

A regular meeting of the Bath Planning Board was called on March 20, 2018, for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
James Hopkinson, Vice Chair
Russell Martin
Cal Stilphen
Greg Johnson
Andy Omo
John Sunderland

MEMBERS ABSENT**STAFF PRESENT**

Ben Averill, City Planner
Karly Perry, Recording Secretary

Mr. Oxtan, Chair, called the meeting to order in the third-floor Council Chambers at 6:00 p.m. on Tuesday, March 20, 2018.

Minutes March 6, 2018, meeting minutes**MR MARTIN MOVED, SECONDED BY MR. OM TO ACCEPT THE MINUTES OF MARCH 6, 2018.**

Mr. Sunderland noted two typographical errors. The first sentence was missing a date as well as Mr. Hopkinson's name was misspelled on the second page in paragraph five.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 1**

Request for Pre-Application Workshop – (Map 24, Lots 4, 8, 13, and 15-20): RSU1 applicant

Mr. Oxtan introduced Mr. Averill, who went on to review the request and introduced Sebago Technics, Inc., engineering firm on behalf of RSU1. Mr. Averill then went on to review the February meeting where previously subdivided lots were combined.

Mr. Averill noted that plan booklets are available digitally as well as in hard copy for review. Mr. Averill also noted that City officials are currently in the process of reviewing the plans and comments will be addressed at the next meeting.

Kylie Mason, representing Sebago Technics, Inc., introduced herself to the board and began reviewing the site. The review included property lines including lines of the previous subdivision, improvements to the public streets surrounding the parcel (which include widening streets, rebuilding and building new sidewalks and crosswalks), a new entrance to the lot with a bridge crossing to create a smooth transition, parent and school bus drop-off areas, gated public safety access per DOT standards, a regulation soccer field and adjacent practice field, sub-surface

storm water layout (with some surface storm water treatment spaces by fields), and service entrances with restricted access. Ms. Mason noted that landscaping will be done as “phase landscaping”, to satisfy City ordinance as well as funding. The façade presented is an abstract and does not represent the final design.

Mr. Martin asked the applicant if they were planning to seek full approval at the next meeting.

Ms. Mason confirmed that the goal is to have final approval at the next meeting with the board.

Mr. Martin asked if the plans have been completed.

Ms. Mason noted that the firm is approximately 95% finished with the plans, and that final plans will be stamped as such.

Ron Lamarre of Lavallee Brensinger Architects introduced himself to the board and further reviewed the profile of the new high school, which is inspired by Morse High School and designed with input from several committees. He went on to detail the subsections of the school and the materials used, specifically for the vocational and traditional blocks and roofing, with mechanical penthouses.

Mr. Oxtan inquired as to use of the gym.

Mr. Lamarre noted that there will be two gyms: a competition gym and a physical education gym, along with a fitness center which overlooks the gym.

Mr. Johnson asked about the building material for panes located on the outer walls.

Mr. Lamarre answered that the panels were perforated metal.

Mr. Oxtan asked about plans for air conditioning.

Mr. Lamarre responded that the campus would be fully air conditioned with supplemental heating and cooling provided through a geothermal system (wells for this system will be approximately 450’ deep). He also noted that the significant ledge in this lot made it a perfect candidate.

Mr. Martin inquired as to if water would be added to the geothermal wells.

Mr. Lamarre confirmed that water would be added to the wells, not removed, and further clarified that the water in the geothermal wells will not interact with other well water.

Mr. Stilphen asked about the finished elevation of the property.

Mr. Lamarre noted that the building will be 35-36’ at the highest point, with mechanical penthouses 12-13’ higher).

Mr. Martin asked if the firm would be requesting any variances.

Ms. Mason confirmed that they do not anticipate needing any variances.

Mr. Omo asked about the ledge and fencing around the fields.

