

A regular meeting of the Bath Planning Board was called on April 3, 2018 for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxton, Chair
James Hopkinson, Vice Chair
Russell Martin
Cal Stilphen
John Sunderland
Greg Johnson

MEMBERS ABSENT

Andy Omo

STAFF PRESENT

Ben Averill, City Planner
Karly Perry, Recording Secretary

Mr. Oxton, Chair, called the meeting to order in the third-floor Council Chambers at 6:00 p.m. on Tuesday, April 3, 2018.

Minutes March 20, 2018, meeting minutes

MR HOPKINSON MOVED, SECONDED BY MR. STILPHEN TO ACCEPT THE MINUTES OF MARCH 20, 2018.

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

Public Hearing - Request for Contract Rezoning – 2 Chandler Drive (Map 28, Lot 50); McDonald's USA, LLC, applicant. (Continued from the March 6, 2018, meeting)

Item 2

Request for Site Plan Amendment – 2 Chandler Drive (Map 28, Lot 50); McDonald's USA, LLC, applicant. (Continued from the March 6, 2018, meeting)

Mr. Averill, City Planner, announced that the applicant for these items has requested that they be moved to the next regular Planning Board meeting on Tuesday, May 1, 2018.

MR HOPKINSON MOVED, SECONDED BY MR. STILPHEN, TO MOVE THE REQUEST FOR CONTRACT REZONING AND THE REQUEST FOR SITE PLAN AMENDMENT TO THE MAY 1, 2018 PLANNING BOARD MEETING.

UNANIMOUS APPROVAL**New Business****Item 2**

Request for Historic District Approval – 859 Washington Street (Map 26, Lot 222); William and Diane Racine, applicants

Mr. Averill introduced the request to the Planning Board, and introduced Leon Vaillancourt, who is representing the applicant on the project. Mr. Averill went on to review that this request is to

make changes to the exterior of the property and that the plan has been reviewed by a third party as well.

Mr. Vaillancourt reviewed the property as it currently stands and the planned changes which include moving the location of the front door, color changes, clapboard added to the front of the house, a shingled turret added to the side of the house that will echo the library and other neighboring properties, and lowering the first story windows. Mr. Vaillancourt went on to detail the color scheme and the building materials. He also noted that the driveway will be moved to the side of the property, and that landscaping will be rounded similar to that of the library.

Mr. Sunderland asked for clarification on the building materials, confirming that there will be three components mixed on multiple sides of the building and questioned the finished appearance.

Mr. Vaillancourt assured the board that the building materials would be different colors which would create a satisfactory appearance.

Mr. Sunderland confirmed that the current block on the building is made of concrete.

Mr. Stilphen confirmed that the board is only addressing Historic District compliance.

Mr. Hopkinson noted that the third party review was completed upon recommendation from City staff.

Mr. Stilphen further noted that he does not see an issue with the building materials and is satisfied with the analysis of the third party review.

Mr. Sunderland confirmed that as the concrete block is preexisting to the project, there is no issue with compliance. He also confirmed that this project will not require further approval.

Mr. Oxton reviewed changes made that are not specified on the current plans, asking the applicant if new plans would be presented.

Mr. Vaillancourt confirmed that he could provide the board with updated plans.

Mr. Sunderland noted a discrepancy in the columns and confirmed that they are rounded.

MR HOPKINSON MOVED, SECONDED BY MR. STILPHEN, TO FIND THE APPLICATION COMPLETE AS PRESENTED.

THE MOTION PASSED WITH 6 IN FAVOR AND 0 OPPOSED.

MR HOPKINSON MOVED, SECONDED BY MR. STILPHEN, TO APPROVE THE APPLICATION.

THE MOTION PASSED WITH 5 IN FAVOR AND 1 OPPOSED (Mr. Oxton)

Item 1

Request for Site Plan Approval – (Map 24, Lots 4, 8, 13, and 15-20); RSU 1, applicant.

Mr. Averill reviewed previous meetings of the board with the applicants, noting that the applicant has received and responded to all staff comments. He then introduced Kylie Mason of Sebago Technics, and Dave Richards, a representative of RSU1.

Mr. Sunderland asked if the staff was satisfied with the applicant's responses.

Mr. Averill confirmed that City staff was satisfied with the responses.

Kylie Mason of Sebago Technics reviewed the plan and site for the board, noting that the site is well prepped for construction with minimal blasting necessary overall. She then presented sketches of the proposed façade with landscaping to give street level and birds eye views of the student drop off, bus loop, soccer field, and overall views of the property.

Mr. Hopkinson referred to the submitted responses on capacity for water and sewer, noting the inconsistencies. The applicant noted that the impact fees are waived by the City.

Discussion following regarding responses to comments and whether all comments had been answered

Mr. Hopkinson asked the applicant about a third party suggestion for graffiti prevention.

Ms. Mason noted that the graffiti-resistant paint did not offer a financial benefit to repainting.

