discussed signage, traffic flow, added parking spaces, snow storage, comments from the reviewing engineer on the new site plan, contours, dimensional on parking stalls, existing non-conformities, easements, utilities, propane tanks, screening, and sewer lines.

Mr. Oxtan 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. STILPHEN MOVED, SECONDED BY MR. JOHNSON TO FIND THE APPLICATION FOR A REQUEST FOR SITE PLAN AND DEVELOPMENTAL SUBDIVISION APPROVAL AT 2 DAVENPORT CIRCLE (MAP 14, LOT 96-2) FOR AFFORDABLE MIDCOAST HOUSING, LLC, APPLICANT, COMPLETE.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. MARTIN, TO APPROVE THE APPLICATION FOR A REQUEST FOR SITE PLAN AND DEVELOPMENTAL SUBDIVISION APPROVAL AT 2 DAVENPORT CIRCLE (MAP 14, LOT 96-2) FOR AFFORDABLE MIDCOAST HOUSING, LLC, APPLICANT, CONDITIONED UPON EACH OTHER AND WITH THE FOLLOWING CONDITIONS:

- THAT THE LOCATION OF A SCREENING FOR THE PROPOSED PROPANE TANKS BE SUBMITTED TO THE PLANNING BOARD FOR APPROVAL AS A MINOR SITE PLAN AMENDMENT IF NEEDED;**
- THAT THE VERBALLY PROPOSED DO NOT ENTER SIGNS BE SUBMITTED TO PEER REVIEW AND APPROVED AND IF APPROVED BE INSTALLED; AND**
- THAT THE PLANNING DIRECTOR RECEIVE CONFIRMATION FROM THE PEER REVIEW ENGINEER THAT HE IS SATISFIED WITH THE APPLICANT’S RESPONSE IN DEFENSE;**
- THAT THE REQUIRED IMPACT FEES BE PAID PRIOR ISSUANCE OF AN OCCUPANCY PERMIT.**

UNANIMOUS APPROVAL

New Business

Item 1

Review and Approval of Cost Estimate and Surety in Accordance with §12.14 - 133

Commercial Street (Map 26, Lot 258); Bath Riverwalk, LLC

Mr. Deci explained the need for the cost estimate provided.

The Planning Board discussed the cost estimate and adding in a ten percent escalation on top of the cost provided,

MR. HOPKINSON MOVED, SECONDED BY MR. MARTIN TO APPROVE THE REQUEST FOR A LETTER OF CREDIT AGREEMENT AS SUBMITTED AS THE SURETY FOR THE APPLICANT’S REQUEST FOR A TEMPORARY CERTIFICATE OF OCCUPANCY FOR BUILDING THREE AND THAT THE AMOUNTS SUBMITTED BY THE APPLICANT’S

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ENGINEER BE ACCEPTED AS THE VALUE WITH THE INCLUSION OF A TEN PERCENT COST ESCALATION.

UNANIMOUS APPROVAL

Other Business
None

There being no further business before the Board, **MR. HOPKINSON MOVED, SECONDED BY MR. JOHNSON, TO ADJOURN THE MEETING AT 6:40 PM.**

UNANIMOUS APPROVAL

Minutes prepared by Marsha Hinton, Recording Secretary from video recording.