Ms. Mason noted that blasting is currently anticipated to begin in Spring/Summer with the area behind the field to be graduated and fences at both the top and bottom of the retained ledge. Ms. Mason also noted that the blasting will be refined to create a more polished final appearance to the façade than traditional blasting.

Mr. Omo asked if the final site would be fairly level.

Ms. Mason referred to plan C2000 and confirmed that there will be minimal ramps to the soccer field, but that no stairs will be required.

Mr. Omo inquired as to Anchor Road and whether it will remain.

Ms. Mason confirmed Anchor Road will remain adjacent to the school entrance, however the roads will be completely separate and therefor neither road will access the other.

Mr. Omo asked if the culvert will be removed.

Ms. Mason noted that the DEP and Army Corps of Engineers has decided they do not want the culvert to be removed.

Mr. Hopkinson asked what approvals are still required.

Ms. Mason replied that the plans are still under review with the DEP and the Army Corps of Engineers, although preliminary comments have been received regarding storm water.

Mr. Omo asked disruption to trees.

Ms. Mason noted that the plans generally respect the trees with exception of the parking area which will require some removal, but also noted that there is a strong tree line closer to the water. Parking areas will be treated to encourage rapid regrowth with a sloping area behind parking which will be heavily vegetated.

Mr. Johnson asked about plan C2004 which shows plunge pools.

Ms. Mason reviewed the plan noting that many areas have plunge pools to slow water drainage and manage storm water, there are several by parking and by soccer fields as well to allow slower disbursement of water. Sub-ground water treatment, she continued, is the best way to provide enough capacity and filters water prior to plunge pools to allow better quality in addition to preventing erosion.

Mr. Oxtton asked about road salt.

Ms. Mason noted that the superintendent will be under contract with DEP.

Mr. Hopkinson asked for clarification on the superintendent's recertification with DEP.

Ms. Mason detailed the procedure which includes reviewing logs kept by the superintendent, and annual checks to be certain that proper procedure is being followed.

Mr. Stilphen asked about the property elevation in comparison to the pond.

Ms. Mason reviewed that where the pavement ends is currently approximately 88-90' and will be brought down to 82' so the finished floor will be 6' below the current land elevation. The athletic field will be on par with the middle of the 1st story.

Mr. Oxton noted that the plans appear to require a significant amount of blasting.

Ms. Mason confirmed that there will be a DEP blasting plan which accounts for septic and wells not only of abutters but within the threshold of the blast area. When asked if there was concern about the effect of blasting on the water table, Ms. Mason noted that geoengineers are consulted to ensure that all necessary safeguards are taken.

Mr. Oxton asked if the plan had been reviewed by the city arborist.

Ms. Mason confirmed that it has.

Mr. Hopkinson inquired as to the surface of the bioretention cells.

Ms. Mason compared the property to the LL Bean campus as being similar, but with more moisture to support growth. She also noted that landscaping will be done at the beginning of the project and not as a later phase.

Mr. Hopkinson asked about signage.

Ms. Mason noted that there is currently no design available, and that final design will most likely not be ready before final approval. She confirmed that the plan does include using existing Morse High School signage which has been donated to the new high school.

Mr. Oxton complimented the firm on the lighting design, noting the thoroughness of the plan. He asked if the lighting includes use of LED components.

Ms. Mason confirmed that all lighting will be LED.

Mr. Stilphen reviewed comments from the Water District.

Mr. Averill confirmed that the applicant has responded to concerns with a draft easement.

Bath Planning Board
March 20, 2018

Mr. Oxton opened the floor to public comment: None

Mr. Averill noted that he has not given the Board plans as they have been amended, but that he will be emailing a digital copy of the plans by the end of the week, noting that hard copies would be available at City Hall or by request.

Other Business None

MR. OMO MOVED TO ADJOURN, SECONDED BY MR. HOPKINSON.

UNANIMOUS APPROVAL

MEETING ADJOURNED AT 6:45 PM.

Minutes prepared by Karly Perry, Recording Secretary.