

A regular meeting of the Bath Planning Board was called on November 6, 2018 for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

James Hopkinson, Vice Chair

STAFF PRESENT

Ben Averill, City Planner

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

Minutes October 2, 2018, meeting minutes

Mr. Sunderland noted a typo under New Business Item 1 the first paragraph should read “the applicant is now requesting that a deck be added to the structure”.

MR OMO MOVED, SECONDED BY MR. SUNDERLAND, TO ACCEPT THE MINUTES OF OCTOBER 1, 2018.

UNANIMOUS APPROVAL**Old Business**

None

New Business**Item 3**

Request for Site Plan Amendment – 50 Wing Farm Parkway (Map 24, Lot 5); Martin LLC, applicant.

Mr. Averill reviewed the request for amendment as presented at the August 7, 2018 meeting. Mr. Averill introducing Joe Martin of Sitelines, and noted that the amendment is a request to amend the size of the structure from 12,950 square feet to 13,299 square feet.

Joe Martin explained that after approval, the architect (upon finalizing floor plans) discovered that based on the standard size of the units there would be an increase in the overall footprint, enough so that Planning Board approval is required. The gross increase overall is 1,047 gross square feet. With this change, utilities have changed to include natural gas. As well, the sizable canopy at the front of the building has been reduced.

Mr. Omo inquired as to the anticipated finish date of the project, whether or not natural gas would be available at the site.

Joe Martin noted that both natural gas and propane are projected for flexibility throughout the timeframe of the project.

Discussion followed regarding the redesign of the canopy in relation to the projected gas line.

Mr. Omo asked for clarification as to which ways the project expanded, to which the applicant demonstrated on the map that the project does not add any length to the southern border of the building.

Mr. Oxton opened the discussion up to the public. Hearing no comments, Mr. Oxton closed the public comment session.

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

UNANIMOUS APPROVAL.

MR. OMO MOVED TO APPROVE, SECONDED BY MR. MARTIN, THE 50 WING FARM PARKWAY (MAP 24, LOT 5) REQUEST FOR SITE PLAN AMENDMENT.

UNANIMOUS APPROVAL

Item 1

Public Hearing - Request for Site Plan and Contract Rezoning Amendment – 8 State Road (Map 31, Lot 65); Mark Sewall, applicant.

Mr. Averill reviewed previous approval of the project, noting that the applicant is requesting to amend the site plan from two structures to one structure as well as an amendment to contract rezoning to reflect the amended site plan. No other amendments are requested.

Mark Sewall introduced himself and explained the reason for the amendment is based primarily on cost with the size of the buildings remaining the same with the elimination of the connecting space.

Mr. Sunderland asked if the buildings will be shifted to one side, to which discussion followed regarding whether or not the overall building size has increased.

Mr. Averill noted that gym has changed from the original approval. The gym area has increased from 3,891 sf to 4,130 sf. The board agreed that the gym has absorbed the space of the originally planned breezeway between the buildings.

Mr. Johnson noted the slight change to the storm water plans as well.

Mr. Averill asked for further detail on the landscaping waiver, to which the applicant noted is still the originally approved landscape waiver.

Mr. Sewall also confirmed that the parking lot numbers will remain the same, as will lighting.

Mr. Oxton opened the discussion up to the public. Hearing no comments, Mr. Oxton closed the public comment session.

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

UNANIMOUSLY APPROVED.

MR. SUNDERLAND MOVED, SECONDED BY MR. OMO, TO APPROVE THE APPLICATION AS REQUESTED.

UNANIMOUSLY APPROVED.

MR. OMO MOVED, SECONDED BY MR. JOHNSON, TO RECOMMEND THE CONTRACT REZONING AMENDMENT FOR APPROVAL.

UNANIMOUSLY APPROVED.

Item 2

Request for Site Plan Approval – 700 Washington Street (Map 27, Lot 142); Bath Iron Works, applicant

Mr. Averill reviewed the request for site plan approval for the installation of prefabricated turnstiles as well as canopies. Mr. Averill introduced Chris Main, facilities engineer for BIW to further explain the project.

Mr. Main reviewed the locations of turnstile gates at current entrance/exits as well as canopies which will protect utility stations currently in existence. The applicant noted that these installations will not require substantial site work and are a matter of compliance with the U.S. Navy for added safety and security.

