

A regular meeting of the Bath Planning Board was called on August 7, 2018 for the purpose of conducting regular business.

**MEMBERS PRESENT**

James Hopkinson, Vice Chair  
Russell Martin  
John Sunderland  
Greg Johnson  
Andy Omo

**DRAFT**

**MEMBERS ABSENT**

Bob Oxtan, Chair  
Cal Stilphen

**STAFF PRESENT**

Ben Averill, City Planner  
Karly Perry, Recording Secretary

Mr. Hopkinson, Voce Chair, called the meeting to order in the third-floor Council Chambers at 6:00 p.m. on Tuesday, August 7, 2018.

**Minutes July 10, 2018, meeting minutes**

**MR. OMO MOVED, SECONDED BY MR. SUNDERLAND TO ACCEPT THE MINUTES OF JULY 10, 2018 AS PRESENTED.**

**UNANIMOUS APPROVAL**

**Old Business**

None

**New Business**

**Item 4**

**Request for Extension of Site Plan Approval – 10 Eagle Point Road (Map 5, Lot 6); Nathan Keppie, applicant.**

Mr. Averill reviewed previous site plan approval, noting that the applicant has not been able to complete site work and is requesting an extension to December 2019.

Mr. Hopkinson recalled discussion at the July meeting regarding extension requests.

Mr. Averill stated that he has confirmed with the City Solicitor that extensions are currently limited to six months.

**MR. OMO MOVED, SECONDED BY MR. JOHNSON TO GRANT A SIX-MONTH EXTENSION OF THE SITE PLAN APPROVAL FOR 10 EAGLE POINT ROAD.**

**UNANIMOUS APPROVAL**

Mr. Martin confirmed that once work has begun, the applicant may continue without further extensions.

**Item 1**

**Request for Subdivision Sketch Plan Review – Prospect Street (Map 20, Lot 121); MECAP, LLC., applicant.**

Mr. Averill reviewed the application which previously came before the Planning Board in March 2008 as a pre-application workshop. Mr. Averill then reviewed the formal subdivision plan supplied to the board, noting that this project builds on a subdivision approved in 1917.

Greg Carey of Carey Landscaping introduced himself on behalf of the applicant and presented the board with large scale plans. Mr. Carey reviewed the plan to enlarge current lots to standard for a six-lot subdivision, which includes a current, conforming lot with dwelling as well as two additional structures which will be demolished. All lots meet requirements and have an existing and active sewer easement. Water lines do not run along Juniper Street; therefore the applicant is proposing water lines be installed on private property and privately maintained for water access from Prospect Street, per the suggestion of Public Works Director, Lee Leiner. All lots have sewer access. Drainage slopes will not be altered. All construction will use best erosion control practices.

Mr. Sunderland asked if the applicant talked with the water district about capacity and what impact the project will have.

Mr. Carey confirmed that he has discussed the project at length with Mr. Leiner, who confirmed minimal impact if any, noting that issues are being addressed as they arise and that the area is generally improving in its ability to handle storm water.

Mr. Sunderland suggested that the applicant obtain a written statement from Mr. Leiner.

Mr. Hopkinson reviewed general storm water project requirements.

Mr. Martin asked why there are five manholes adjacent to the property, to which the applicant was not sure but suggested that three may be inactive.

Mr. Hopkinson asked if the water district specified where to connect to the property.

Mr. Carey responded that the only concern by the water district is that they cannot connect through Juniper Street.

Mr. Sunderland asked if Lot 6 has a right of way for a paper street, noting that a statement from a title attorney would be required showing ownership.

Mr. Omo asked if public works would require sidewalks.

Mr. Averill confirmed that city staff intends to discuss the issue of sidewalks with public works.

Mr. Omo asked about existing street lighting, to which the applicant was unable to recall.

Mr. Hopkinson opened the floor to public comment.

Aaron Park, Ward 7 City Councilor and abutting neighbor, noted that he has discussed the project with neighbors and voiced concerns regarding the hydrology and water overflows at the end of Juniper Street. Mr. Park asked the board to ensure proper engineering and research is completed. Mr. Park also endorsed adding sidewalks, on behalf of his constituents.

Mr. Hopkinson closed the public comment session.

Mr. Omo echoed Mr. Park's concerns regarding hydrology and drainage, stressing the importance of researching these issues.

Mr. Carey noted that existing plants are not indicative of a wet environment and reiterated Mr. Leiner's reassurance and endorsement of the project.

Mr. Hopkinson reviewed an email received by the board from Mr. Leiner requiring analysis and evidence that the project will not exacerbate current drainage issues.

Mr. Johnson asked if public works is able to provide a clear statement outlining plans and a timeline for improvements to the area.

Discussion followed regarding drainage issues.

Mr. Martin asked if this project would need to be approved by DEP, as they were not in existence at the time of the original subdivision approval.

