

A regular meeting of the Bath Planning Board was called on Tuesday, October 3, 2023, for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
James Hopkinson, Vice Chair  
Greg Johnson  
Cal Stilphen

**MEMBERS ABSENT**

Haley Blanco  
Mark Hranicky  
Andy Omo

**STAFF PRESENT**

Jenn Curtis, City Planner

Planning Board Chair Bob Oxtan called the meeting to order in the third-floor Council Chambers at 6:00 pm on Tuesday, October 3, 2023.

**Minutes: September 5 and 12, 2023, meeting**

**MR. HOPKINSON, SECONDED BY MR. STILPHEN, MOVED TO ACCEPT THE MINUTES OF SEPTEMBER 5 AND 12, 2023, AS PRESENTED.**

**PLANNING BOARD UNANIMOUSLY APPROVED.**

**Old Business**

None

**New Business****Item 1**

**Request for Pre-Application Workshop** – 303 Centre Street (Map 28, Lots 245 & 335); Bath Area Family YMCA, applicant.

Ms. Curtis introduced the pre-application workshop for a proposed expansion to the existing building and parking lot. The project is entirely within the C2 District and meets the current lot and width requirements. All abutting properties are also located within the C2 District, with the exception of the abutter to the south of the project, which is located in the R1 District. The applicant will need to satisfy setback and maximum lot coverage requirements.

Paul Lewandowski of Paul Designs introduced himself as the lead architect for the project.

Annie Colaluca, Bath Area Family YMCA Director of Childcare Enrichment, introduced herself and expressed her excitement regarding the project. She then read an email from abutting property owner, Kennebec Estuary Land Trust (KELT), in support of the project. Ms. Colaluca expressed community support and the growing need for childcare within the community.

Bill Haggett, Campaign Manager for the Bath Area Family YMCA, introduced himself and recalled coming before the Planning Board previously when building the current YMCA. He spoke to the asset the YMCA is to the community and the significant shortage of childcare within both the local area as well as throughout the entire country, which has brought forth the necessary expansion. He then spoke to the progress made in the campaign financing the expansion. Currently a two-classroom building is underway as the first phase of the project. The proposed expansion will complete the program in doubling the number of children who will be able to utilize the local services, which he stated was a major step forward for children, their families, the community and employers. Mr. Haggett stressed the importance of the project and urged the support of the Planning Board in moving the project forward.

Mr. Lewandowski then introduced partnering agencies present: Trillium Engineering of Yarmouth, landscape architects from Bar Harbor, and Bennett Engineering of Freeport. He expressed his excitement for the project, noting that the rich history of shipbuilding will inspire the architecture.

Mr. Lewandowski presented a slideshow for the project, noting the original building with addition and expanded parking and play yards dedicated to the school.

Rob Krieg, Principal Landscape Architect for Lark Studios, introduced himself to the Board. He then reviewed the landscape design for the previously treed area which will create a courtyard with play area. The design will preserve the pine trees and include tire swings, stage and group areas, along with sand and water play.

Mr. Lewandowski then presented floor plans for the addition including classrooms and support facilities as well as administration, kitchen, breakroom, storage, and open spaces. To the rear will be a deck with large covered outdoor space to spend time outside in inclement weather. Architectural details will be inspired by the bow and masts of a ship. The addition will be accessible from the existing building.

Ms. Curtis asked if the applicant is anticipating requesting any waivers from the City. Mr. Lewandowski stated that he does not anticipate any waiver requests.

Mr. Hopkinson asked if the project has been discussed with City Staff. Mr. Lewandowski confirmed that multiple concepts have been presented to staff with some changes to be expected from those conversations moving forward.

Mr. Hopkinson noted that the Planning Board relies heavily on the expertise of the Public Works Department. He then expressed his desire to review the site plan with setbacks and stated that he does not have reservations regarding parking.

Mr. Lewandowski noted that additional parking has been added since the last presentation to the Planning Board, noting the difficulty in expanding such a small site.

Mr. Hopkinson asked that the applicant show both landscaping and site plan using the same orientation. He then complimented the team on the project design as inclusive for all ages and promoting value within the community. He then noted that the project will move most smoothly if staff concerns are addressed prior to presenting to the Planning Board.

Mr. Lewandowski noted that the building is designed to be as energy efficient and resilient as possible while maintaining the project budget.

Mr. Hopkinson asked if electric vehicle charging stations are planned. Mr. Lewandowski stated that while there is currently no specific location for EV charging, it is being discussed by the YMCA. Mr. Hopkinson clarified that these stations are not currently required under City ordinances.

Mr. Stilphen complimented the applicant on the project.

Mr. Oxtan opened the floor to public comment.

Pat Smith, Judkins Avenue, attested from personal experience that the daycare program at the YMCA is wonderful and sorely needed. He then spoke to the need for indoor gymnasium space for recreation and the historical reliance on the YMCA for this area. He encouraged future expansion to consider adding additional gym space.

Seeing no further comment, Mr. Oxtan closed the public comment section.

Mr. Hopkinson noted that no action by the Board is necessary other than the feedback offered. He then complimented the concept plan and encouraged the applicant to work with City Staff, noting that the Water District may need to weigh in on the project.

Mr. Lewandowski introduced Rob Gray, CEO of the Bath Area Family YMCA.

Mr. Hopkinson thanked Mr. Smith for his comment and expressed the importance of the feedback.

### **Other Business**

Mr. Oxtan noted the election of officers in November.

Ms. Curtis announced that the Planning Board will be holding a hearing on the Comprehensive Plan on October 17<sup>th</sup> at 5:00pm in the auditorium. She added that the January meeting will be held on Tuesday, January 9<sup>th</sup>.

**MR. OXTON MOVED TO ADJOURN.**

**MEETING ADJOURNED BY UNANIMOUS ACCLAMATION AT 6:32 PM.**

Minutes prepared by Karly Perry, Recording Secretary