

A regular meeting of the Bath Planning Board was called on 10-3-17 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
John Sunderland
Russell Martin
Greg Johnson
Andy Omo

MEMBERS ABSENT

James Hopkinson, Vice Chair
Cal Stilphen

STAFF PRESENT

Andrew Deci, Dir. of Planning & Development

Mr. Oxtan, Chair, called the meeting to order in the third-floor Council Chambers at 6:00 p.m. on Tuesday, October 3, 2017.

Minutes**September 19, 2017, meeting****MR. OMO MOVED, SECONDED BY MR. JOHNSON TO APPROVE THE PLANNING BOARD MINUTES OF SEPTMBER 19, 2017.**

Mr. Martin noted that the minutes indicated he seconded the motion to adjourn; he was not at the meeting. Mr. Deci confirmed the error; he will revise the minutes to reflect Mr. Stilphen's second of the motion to adjourn. Mr. Oxtan sought concurrence from the rest of the board to include the correction in the adopted minutes.

UNANIMOUS APPROVAL WITH CORRECTION**Old Business**

None

New Business

Mr. Oxtan indicated that the agenda would be reordered to address Item number two, first.

Item 2

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

Mr. Deci, Director of Planning & Development, explained the applicant's shift to complete the project in one phase in 2018. Previously, the project was to be developed in multiple phases and surety required.

Mr. Oxtan opened public comment. Seeing none, he closed the public comment portion of the discussion.

MR. JOHNSON MOVED, SECONDED BY MR. OMO TO APPROVE THE REQUEST FOR EXTENSION OF SITE PLAN APPROVAL AT 304 WASHINGTON STREET (MAP 38, LOTS 31 AND 32) IN ACCORDANCE WITH THE APPLICANT’S REQUEST (UNTIL JULY 1, 2018).

UNANIMOUS APPROVAL

Item 1

Request for Historic District Approval Amendment - 133 Commercial Street; Map 26, Lot 258; Bath Riverwalk, LLC, Applicant

Mr. Deci provided background on the entirety of the project and indicated this request was to modify to the architecture of buildings 4 and 5.

Mr. Ryan Senatore, architect for the applicant, showed the proposed changes to the buildings. The changes proposed are to the massing of the structure.

Mr. Sunderland noted that the justification narrative was presented at the meeting. He suggested that other applicants provide the information ahead of time so that it could be fully considered and reviewed.

Mr. Sunderland noted inconsistencies in the labeling of drawings and the narrative.

Mr. Omo affirmed with Mr. Senatore that these were buildings four and five.

Mr. Omo asked Mr. Deci about the increase in density and if the project meets the space and bulk standards. Mr. Deci said that the project meets the standards; this portion of the C-1 zoning district has no maximum density. There was discussion about the C-1 zoning district and the height limits.

Mr. Oxtan opened the discussion to the public.

Anthony Graham, 22 North Street, discussed the standards of the historic district. Mr. Graham asked about the application of standards and the involvement of the Historic District Architectural Committee. Mr. Deci responded that the project was not reviewed or considered by Sagadahoc Preservation, Inc.

There was discussion between Mr. Graham, Mr. Sunderland, and Mr. Oxtan, regarding the approval authority and role of the Planning Board and the SPI Historic District Architectural Review Committee.

Mr. Graham noted the changes in the roof on the river-side of the project and the sense of massing from North Street.

There was discussion between Mr. Graham and Mr. Deci about staff’s role in the review of the project.

Barbra Graham, 22 North Street, asked about how the additional square footage was integrated into the building.

Mr. Sutherland noted the transition of attic space into living space.

Mrs. Graham requested the board take note of the impact on her view.

Bill King, 300 Front Street, noted the impact of the dormers on his view. He asked how many condos are going to be in buildings four and five.

Mr. Oxton closed the public portion of the discussion.

Mr. Sunderland asked how many units would be in buildings four and five.

Mr. Senatore responded nine in each building.

Mr. Johnson noted that it would be one unit in the top floor of each of those buildings.

Mr. Senatore described how buildings two and three were reduced in unit count.

Mr. Sutherland asked about the change of the pitch of the roof on the river-side.

Mr. Senatore described the roof changes on the river-side.

Mr. Oxton asked how the viewscape changed from the road.

Mr. Senatore described the changes on the Front Street side and noted that the roof and massing do not change from the Front Street side.

There was discussion about the height of the additional dormer appendages from the average grade.

Mr. Martin asked about the phasing of the project.

Mr. Johnson asked about the changes in volume between the approved and proposed configurations.

Mr. Oxton asked that Mr. Senatore to mark the changes in roofline on the drawings. He noted the addition of mass.

Mr. Sunderland indicated that the mass was the same, but the end dormers were added. There was discussion about the standards of review and applicability of the code.

Mr. Senatore noted the treatments proposed to break-up the massing.

Mr. Sunderland reviewed the standards with the board. There was additional discussion about the approval standards.

Mr. Sunderland noted the need to consider whether the change in the pitch of the roof was no long consistent with the historic district.

Anthony Graham, 22 North Street, interjected his concerns about the pitch. Mr. Sunderland noted his concerns.

Curt Neufeld, P.E., engineer for the applicant, suggested that the structure most similar to the proposed changes was the hotel on Commercial Street. He passed to the board images of the structures from the Kennebec River.

Mr. Senatore described the stepping of the elevation back from Front Street.

MR. SUTHERLAND MOVED, SECONDED BY MR. OMO TO FIND THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL

Mr. Sutherland asked whether there were any other outstanding issues for consideration on this project. Mr. Deci indicated all other outstanding issues have been addressed.

MR. SUTHERLAND MOVED, SECONDED BY MR. MARTIN TO APPROVE THE APPLICATION FOR HISTORIC DISTRICT AMENDMENT AT 133 COMMERCIAL STREET (MAP 26, LOT 258) FOR BATH RIVERWALK, LLC, APPLICANT AS REQUESTED.

MR. SUTHERLAND AND MR. MARTIN VOTED IN FAVOR; MR. OMO, MR. JOHNSON, AND MR. OXTON VOTED IN OPPOSITION.

THE APPLICATION WAS DENIED.

Mr. Oxtan indicated he looked forward to reviewing this project again.

Mr. Deci announced the City was still seeking a recording secretary.

MR. OMO MOVED, SECONDED BY MR. JOHNSON TO ADJOURN THE MEETING AT 6:40PM.

UNANIMOUS APPROVAL

Minutes prepared by Andrew Deci, Director of Planning & Development from video recording.