

A regular meeting of the Bath Planning Board was called on November 2, 2021, for the purpose of conducting regular business.

MEMBERS PRESENT

James Hopkinson, Vice Chair
Greg Johnson
Andy Omo
Cal Stilphen

MEMBERS ABSENT

Bob Oxtan, Chair
Haley Blanco
Roo Dunn

STAFF PRESENT

Ben Averill, City Planner

Planning Board Vice Chair, James Hopkinson, called the meeting to order in the third-floor Council Chambers at 6:00 pm on Tuesday, November 2, 2021.

Minutes: October 5, 2021, meeting

MR. STILPHEN, SECONDED BY MR. OMO, MOVED TO ACCEPT THE MINUTES OF October 5, 2021 AS PRESENTED.

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

Request for Site Plan Approval Extension – 8 State Road (Map 31, Lot 65); Trademark Properties Corp., applicant. (Continued from October 5, 2021, meeting.)

Mr. Averill reviewed the request for site plan approval extension originally approved in January 2021 with a validity date of 6 months from approval of contract rezoning. The item was tabled at the October 5th meeting in order to allow the applicant to be present. The applicant is currently requesting another 6 month extension as is the maximum available.

Mark Sewall, applicant, introduced himself and explained that the request for extension of the site plan approval period is in order to allow for delivery of equipment and to further allow the contractor to continue work when roads are no longer posted in April.

Mr. Hopkinson opened the floor to discussion. Seeing none, Mr. Hopkinson closed the floor to public comment.

MR. STILPHEN, SECONDED BY MR. JOHNSON, MOVED TO FIND THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL

MR. JOHNSON, SECONDED BY MR. STILPHEN, MOVED TO APPROVE THE REQUEST FOR EXTENSION.

UNANIMOUS APPROVAL.

New Business

Item 1

Request for Historic District Approval – 67 Centre Street (Map 27, Lot 89), Yuan Qian, applicant.

Mr. Averill reviewed the request for historic district approval, to which the applicant has a representative to present at tonight's meeting. The applicant is seeking to replace one of the entry way doors and has provided information on the project.

Toby Gabranski, architect, introduced himself to the Board, and then went on to review architectural drawings with changes to flanking doorways to allow for leased space within the building. Doors are recessed to comply with City and ADA requirements.

Mr. Hopkinson confirmed tempered glass doors will be consistent with existing doors, to which the applicant confirmed the color will be identical as well.

Mr. Johnson asked how the recess will be paved, to which the applicant stated would match the sidewalk which is brick.

Mr. Hopkinson opened the floor to discussion. Seeing none, Mr. Hopkinson closed the floor to public comment.

MR. STILPHEN, SECONDED BY MR. JOHNSON, MOVED TO FIND THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL

MR. OMO MOVED, SECONDED BY MR. JOHNSON, TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 67 CENTRE STREET.

UNANIMOUS APPROVAL

Item 2

Request for Site Plan Amendment – Peregrine Court (Map 31, Lot 69-1); Peter Wappler, LLC., applicant.

Mr. Averill reviewed the request for site plan amendment to the project previously approved in 2018 with amendment in April 2021, the applicant's validity period for which has expired. The applicant is requesting the addition of patios to each of the four approved buildings as well as amendments to landscaping components previously presented to the Board. This application requires an R1 setback plan as was previously put in place. The applicant is requesting to amend the R1 setback plan to allow the patio space on the rear of each structure. In addition, the applicant is requesting to further

amend the plan to include a paved access area with an additional paved turnaround area with waivers in respect to Article 10 for materials to be used as well as to the layout of parking stalls. Lastly, Mr. Averill reviewed information supplied by the applicant including a request for a conditional Certificate of Occupancy which Mr. Averill recommended the Board postpone in order to allow for notification for a subsequent meeting. Mr. Averill went on to review staff comments with special attention to the comments made by Public Works.

Mr. Hopkinson asked Mr. Averill for clarification on which requests are new, to which Mr. Averill reviewed that the previously approved amendments include landscaping plan, amendment to R1 setback plan for patio space, as well as the conditional certificate of occupancy and the approval for the paving of the parking lot. The parking area turnaround (at the northeastern portion of the site), new fencing components and other amendment to the landscaping plan have not yet been reviewed.

The applicant, Peter Wappler, came forward apologetically for the complexity of the project. He went on to review the fencing is in addition to existing fencing. He then went on to review the turnabout material which is interlocking pervious paver material placed under the soil for additional stability.

Mr. Stilphen asked how durable the material is to snow and plowing, to which the applicant confirmed it would hold up to plowing.

Mr. Wappler went on to further review the additional fencing along the south side of the property behind unit 5 and stopping at the corner of the property. He confirmed that abutters are satisfied with the addition of the fencing. He then reviewed landscaping amendments as previously substituted by the landscaper.

Mr. Hopkinson confirmed landscaping is finished and the plan must be amended to match the plantings, to which Mr. Wappler confirmed that the plants are similar but were replaced due to availability.

Mr. Averill noted the review by the City Arborist was completed in April to their satisfaction. Mr. Averill further recommended that a motion to approve include that the applicant record a landscape maintenance plan in the Registry of Deeds with other plans.

Mr. Averill reviewed the request for waiver to Article 10 Section 10.03 for access drive construction for physical material as well as Section 10.06 for the requirements for the construction in order to allow for more flexibility in parking.

