

A regular meeting of the Bath Planning Board was called on May 1, 2018 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

Andy Omo
Cal Stilphen

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, May 1, 2018.

Minutes April 3, 2018, meeting minutes**MR. SUNDERLAND ADVISED THAT THERE WERE SEVERAL ERRORS IN THE MINUTES OF APRIL 3, 2018 INCLUDING:**

- **PAGE 2, 1st PARAGRAPH THE TURRET WOULD BE ADDED TO THE SIDE NOT FRONT OF THE HOUSE**
- **PAGE 2, 1st PARAGRAPH; THE DESIGN WOULD ECHO AND NOT MATCH THE LIBRARY**
- **PAGE 2, MR. HOPKINSON DID NOTE ABOUT THIRD PARTY REVIEW, HOWEVER IT IS NOT MANDATORY.**
- **PAGE 3, 3rd PARAGRAPH; IT SHOULD BE A STUDENT DROP-OFF AND NOT A PARENT DROP-OFF**
- **ON THE LAST PARAGRAPH OF PAGE 4 THERE IS AN EXTRA "OF"**
- **ON PAGE 5 BULLET POINTS 3 AND 4 ARE THE SAME**

MR HOPKINSON MOVED, SECONDED BY MR. SUNDERLAND TO ACCEPT THE MINUTES OF APRIL 3, 2018 AS AMENDED.

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 April 3, 2018, meeting)

Item 2

Request for Site Plan Amendment – 2 Chandler Drive (Map 28, Lot 50); McDonald's USA, LLC, applicant. (Continued from the April 3, 2018, meeting)

Mr. Averill, City Planner reviewed previous the previous meeting with the applicant, noting that a representative of Bohler Engineering was present to answer questions on behalf of the applicant.

Brandon Berry of Bohler Engineering introduced himself and briefly reviewed issues previously presented and noted progress made including edits to the landscaping design by the City Arborist and drainage plans reviewed by the Public Works Department. Mr. Berry went on to note that there was a shift in the plans to relocate parking spaces, although no spaces were added or removed.

Mr. Oxton opened the floor to public comment.

There was no public comment.

Mr. Sunderland asked the applicant to review the waivers.

Mr. Berry noted that he is requesting a parking waiver (47 spaces are required, however the lot can only fit 32 spaces), noting that corporate and local management have both reviewed the plan and find it acceptable. Mr. Berry also suggested that if parking were to be an issue, a crosswalk from the shopping center parking lot could be added to alleviate concern.

Mr. Berry went on to request a waiver for landscaping as approved by the City Arborist, noting the site layout and expanding that the grade of the land adjacent to Route 1 is too steep to support landscaping other than grass. Mr. Berry went on to say that the landscape design will exceed what is currently in place.

Mr. Berry also request a setback waiver for the waste disposal area.

Discussion followed regarding landscaping.

Mr. Hopkinson asked if the amount of parking spaces is a reduction to what currently exists.

Mr. Berry confirmed that there will be fifteen less parking spaces, due in part to the expansion of the drive-thru which will allow for increased volume and therein eliminating the need for parking for customers avoiding the wait time of the drive-thru. He continued to note that there will be an additional parking space (not included in the space count) for customers waiting for their order.

Mr. Sunderland confirmed the square footage of the restaurant as being reduced by approximately 20% and asked if this was reduced in anticipation of less customers dining in or for efficiency. The applicant confirmed this is for efficiency.

Mr. Berry noted that construction will take approximately 120 days to complete and noted that, with the exception of the western entrance, there will be no impact to shopping center access as all work will stay on site and Chandler Drive will remain open. Mr. Berry further noted the expected timeline for teardown to begin would be March 2019.

MR. HOPKINSON MOVED, SECONDED BY MR. MARTIN, TO FIND THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL

MR. HOPKINSON MOVED, SECONDED BY MR. JOHNSON, TO APPROVE THE REQUEST FOR SITE PLAN AMENDMENT AND APPROVAL FOR THE REQUEST FOR CONTRACT REZONING UPON CONDITION OF FINAL RECEIPT, REVIEW, AND APPROVAL OF ACCEPTABLE EASEMENT LANGUAGE FOR THE DRAINAGE PIPE BEING RELOCATED TO ACCOMMODATE THE DUMPSTER.

UNANIMOUS APPROVAL

New Business

Item 1

Request for Site Plan Approval – Western Avenue (Map 31, Lot 69); Redlon Western LLC, applicant.

Mr. Averill reviewed previous meetings of the board with the applicants, noting that the applicant has submitted a landscaping plan which has met the approval of the City Arborist.

Mr. Sunderland noted a concern by the City Arborist that there was a lack of variety in plant species in the landscape design.

Mr. Erikson confirmed that concern regarding variety had been addressed and presented the board members with the most recent landscaping plans.

Discussion followed regarding the fencing, which will not go around the entire property, but will border the rear along the two streets in order to address privacy concerns. The board discussed the proximity of the landscaping to the fence, currently planned for the interior, as well as the height of the fence and concern over passing vehicle headlights and the distance between houses and the fence.

The board discussed fencing options, including height and whether it would be better to alternate landscaping inside and outside of the fencing (which would require resubmitting a landscape plan).

Discussion followed a previously submitted Letter of Intent to purchase land abutting the property and whether a formal Purchase and Sale Agreement has been signed.

Mr. Erikson confirmed that the Purchase and Sale Agreement has been drawn up and is currently being processed.

MR. HOPKINSON MOVED, SECONDED BY MR. JOHNSON TO APPROVE THE LANDSCAPE PLAN APPLICABLE TO THE EXISTING SITE PLAN APPROVAL AS SUBMITTED WITH THE FOLLOWING CONDITIONS:

- **HEIGHT OF THE WOODEN FENCING WILL BE REDUCED TO SIX FEET.**

- **THE FENCE LOCATION WILL BE MOVED INWARD OF THE PROPERTY LINE A SUFFICIENT DISTANCE TO ALLOW PLANTINGS AS SHOWN ON THE LANDSCAPE DESIGN TO BE RELOCATED TO THE ROAD SIDE OF THE FENCE WITH THE PROVISION THAT THE MORTARED STONE WALL WILL REMAIN IN ITS CURRENT POSITION WITH FENCE GRADUALLY BLENDING IN.**
- **APPROVAL IS CONDITIONAL UPON FINAL RECEIPT BY THE CITY PLANNER OF THE FINAL PURCHASE AND SALE AGREEMENT FOR THE PORTION OF THE PROPERTY THAT IS NOT CURRENTLY IN TITLE OF THE APPLICANT.**
- **THE APPLICANT WILL SUBMIT TO THE PLANNING DIRECTOR A REVISED LANDSCAPING PLAN SHOWING THE FINAL LOCATION OF THE FENCING.**

UNANIMOUS APPROVAL

Other Business NONE

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

UNANIMOUS APPROVAL

MEETING ADJOURNED AT 6:58 PM.

Minutes prepared by Karly Perry, Recording Secretary.