

A regular meeting of the Bath Planning Board was called on Tuesday, March 22, 2022, for the purpose of conducting regular business.

MEMBERS PRESENT

Bob Oxtan, Chair
Mark Hranicky
Greg Johnson
Andy Omo

MEMBERS ABSENT

James Hopkinson, Vice Chair
Cal Stilphen
Haley Blanco

STAFF PRESENT

Ben Averill, City Planner

Planning Board Chair, Bob Oxtan, called the meeting to order in the third-floor Council Chambers at 6:00 pm on Tuesday, March 22, 2022.

Minutes: March 1, 2022, meeting

MR. JOHNSON, SECONDED BY MR. OMO, MOVED TO ACCEPT THE MINUTES OF MARCH 1, 2022 AS PRESENTED.

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

Request for Site Plan Approval – 137-141 Leeman Highway (Map 28 Lot 54-1); Highbrow Industries, LLC, applicant. (Continued from March 1, 2022, meeting.)

Mr. Averill reviewed consideration of this item at previous meetings including previous approval with conditional Certificate of Occupancy. The applicant experienced difficulties completing landscaping and requested an extension of the conditional Certificate of Occupancy which the Board denied at the end of 2021. The current request is a resubmittal which has included significant alterations to the original plan and has been seen by the Board on multiple occasions. Mr. Averill thanked the applicant for listening to both the Board and City Staff feedback regarding landscaping. He then reviewed the revised site plan and landscaping plan provided to the Board which he confirmed had been amended to that presented at the March 1, 2022, meeting noting that there are waiver requests with the application as well.

Chaz Doherty of Rockland and part owner of Highbrow Industries, LLC introduced himself to the Board, then reviewed the landscape plan with the Board which includes amendments to remove vegetation from DOT Right of Way as well as amendments to species of trees included in the plan with quotes from landscaping companies and paving company as well as communications with the DOT.

Mr. Doherty reviewed a request for waiver to 10.6 for the number of parking spaces, noting that to accommodate landscaping the site plan has one space less than is required. In addition the applicant is requesting a waiver to 10.27 for lighting in order to adhere to security requirements which will cause light to spill into the DOT Right of Way.

Mr. Doherty then reviewed plans to remove concrete and repave the entire parking area, which will be a two-layer process including the private drive.

Mr. Oxtan confirmed lighting is cut-off lighting currently installed at the project with gooseneck lighting for signage.

Mr. Johnson complimented the applicant on the plan.

Mr. Averill recommended the Board include a condition to ensure Knox boxes are operational to both Phase I and Phase II structures.

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

MR. OMO, SECONDED BY MR. JOHNSON, MOVED TO APPROVED THE REQUEST FOR SITE PLAN APPROVAL FOR 127-141 LEEMAN HIGHWAY, WITH THE FOLLOWING WAIVERS TO 10.6A FOR PARKING SPACES AND 10.27B FOR FOOTCANDLE AT PROPERTY LINE, AND WITH THE CONDITION THAT KNOX BOXES BE INSTALLED ON PHASE I BUILDING AND INSTALLED ON PHASE II BUILDING

UNANIMOUS APPROVAL

Item 2

Request for Site Plan Approval – 906 Washington Street (Map 26, Lot 178); Beth Israel Congregation, applicant. (Continued from March 1, 2022, meeting.)

Item 3

Request for Historic District Approval – 906 Washington Street (Map 26, Lot 178); Beth Israel Congregation, applicant. (Continued from March 1, 2022, meeting.)

Mr. Averill recommended discussing Items 2 and 3 concurrently, then reviewed the requests for Site Plan Approval and Historic District Approval to build an addition to the existing structure which includes a setback reduction plan. The applicant has modified the addition since last review by the Board and is working to meet the setback minimum. The applicant is also working with City Staff to address concerns surrounding stormwater.

Kevin Clark of Sitelines introduced himself, then went on to review the site plan which is on a .3 acre lot which has limited space to develop due to setbacks. The addition of 265 sf to the front will include office space, concrete walkway and a new sidewalk along Washington Street. Because the increase to impervious area totals 480 sf the applicant is requesting a waiver for stormwater. The project engineer has had discussions with Public Works, to which Mr. Clark stated that they are in agreement, however an underdrain drip edge will be installed to collect runoff to the north side of the property to reduce impact on neighbors. Gravel driveway will retain its current appearance causing no further impact.

