

Town of West Bath

Planning Board Meeting Minutes

Planning Board:

Darlene Estabrook, Chair, present
Gerry Mitchell, Vice Chair, present
Jim Williams, present
Jeremie Whorff, absent
Jay Paris, Alt., absent
Scott Andresen, Alt., absent

Select board Liaison: Suzanne Andresen, present

Staff Liaison: Julia House, Treasurer, present
CEO/Fire Chief: Jonathan Beane, present

Public present: Nicholas and Elizabeth Renaud, Bob Bills, Theodore Crooker, Christopher Smith, Christopher McGuire, Bruce Davis, Gabe Coulon and Martha Staskus.

The West Bath Planning Board held a meeting on Tuesday April 13, 2021 at 6:00 pm, at the West Bath Fire Dept, 192 State Road, West Bath, Maine.

Agenda

- I. Meeting was called to Order - 6:00 p.m.
- II. Establish a quorum – quorum established.
- III. Amendments to the Agenda – none
- IV. Applicants
 1. Name: Nicholas and Elizabeth Renaud
Reason: Subdivision Amendment
Location: 18 This Way
Map/Lot: R02-16M-01 & 02

Mr. Renaud presented his application along with the final subdivision plan for the Subdivision Amendment. The Renauds own two abutting lots and would like to change the property line between them. This would make lot 16M-2, which is where their home is, a 4-acre lot and make lot 16M-01 a 2-acre lot. Relocating an internal property line while not creating a new lot allows the applicant to apply at the for Final Subdivision stage per the Ordinance. Bob Bills, PLS developed the plan and was present. The Planning Board reviewed the completed application and plan and found them complete.

Motion by Jim to approve the Subdivision Amendment as presented, seconded by Gerry. Unanimously voted to approve application as presented. The Board signed the plan copies provided.

2. Name: Theodore Crooker
Reason: Subdivision Final Plan
Location: Libby Lane
Map/Lot: U03-016

Mr. Crooker presented his final application along with the final subdivision plan. The subdivision will have 4 lots. The building envelopes now reflect the wetlands and resource protection zone. The existing lots adjacent to the subdivision show the building outlines and septic locations. Mr. Crooker has met all the required changes on the final plan.

Motion by Jim to approve the Subdivision Final Plan as presented, seconded by Gerry. Unanimously voted to approve application as presented. The Board signed the plan copies provided.

3. Name: Christopher McGuire
Reason: Subdivision Sketch Plan
Location: State and Fosters Point Rd
Map/Lot: U06-02, 02A and 3

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Mr. McGuire presented a proposed subdivision sketch plan for property he may be purchasing. The property is in both the Residential Zone (18+ acres) and the Business/Commercial Zone (7+ acres) with a setback from the River. Mr. McGuire would like to create a condominium community of townhouses that are farmhouse style. The map presented is the survey outline showing a public walk and park at the boat launch. Each duplex building in the residential zone is shown as blue and duplex buildings in the Business/Commercial Zone are green with a few pinks to designate subsidized affordable housing units. All together Mr. McGuire proposes 50 units on the 25+ acre lot. Mr. McGuire is proposing a large community area in the center also. He referenced a section in the compressive plan where it suggests the area be zoned for 0.5 acre per unit multiple times to justify 50 units on 25+ acres. The Planning Board went over the density requirements in the Land Use Ordinance with Mr. McGuire and explained that he was referencing the Compressive Plan which has a lot of sections that have not been adopted into the Ordinances. What Mr. McGuire is looking to do is not permitted in the current Ordinances. Darlene explained the Town Zoning in the Ordinance would have to be changed. That can only happen at a Budget Town Meeting or a Special Town Meeting. The Selectmen would have to decide that they want to pursue a zoning change.

Mr. McGuire was encouraged to present his zoning Change request to the Board of Selectmen for consideration.

- V. Public Information and Comment – Martha Staskus of Norwich Solar Technologies came forward with questions regarding rezoning for a commercial solar farm on Tonal Lane. Ms. Staskus is inquiring about a piece of property which is 60 acres, 10 acres is in the Rural Residential Zone and the remaining acres are in the Urban Development Zone, adjacent land to the Wing Farm. Ms. Staskus learned from listening to the earlier applicant that a zoning change would be required and would have to go to a vote at Town meeting. She was encouraged to present her zoning change request to the Board of Selectmen for consideration.

- VI. Other Business –

Darlene informed the Planning Board of the 3 ordinance changes the Selectmen approved for the Town Meeting vote in June. There was discussion about move forward with complete changes for next year' Town meeting. The Selectmen believe the Town should hire an outside company to rewrite the complete ordinance.

- VII. Set the next meeting date May 11, 2021 with the Public Hearing #1 for Ordinance changes held at 6:00 before meeting.

- VIII. Minutes: They are not complete. Motion by Jim to table the March minutes to the May meeting. Seconded by Gerry. Unanimously approved to table March minutes.

- IX. Adjourn: Motion by Gerry to adjourn, seconded by Darlene. Unanimously voted to adjourn at 7:45 pm.

Respectfully submitted

Julia House