Mr. Averill does not believe that the project will require DEP approval, but will confirm.

## **Item 2**

**Request for Site Plan Approval – 25 Wing Farm Parkway (Map 24, Lot 6); Gagne Foods, applicant.**

Mr. Averill reviewed an application compiled by Sitelines, proposing the addition of a one-story warehouse and a two-story office space to the current lot. The applicant is requesting waivers to parking and loading requirements as well as a site plan approval extension.

Joe Martin, Engineer for Sitelines, reviewed the current parcel as well as the proposed additions which include a warehouse with loading docks and office space as well as parking lot expansion. Existing utilities will be extended internally with the existing propane tanks being replaced with smaller tanks. The project will be conducted in two phases – first the warehouse, then office space. Mr. Martin also reviewed that the applicant is requesting a parking waiver from 87 to 27 spaces, assuring the board that this will be more than adequate. The applicant is also requesting an extension from 12 to 18 months in order to finalize floor plans, contract negotiations and financing.

Mr. Hopkinson reviewed the extension process as previously discussed.

Russell Martin asked how many people Gagne Foods currently employs.

Joe Martin responded that there are currently 63 employees; however, those employees work in shifts with a large number that currently ride bicycles to work.

Mr. Johnson asked if the parking would impact large trucks, to which the applicant noted that the angle of the warehouse addition will accommodate larger tractor trailer trucks, while existing docks will be utilized by smaller trucks.

Mr. Omo reviewed dumpster screening, for which there is currently no ordinance standard. The screening will be chain link with vinyl slates on the three sides of the dumpster visible to abutters.

Mr. Hopkinson asked if the applicant had address questions regarding fire suppression.

Joe Martin responded that the current system would be extended to the new buildings, as approved by the Fire Chief.

Mr. Sunderland addressed concerns regarding contaminants to waste water.

Michael Gagne, Owner, reviewed previous issues with pumps regarding flour in waste water. Mr. Gagne discussed changes in procedure as well as preventative maintenance on pumps in order to prevent issues. Mr. Gagne stated that to the best of his knowledge this was no longer an issue, but assured the board he would work to correct any issues if necessary.

Mr. Averill reviewed an email from Mr. Leiner approving the project and confirming that previous waste water issues have been resolved.

Mr. Hopkinson opened the floor to public comment. Hearing none, Mr. Hopkinson closed the public session.

Mr. Omo asked if the workforce would be expanding with this addition.

Joe Martin responded that there are no current plans to expand the workforce, although growth is always the target goal.

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

**UNANIMOUS APPROVAL**

**MR. OMO MOVED, SECONDED BY MR. JOHNSON, TO APPROVE THE APPLICATION FOR 25 WING FARM PARKWAY WITH A SIX MONTH EXTENSION AND WAIVERS FOR PARKING/LOADING REQUIREMENTS.**

**UNANIMOUS APPROVAL**

**Item 3**

**Request for Site Plan Approval – 50 Wing Farm Parkway (Map 24, Lot 5); Spaceman Self Storage, LLC., applicant.**

Mr. Averill reviewed the project, also compiled by Sitelines, to construct a three-story self-storage building on the lot currently approved as a subdivision in 2010, which includes a daycare and a dance studio with a shared parking lot.

Joe Martin reviewed the lot noting that it is situated in both Bath and West Bath, with the entirety of the project within the City of Bath. The building will be 12,950 square feet, climate-controlled storage with elevators and restrooms on each floor. The lot will have a total of 19 parking spaces, which includes 12 shared spaces. All utilities will be extended to the building as well as two propane tanks, with the possibility of natural gas replacement in the future. Mr. Martin continued to review existing landscaping and current plans for a drive-through canopy, which will be reduced to a canopied drop-off area.

Russell Martin addressed concerns from Codes Enforcement Officer, Scott Davis, regarding the roof overhang; to which the applicant confirmed that the angle of the roof will allow the overhang to meet setback requirements.

Mr. Hopkinson opened the floor to public comment. Hearing none, Mr. Hopkinson closed the public session.

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

**UNANIMOUS APPROVAL**

Discussion followed regarding the number of spaces, to which the board determined no waiver is required.

**MR. OMO MOVED, SECONDED BY MR. MARTIN, TO APPROVE THE APPLICATION AS PRESENTED WITH NO WAIVERS.**

**UNANIMOUS APPROVAL**

**Other Business**

Mr. Averill reviewed discussion during the pre-meeting workshop to move the next regular meeting, currently schedule for September 4, 2018 to September 11, 2018.

**MR. SUNDERLAND MOVED TO ADJOURN, SECONDED BY MR. JOHNSON.**

**UNANIMOUS APPROVAL**

**MEETING ADJOURNED AT 7:05 PM.**

Minutes prepared by Karly Perry, Recording Secretary.