Mr. Wappler added that the permeable pavers will allow for improved water flow in the parking area, also noting that once installed the pavers will look like lawn.

Mr. Hopkinson asked for clarification on the turnaround for visitors and temporary parking, to which the applicant confirmed owners will have their own parking and that the turnaround is mainly temporary visitor parking.

Mr. Omo asked how the area would be marked, to which Mr. Wappler stated that the area would most likely be outlined with posts.

Mr. Hopkinson asked if the applicant has had the opportunity to review comments by Public Works.

Mr. Wappler noted that Dig Safe has marked the location and that he has not had the opportunity to review materials with Public Works.

Mr. Hopkinson confirmed that patios were previously approved.

Mr. Averill stated that patios were approved by the Board, however no permits were pulled for construction. Mr. Averill also recommended a condition may be added to ensure that the applicant satisfy the Director of Public Works' questions regarding drainage and stormwater calculations from the patios.

Mr. Averill asked the applicant if the amended plan includes the most recently approved parking area with snow storage, to which Mr. Wappler reviewed the location of snow storage along the eastern and southern portions of the property. Mr. Averill recommended that the Board include a condition to add the snow storage to the plan in addition to the turnaround.

Mr. Omo asked for confirmation that there are no easements for water and sewer, to which City staff has been reviewing. Mr. Averill recommended that this be included as an additional condition of approval.

Mr. Hopkinson opened the floor to discussion. Seeing none, Mr. Hopkinson closed the floor to public comment.

Mr. Omo recommended that the boundaries of the parking area be strongly marked. Discussion followed on what conditions to include in the approval of the application.

MR. STILPHEN, SECONDED BY MR. JOHNSON, MOVED TO FIND THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL

MR. OMO MOVED, SECONDED BY MR. JOHNSON, TO APPROVE THE SITE PLAN AMENDMENT FOR PEREGRINE COURT WITH THE FOLLOWING WAIVERS:

- **SECTION 10.03 FOR ACCESS DRIVE MATERIAL**

- **SECTION 10.06 FOR LOADING AND STRIPING,**

AND WITH THE FOLLOWING CONDITIONS:

- **THAT THE CUT SHEET FOR THE ACCESS DRIVE MATERIAL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL**
- **THAT THE PUBLIC WORKS DIRECTOR IS SATISFIED WITH THE STORMWATER RUNOFF CALCULATIONS OF THE PATIOS**
- **THAT THE LANDSCAPING MAINTENANCE PLAN BE SUBMITTED AND RECORDED IN THE REGISTRY OF DEEDS WITH REFERENCE TO THE DECLARATION OF THE CONDOMINIUMS**
- **THAT THE PLAN ALSO SHOW THE UPDATED SNOW STORAGE LOCATIONS, FENCING, AND PARKING AREA**
- **THAT THE CONDITION FOR AN EASEMENT OR GRANTEE EASEMENT IS SATISFIED**
- **THAT THE DIG SAFE PLAN AND LOCATION OF POSTS TO BE INSTALLED BE SUBMITTED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR**
- **THAT THE OUTLINE OF THE TURNAROUND PARKING AREA BE PROPERLY DESIGNATED**

UNANIMOUS APPROVAL

Item 3

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 construction of a new structure within the existing maintenance area within the internal workings of Bath Iron Works. The proposed building will be for industrial uses as well as storage. Mr. Averill noted that there are existing buildings which will be demolished in order to accommodate the new structure, to which Code Enforcement has permitting prepared for their demolition. Mr. Averill also reviewed staff comments with receive applicant responses, which City staff have not yet responded to.

Chris Main, Facilities Engineer for Bath Iron Works, introduced himself and went on to present the proposed project for a kitting terminal (also known as a warehouse) for the construction of materials in order to streamline the flow of material. Mr. Main noted that the building will be slightly smaller than existing buildings and elevation will be raised to

mitigate flooding. Mr. Main reviewed buildings and grassed area to be demolished with fewer facilities for workers to reduce the impact on sewage.

Mr. Stilphen confirmed that City Staff has not sent feedback on responses.

Mr. Main confirmed that he has met with Public Works who is satisfied with his response. As well as discussion with the Fire Chief confirming that the building will be sprinkled.

Mr. Omo asked the height of the new building (45'6"). Mr. Main noted there would be slight visibility only from the main parking area.

Mr. Hopkinson opened the floor to discussion. Seeing none, Mr. Hopkinson closed the floor to public comment.

MR. JOHNSON, SECONDED BY MR. STILPHEN, MOVED TO FIND THE APPLICATION COMPLETE.

UNANIMOUS APPROVAL

MR. JOHNSON MOVED, SECONDED BY MR. OMO, TO APPROVE THE REQUEST FOR SITE PLAN APPROVAL WITH THE CONDITION THAT THE CONCERNS EXPRESSED BY STAFF BE SATISFIED.

UNANIMOUS APPROVAL

Other Business

Mr. Hopkinson noted that the election of officers scheduled is this weekend, suggesting that the Board postpone the election to the next meeting to allow for Board Members to be present.

MR. OMO MOVED, SECONDED BY MR. STILPHEN, TO POSTPONE THE ELECTION OF OFFICERS TO THE NEXT MEETING.

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

UNANIMOUS APPROVAL

MEETING ADJOURNED AT 6:51 PM.

Minutes prepared by Karly Perry, Recording Secretary.