Mr. Oxton inquired as to whether this may cause a backup of foot traffic into the streets, to which the applicant did not anticipate any issues with street crowding.

Mr. Oxton reviewed concerns by public works, to which he acknowledge had been answered.

Mr. Oxton opened the discussion up to the public. Hearing no comments, Mr. Oxton closed the public comment session.

Mr. Omo followed up on questions by public works, confirming that they have been resolved, which they have.

MR. STILPHEN MOVED, SECONDED BY OMO, TO APPROVE THE 700 WASHINGTON STREET (MAP 27, LOT 142) REQUEST FOR SITE PLAN APPROVAL.

UNANIMOUSLY APPROVED.

Item 4

Request for Site Plan Approval – Congress Avenue (Map 22, Lot 17); RSU1/Bath Regional Career and Technical Center, applicant.

Mr. Averill reviewed the request for site plan approval to construct a 70'x50' concrete slab, noting that City Staff has been working on the request as the lot is owned by the City of Bath. There was a lease in place with RSU1 which has expired and currently in talks to renew with the expectation that the new lease will be finalized in the coming weeks.

Dave Richards, Facility Director, RSU1 introduced himself and Julie Kenny, Director of BRCTC as well as contractor Troy Dunning. Mr. Richards noted that RSU1 builds a house annually at this location and every year improvements are made to the site. This slab is an attempt to streamline projects, as well as to make the site safer for students. This improvement will also make the finished houses easier to move.

Ms. Kenny noted that the project will improve safety by creating a more stable base on which to build staging, and will also allow for plowing around the building. Ms. Kenny also noted that funding for this project comes from special circumstance state funding which must be used this year.

Mr. Stilphen asked if the slab is considered a building for permitting purposes, which it is. Mr. Stilphen also reviewed the conditions of the permitting process.

Mr. Dunning presented an illustration, explaining that the 20'x24' area which will need to be excavated level to the existing pad with crushed stone allow for consistent drainage. Mr. Dunning continued to describe the slab, which will be 50'x70' and will align with trailers and pitch to allow for drainage in the same area as it current drains, to prevent erosion.

Mr. Sunderland asked if there would be removal provisions should the lease end, to which Mr. Averill noted that this is part of the current negotiation.

Mr. Johnson reviewed the elevation of the projected slab in comparison to the current site, and confirmed that there is room for grade and drainage, to which the applicant agreed to expand.

Mr. Martin expanded on erosion controls and the lack of wetlands to impact the site, also noting that the landscaping requirement should be waived to allow accessibility for projects and vehicles.

Mr. Sunderland noted the request by public works for a written statement regarding erosion.

Mr. Stilphen asked what happens to the slabs in the summer, to which the applicant stated that trailers remain at the sight throughout the summer. The applicant also noted that some houses take two years to complete.

Mr. Oxton opened the discussion up to the public. Hearing no comments, Mr. Oxton closed the public comment session.

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

UNANIMOUS APPROVAL.

MR. SUNDERLAND MOVED, SECONDED BY MR. OMO, TO APPROVE THE APPLICATION WITH LANDSCAPING WAIVER WITH THE FOLLOWING CONDITIONS:

- 1. THAT CITY COUNCIL ENTER INTO A LEASE WITH THE APPLICANT**
- 2. THAT THE APPLICANT SUBMIT MATERIALS TO PUBLIC WORKS SATISFYING THE 4TH BULLET POINT OF LEE LEINER'S EMAIL OF TUESDAY, OCTOBER 30, 2018 WITH MATERIALS SUBMITTED SHOWING HOW THE TRENCHES WILL BE EXCAVATED.**
- 3. THAT THE APPLICANT SUBMIT MATERIALS TO PUBLIC WORKS SATISFYING THE 5TH POINT OF LEE LEINER'S EMAIL OF TUESDAY, OCTOBER 30, 2018 WITH MATERIALS SUBMITTED SHOWING HOW THE CONTRACTOR INTENDS TO DEAL WITH ANY POSSIBLE EROSION.**

UNANIMOUS APPROVAL

Other Business: NONE

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

UNANIMOUS APPROVAL

MEETING ADJOURNED AT 6:39 PM.

Minutes prepared by Karly Perry, Recording Secretary.