Mr. Clark reviewed the landscaping plan, which includes a buffer to the addition with a request for variance to 10 feet for the northern setback. Shrubbery will also be added to the project to further improve the property.

Mr. Oxtan confirmed that the driveway includes right of way access to abutting properties, which is occasionally used by the church.

Mr. Johnson asked what the material of the handrails would be.

Tobias Gabranski, architect, stated that handrails may not be necessary but would be similar to wrought iron. He then reviewed the history of the property which has been adapted from a Christian to Jewish place of worship is limited in space specifically to bathroom and office space. Mr. Gabranski further detailed the new design, which will include improved security as well as code updates while updating the façade to better blend with the local area.

Mr. Oxtan confirmed the current building was built in 1963.

Mr. Omo confirmed that the façade will include clapboard siding.

Mr. Gabranski noted that brushed aluminum framing for windows is similar to surrounding buildings and intended to disappear into the overall design.

Mr. Oxtan opened the floor to public comment.

Brent Poulin, 910 Washington Street, introduced himself as an abutter, then expressed concerns regarding visibility to both traffic and pedestrians as well as a painted sidewalk across the street which may also be impaired. Mr. Poulin continued to express concern that the addition will block sunlight to his property as well. He expressed his satisfaction with drainage mitigation, then went on to express concern that basement construction may impact operations to improvements at his property as well.

Mr. Hranicky confirmed that the driveway Mr. Poulin mentioned is a private driveway and not the shared drive previously discussed.

Mr. Gabranski stated that the applicant is attempting to work with abutting neighbors. He then confirmed that the addition is in compliance with the setback reduction, if approved, and that the height of the proposed addition is consistent with the current height of the building. He noted that the maple tree on the property is the significant contributor to loss of sunlight. Mr. Gabranski further stated that equipment will not impact abutting driveways, however precautions will be taken to support both properties as necessary. Mr. Gabranski further noted that additional shrubbery may impact visibility, however an existing bush will be removed to help improve the line of site.

Mr. Averill asked the applicant to address Fire Chief's concerns that the Knox box will be moved to the front of the building, whether the fire alarm system will be updated or modified and if the building will be updated to comply with new laws regarding carbon monoxide detectors.

Mr. Gabranski confirmed the Knox box will be relocated while other concerns are being addressed through the State but will be updated as necessary.

Seeing no further public comment, Mr. Oxton closed the public comment session.

Mr. Omo asked if the addition will include new lighting.

Mr. Gabranski reviewed recessed lighting to be included at the entrance.

Mr. Averill recommended that any approval include a condition to reference the R1 Setback Reduction Plan that the applicant is requesting a setback reduction to 10 feet. In addition, Mr. Averill recommended a condition that the approved landscaping application be filed at the Registry of Deeds in compliance with the R1 Setback Reduction Plan.

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

UNANIMOUS APPROVAL.

MR. OMO, SECONDED BY MR. JOHNSON, MOVED TO APPROVE THE REQUEST FOR SITE PLAN AND HISTORIC DISTRICT APPROVAL FOR 906 WASHINGTON STREET WITH WAIVERS TO 10.3 FOR PAVING REQUIREMENT OF ACCESS DRIVE AND MAXIMUM SLOPE OF ACCESS DRIVE, AND WAIVERS TO 10.6 AND 10.8 FOR STORMWATER MANAGEMENT PLAN REQUIREMENTSs. THE APPROVAL INCLUDED THE FOLLOWING CONDITIONS:

- **THAT A KNOX BOX BE INSTALLED AT THE NEW FAÇADE AND THAT THE FIRE SYSTEM AND ALARM SYSTEM BE APPROVED BY CITY STAFF,**
- **THAT THE CITY GRANT THE R1 SETBACK REDUCTION TO 10 FOOT SETBACK FOR THE YARD AREA AND THAT THE LANDSCAPE PLAN AND SITE PLAN BE RECORDED AT THE REGISTRY OF DEEDS.**

UNANIMOUS APPROVAL.