Dave Richards of RSU1 discussed the current graffiti solution, which involves pressure washing and repainting affected surfaces.

Discussion followed regarding analysis by city staff.

Mr. Averill confirmed that staff have reviewed and approved all comments; however he could make those confirmations available to the board at a future meeting if necessary.

Ms. Mason suggested the possibility for a conditional approved in order to stay on schedule.

Further discussion followed regarding the comments and whether the board could recess while notes are produced. Mr. Averill concluded that it would take too long to furnish the notes during a recess; however the board could reconvene on April 17 if necessary.

Mr. Sunderland asked for further clarification on the waste water capacity and the impact fees.

Ms. Mason noted that assessment of the waste water volume included the current high school with the addition of the new build, and with both the RSU1 has exceeded the capacity. A

resolution to this is to either separate water or pay an impact fee, to which the City agreed to waive impact fees.

Mr. Martin asked about the street improvements to Congress Avenue and whether those improvements are part of the RSU1 project.

The applicant confirmed that Congress Avenue improvements are part of the project and have received the necessary approvals from the DOT.

Discussion followed concerning the desire for the board to review staff comments.

Mr. Oxton opened the floor to the public.

Jeannie Parker of Hemlock Lane noted that she has met Ms. Mason and voiced her concerns regarding construction noise, safety of wells, and the possibility of light pollution.

Mr. Sunderland confirmed that the light emission would be dark sky compliant.

Karen Bussey of North Street noted that while she is not yet thrilled with the design, she is pleased with the design as presented.

Mr. Oxton closed the public session.

Mr. Oxton asked if the fields have nighttime lighting (which they do not), and asked for a comparison of the light poles to the slope behind the soccer field. (The lights will not be visible beyond the soccer field).

Ms. Parker asked for further clarification on blasting.

Ms. Mason reviewed procedures involving a pre-blast survey of all impacted neighborhoods, a blast plan and regulated recordings of blasting. Ms. Mason went on to note that will she cannot identify the time period of blasting, it will be a three month span (probably winter) and not daily.

Discussion followed regarding the lighting, the possibility of dimmable lighting, and including lighting as a condition of approval.

Discussion followed regarding construction hours, noting that this project will follow State requirements which are typically stricter than City requirements.

Mr. Martin confirmed that the Planning Board is the final step for project approval, which it is.

Ms. Mason did note that there are still several details that the State and Corps of Engineers must approved which will not affect board approval.

MR HOPKINSON MOVED, SECONDED BY MR. SUNDERLAND, TO FIND THE APPLICATION SITE PLAN APPROVAL COMPLETE.

MR HOPKINSON MOVED, SECONDED BY MR. SUNDERLAND, TO APPROVE THE APPLICATION FOR SITE PLAN APPROVAL AND THAT THE APPLICATION HAS SATISFIED ALL THE REQUIREMENTS FOR APPROVAL WITH THE FOLLOWING CONDITIONS:

- **THAT THE CITY PLANNER RECEIVE FROM PUBLIC WORKS STAFF WRITTEN ACCEPTANCE OF WITHOUT CONDITION OF RESPONSES CONTAINED IN THE SEBAGO TECHNICS LETTER OF MARCH 23, 2018.**
- **THAT THE CITY PLANNER RECIEVE FROM TY LIN INTERNATIONAL WRITTEN ACCEPTANCE WITHOUT CONDITION OF THE RESPONSES CONTAINED IN THE SEBAGO TECHNICS LETTER OF MARCH 23, 2018.**
- **THAT THE CITY PLANNER RECIEVE FROM WRIGHT PIERCE WRITTEN ACCEPTANCE WITHOUT CONDITION OF THE RESPONSES CONTAINED IN THE SEBAGO TECHNICS LETTER OF MARCH 23, 2018.**
- **THAT THE CITY PLANNER RECIEVE FROM CITY STAFF WRITTEN ACCEPTANCE WITHOUT CONDITION OF THE RESPONSES CONTAINED IN THE SEBAGO TECHNICS LETTER OF MARCH 23, 2018.**
- **THAT THE CITY PLANNER RECIEVE FROM CITY STAFF WRITTEN ACCEPTANCE WITHOUT CONDITION OF THE RESPONSES CONTAINED IN THE SEBAGO TECHNICS LETTER OF MARCH 12, 2018.**
- **THAT THE CITY PLANNER RECIEVE FROM CITY ARBORIST WRITTEN ACCEPTANCE WITHOUT CONDITION OF THE LANDSCAPING PLAN CONTAINED IN THE FINAL APPLICATION.**

Discussion followed as to whether to include a condition for lighting in the motion.

Ms. Mason requested an April 16 placeholder should the board need to revisit the application.

UNANIMOUS APPROVAL.

Other Business: NONE

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

UNANIMOUS APPROVAL

MEETING ADJOURNED AT 7:14 PM.

Minutes prepared by Karly Perry, Recording Secretary.