

A regular meeting of the Bath Planning Board was called on October 5, 2021 for the purpose of conducting regular business.

MEMBERS PRESENT

James Hopkinson, Vice Chair
Greg Johnson
Andy Omo
Haley Blanco
Cal Stilphen
Roo Dunn

MEMBERS ABSENT

Bob Oxtan, Chair

STAFF PRESENT

Ben Averill, City Planner
Karly Perry, Recording Secretary

Planning Board Vice Chair, James Hopkinson, called the meeting to order in the third-floor Council Chambers at 6:00 pm on Tuesday, October 5, 2021.

Minutes: September 21, 2021, meeting

MS. BLANCO, SECONDED BY MR. JOHNSON, MOVED TO ACCEPT THE MINUTES OF SEPTEMBER 21, 2021 AS PRESENTED.

UNANIMOUS APPROVAL**Old Business:**

None

New Business**Item 1**

Request for Historic District Approval – 964 Washington Street (Map 26, Lot 186), John Byram, applicant

Mr. Averill reviewed the request, first clarifying that the application was previously advertised as Middle Street, and then corrected to Washington Street; noting that the correct abutters to the property have been notified in addition to public notification. Mr. Averill went on to state that the applicant is requested to add 31 storm windows to the property, then reviewed material presented to the Board with specs and brochures for the proposed windows.

John Byram introduced himself, then went on to note that 13 windows currently have storm windows installed. The request is to add storm windows to the rest of the house including the front façade. Mr. Byram stated that existing windows are single-pane windows which he is intending to restore in the near future. The request to install storm windows is to increase the energy efficiency of the house while maintaining the historical integrity of the property. Mr. Byram also noted that surrounding properties also have storm windows, which will allow his property to still remain consistent with the neighborhood.

Mr. Stilphen inquired as to the window restoration, confirming that the storm windows are a permanent installation and will not be removed once restoration is complete.

Ms. Blanco confirmed that the storm windows will be on the outside, to which the applicant reviewed photos of existing windows as well as examples of windows to be installed supplied by Portland Glass.

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

MR. DUNN, SECONDED BY MR. OMO, MOVED TO FIND THE APPLICATION COMPLETE AND TO APPROVE AS PRESENTED.

MOTION UNANIMOUSLY APPROVED.

Item 2

Request for Site Plan Extension – 26 Summer Street (Map 26, Lot 218); Szanton Monks Properties, LLC, applicant.

Mr. Averill reviewed the request for Site Plan Extension, noting that the project was originally approved in June 2020, with a six-month extension given in May 2021. The applicant is moving forward but is requesting another six-month extension in order to get through the site work process.

Amy Cullen, Vice President, confirmed that they have recently completed financing for the project and are looking to break ground on the project in January 2022.

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

MR. JOHNSON, SECONDED BY MR. STILPHEN, MOVED TO APPROVE THE REQUEST FOR SITE-PLAN APPROVAL EXTENSION.

MOTION UNANIMOUSLY APPROVED.

Item 3

Request for Site Plan Approval Extension – 8 State Road (Map 31, Lot 65); Trademark Properties, Corp., applicant.

Mr. Averill reviewed the request for six-month extension, noting that the project was originally approved in January 2021 with contract rezoning approved by City Council in March 2021. Mr. Averill confirmed that the applicant submitted his request for extension prior to the deadline, further noting that the applicant is unable to attend but sited construction and material delays as the reason for the request for extension.

Mr. Stilphen stated that a six-month extension may not be enough, expressing his preference that the item be tabled in order to allow for discussion with the applicant.

Mr. Hopkinson stated that six months is the maximum extension able to be approved by the Planning Board.

MR. STILPHEN MOVED, SECONDED BY MS. BLANCO, TO TABLE THE REQUEST FOR SITE PLAN APPROVAL EXTENSION.

MOTION UNANIMOUSLY APPROVED.

Item 4

Pre-Application Workshop – 906 Washington Street (Map 26, Lot 178); Beth Israel Congregation, applicant.

Mr. Hopkinson announced that this is a workshop and no action will be taken by the Planning Board at tonight's meeting.

Mr. Averill noted that the item is before the Board in order to familiarize them with the project and for the applicant to gain direction, noting that the project will ultimately require both Historic District and Site Plan Review. Mr. Averill also noted references within the project for a request for variance, clarifying that the applicant would be requesting a setback reduction and not a variance, which would require review by the Board of Appeals.

Toby Gabranski, designer, presented his concept of an addition to support the growing congregation, noting that in order to maintain the historical integrity of the property his intention is to move the main gables forward. Mr. Gabranski went on to review preliminary building design with highlights as to the setback encroachment.

Mr. Hopkinson asked if Mr. Gabranski has reviewed the provisions of the ordinance regarding setback reduction, specifically noting buffer requirements for abutting properties. Mr. Hopkinson then asked if the applicant has spoken with the abutter about the project, which they have not. Mr. Hopkinson noted that the Planning Board has granted similar requests in the past, noting that the abutters are considered when granting these requests and stressing the importance of abutter input.

Mr. Gabranski stated that it is the intention of the congregation to work with abutters to gain approval, but wanted insight from the Board before gaining approval from neighboring properties.

Mr. Hopkinson confirmed that the setback reduction allows a full reduction of the setback to zero, if the Board finds that the applicant has met the requirements of the ordinance.

Mr. Johnson clarified that a setback is measured from the eaves of the building.

Mr. Omo confirmed that the building currently meets setback requirements.

Mr. Gabranski explained the difficulty of creating an addition within the setbacks while still retaining the historical integrity of the building.

Mr. Omo reviewed the proposal for clapboard siding, to which Mr. Gabranski noted that the design is still conceptual and that material supply and cost will be a determining factor for the final plan. Discussion followed on the architectural details of the property including columns, colored glass, doors and other details.

Mr. Dunn confirmed the placement of windows in the addition, noting that there will not be additional windows facing the street; however there will be windows facing the abutting property.

Mr. Gabranski stated that windows can be frosted or otherwise edited to maintain privacy for the abutting neighbors.

Mr. Stilphen asked about views from the perspective of the abutting property, which was not available. Mr. Stilphen then expressed interest in how the screening would be addressed.

Mr. Gabranski stated that the issue of screening would need to be discussed with the abutter, noting that the setback reduction may require that screening be installed on the abutting property.

Mr. Hopkinson noted that any screening on abutting property would require an easement between property owners in order for the plan to be approved in its entirety.

Mr. Hopkinson opened the floor to public comment.

Melissa Albert of 64 Oak Street introduced herself as an abutter to the property with a shared driveway. Ms. Albert expressed excitement for the project, describing the Beth Israel Congregation as wonderful neighbors, then expressed concern regarding the shared driveway.

Mr. Hopkinson confirmed the location of Ms. Albert's residence, then noted that the applicant will need to submit a full site plan for approval, which would include any easements with abutting property owners. Mr. Hopkinson stressed that the applicant does not have the authority to alter any existing easements without the consent of all parties.

Ms. Albert reiterated that the congregation are wonderful neighbors, then restated her concern regarding access to her property.

Mr. Gabranski noted that Sitalines will be surveying the property and the final site plan will address parking and access for abutters.

Bath Planning Board
October 5, 2021

Seeing no more interested public, Mr. Hopkinson closed the floor to public comment.

Other Business

Mr. Averill announced that the Board will hold its election of officers at the November meeting.

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

UNANIMOUS APPROVAL

MEETING ADJOURNED AT 6:56 PM.

Minutes prepared by Karly Perry, Recording Secretary.