New Business

Item 1

Request for Historic District Approval – 910 Washington Street (Map 26, Lot 179); Brent & Ann Marie Poulin, applicants.

Mr. Averill reviewed the request for Historic District Approval to renovate the exterior of the building with removal of doorway with attached stair and decking, which the applicant proposes to close in with new siding and trim concurrent with existing façade.

Brent Poulin introduced himself and reviewed the renovation to include kitchen improvements as well as removal of the exterior door and stairs which are deteriorating and refinished and repainted to match the current siding on the house. The architect is also suggesting the addition of a matching window similar to existing dining room window and removal of the smaller kitchen window to be boarded and refinished in the same fashion as other improvements.

Mr. Oxton clarified the location of the proposed window, which would be inserted between the cabinets in the kitchen.

Mr. Omo confirmed the smaller window would be removed entirely.

Mr. Poulin confirmed the window will be consistent with the size of the other existing windows.

Mr. Omo asked if the doorway was original to the building, which the applicant was unable to determine under his historical review. The Board agreed that the bump-out looked to be added and not original to the building.

Mr. Poulin also confirmed that the property has alternate egresses and the removal of the door does not create a safety hazard.

Mr. Omo confirmed the window will match scale and size of dining room window (to the left of current doorway).

Mr. Oxton opened the floor to public comment.

Hector Casas, 60 Oak Street, introduced himself as an abutter to the property expressed his appreciation with Mr. Poulin removing the stairs as an improvement due to safety and spoke to his support of any improvements to the neighborhood.

Seeing no further public comment, Mr. Oxton closed the public comment session.

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

UNANIMOUS APPROVAL.

MR. OMO, SECONDED BY MR. JOHNSON, MOVED TO APPROVE THE REQUEST FOR HISTORIC DISTRICT APPROVAL AT 910 WASHINGTON STREET WITH THE CONDITION THAT THE APPLICANT SUBMIT CUT SHEETS FOR WINDOW AND REVISED PLANS SHOWING THE NEW WINDOW TO CITY STAFF FOR CITY APPROVAL AND THAT THE WINDOW MATCH DINING ROOM WINDOW IN SCALE AND SIZE.

UNANIMOUS APPROVAL.

Item 2

Request for Historic District Approval – 26 Summer Street (Map 26, Lot 218); Szanton Monk Properties, LLC, applicant.

Item 3

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

Mr. Averill recommended that Items 2 and 3 be discussed concurrently, then reviewed the Request for Historic District Approval and Site Plan Approval Extension as the project gained previous site plan approval in July 2020 with one-year validity and with a six-month extension approved in May 2021 and in October 2021. The applicant is requesting an additional six-month extension. Mr. Averill noted that six months is the maximum extension that can be granted and larger projects often requires applicants to request multiple extensions. He then confirmed that there are no changes to the site plan components, however the applicant is requesting historic district amendments approval for modifications to the front façade of the structure.

Amy Cullen of Szanton Monk properties introduced herself, noting that prior to starting construction the project required approval by the National Park Service, which was received on March 1, 2022, which included changes to include removing the two-story modern entry and removal of brick façade to be replaced by clapboard. Supporting documents for these changes are provided to the Board and required for approval by the National Parks Service. Because of these amendments, a six month extension is required in order to begin construction on the property. Construction is currently scheduled for April.

The Board expressed their disappointment in the removal of the brick façade. Ms. Cullen agreed and compared the property to surrounding residences rather than commercial buildings.

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

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

UNANIMOUS APPROVAL

MR. OMO, SECONDED BY MR. JOHNSON, MOVED TO APPROVE THE REQUEST FOR HISTORIC DISTRICT AMENDMENT AND SITE PLAN APPROVAL EXTENSION FOR 26 SUMMER STREET, SZANTON MONK PROPERTIES.

UNANIMOUS APPROVAL

Other Business
None

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

UNANIMOUS APPROVAL

MEETING ADJOURNED AT 6:58 PM.

Minutes prepared by Karly Perry, Recording Secretary.