

A regular meeting of the Bath Planning Board was called on 7-18-17 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
James Hopkinson, Vice Chair  
Russell Martin  
Greg Johnson  
John Sunderland

**MEMBERS ABSENT**

Cal Stilphen  
Andy Omo

**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, July 18, 2017.

**Minutes****April 4, 2017, meeting minutes**

**MR HOPKINSON MOVED, SECONDED MR. JOHNSON TO ACCEPT THE MINUTES OF APRIL 4, 2017.**

**UNANIMOUS APPROVAL****New Business****Item 1**

**Request for Site Plan Approval** – 304 Washington Street (Map 38, Lots 31 & 32); Tammy Cook, DMD and David Cook, applicants.

Mr. Deci stated that Bath Family Dental would like to extend their parking lot, discussed approvals from other agencies, and recommended conditions from city staff.

Michelle Grover, Great Works Landscaping, discussed the addition of handicapped parking and access, parking places for employees, the phasing of the proposal, proposed landscaping, slopes, soils, grading, traffic maneuverability, drainage, erosion control during construction, snow storage, stormwater management, trash and hazardous material disposal, phased materials for parking lot, setback, and lighting.

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

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

The Planning Board discussed the contractor, Department of Environmental Protection certification, concerns submitted from an abutter to the Planning Board, drainage, comments from city staff, photometrics, lighting fixture and temperature, hours of lighting, stormwater runoff, and mitigation.

**MR. HOPKINSON MOVED, SECONDED BY MR. SUNDERLAND TO FIND THE APPLICATION COMPLETE AND APPROVE THE REQUEST FOR SITE PLAN APPROVAL AT 304 WASHINGTON STREET AT MAP 38, LOTS 31 & 32, FOR TAMMY COOK, DMD AND DAVID COOK, APPLICANTS SUBJECT TO FOLLOWING CONDITIONS:**

- **PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL PROVIDE A GRAPHIC EROSION AND SEDIMENTATION PLAN FOR ALL PHASES OF CONSTRUCTION TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL AND THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUCH APPROVED PLAN;**
- **PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE APPLICANT SHALL PROVIDE AN ESTIMATE OF THE COST OF PAVING THE PARKING LOT BY A LICENSED PROFESSIONAL TO THE DIRECTOR OF PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL;**
- **THAT A SURETY EITHER BY ACCESS TO AN ESCROW ACCOUNT, SURETY BOND, LETTER OF CREDIT, OR OTHER SUCH SURETY MAY BE APPROVED BY THE CITY SOLICITOR IN THE AMOUNT OF THE ESTIMATE FOR THE PAVING OF THE PARKING LOT WITH A TEN PERCENT ESCALATION. THE SURETY SHALL BE RELEASED AFTER APPROVAL OF THE PAVING IN ACCORDANCE WITH THE APPROVE SITE PLAN;**
- **THE APPLICANT SUBMIT TO THE DIRECTOR OF PLANNING AND DEVELOPMENT A FINAL PLAN THAT SHOWS THE SNOW STORAGE AREA TO THE WEST TO ENSURE THAT RUNOFF FROM MELTING SNOW BE MITIGATED TO THE GREATEST EXTENT; AND**
- **PRIOR TO THE COMMENCEMENT OF PHASE TWO, THE APPLICANT SUBMIT TO THE MINOR SITE PLAN AMENDMENT REVIEW COMMITTEE FOR APPROVAL EVIDENCE THAT LIGHTING PROPOSED WILL SATISFY THE CODE REQUIREMENTS AND BE APPROPRIATE FOR A RESIDENTIAL AREA.**

**APPROVED:**

**FOUR IN FAVOR (MARTIN, SUNDERLAND, HOPKINSON, OXTON);  
ONE OPPOSED (JOHNSON)**

**Item 2**

**Request for Pre-Application Workshop – 243 Washington Street (Map 38, Lots 11 and 13-17); Maine Maritime Museum, applicant.**

Mr. Deci stated that the Maine Maritime Museum is here to discuss a potential reconfiguration of their property. Mr. Deci pointed out that for this pre-application process the planning board should provide guidance on technical issues such as lighting and landscaping and as well as conceptual policy issues such as the rezoning request.

Amy Lent, from Maine Maritime Museum, stated that they were looking at improving handicapped access, to repair the walkways and steps, improving access for tour busses, input from abutters, use of native materials and plants, access points for parking lots, security issues, and pedestrian traffic from the road and river. Ms. Lent drew the Planning Board's attention to a conceptional plan to connect the two parking lots.

The Planning Board discussed the new lots acquired by Maine Maritime Museum, disposition of the current structures currently on the new lots, drainage issues, landscaping, parking lot design, parking spaces, paving materials, vehicle traffic patterns, fencing, sightlines for law enforcement officials from the street, rezoning, contractors, lighting, Washington Street access point, location of bus and camper parking, signage, directed pedestrian traffic, and incorporation of exchange with the neighbors.

### **Other Business**

Mr. Deci informed the Planning Board they were seeking applications for a recording secretary.

**MR. HOPKINSON MOVED, SECONDED BY MR. MARTIN TO ADJOURN THE MEETING AT 7:14 PM.**

### **UNANIMOUS APPROVAL**

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