

A regular meeting of the Bath Planning Board was called on February 16, 2021 for the purpose of conducting regular business.

**MEMBERS PRESENT**

Bob Oxtan, Chair  
James Hopkinson, Vice Chair  
Cal Stilphen  
Greg Johnson  
Haley Blanco  
Andy Omo

**MEMBERS ABSENT**

Russell Martin

**STAFF PRESENT**

Ben Averill, City Planner  
Karly Perry, Recording Secretary

Chair Bob Oxtan called the meeting to order using Zoom conferencing at 6:00 pm on Tuesday, February 16, 2021. Mr. Averill then reviewed procedure for the meeting.

**Minutes: February 2, 2021, meeting**

**MR HOPKINSON, SECONDED BY MR. JOHNSON, MOVED TO ACCEPT THE MINUTES OF FEBRUARY 2, 2021 AS PRESENTED**

**ROLE CALL VOTE:**

**YEAS: MR. STILPHEN, MR. JOHNSON, MS. BLANCO, MR. HOPKINSON  
MR. OMO, MR. OXTON**

**NAYS: NONE**

**MOTION PASSED UNANIMOUSLY, 6-0**

**Old Business:****Item 1**

**Request for Historic District Approval – 92/94 Front Street (Map 27, Lot 115); Open Window Properties, applicant.**

Mr. Averill reviewed the request as seen at the February 2<sup>nd</sup> meeting as a proposal to modify windows at the front of the façade. The applicant has worked to gather more information, which was sent to Board members with proportions of windows.

Tondra Schultz, applicant, noted that she has not seen the edited design which was sent directly to City staff, but expressed her flexibility to the preference of the Board.

Mr. Stilphen asked for clarification on the size of the mullions, to which the applicant noted that windows downtown typically have two inch mullions. Mr. Stilphen noted that it would be helpful to know what the façade looked like historically, to which other members agreed. Discussion followed regarding the window dimensions.

Mr. Averill reviewed procedure for public comment using Zoom conferencing, noting that abutters to the project had been notified. One abutter contacted the office for information and was satisfied with the application. No public came forward to comment.

Mr. Stilphen confirmed that the transoms will be glass, not plexiglass.

Ms. Blanco asked if the windows would be more appropriate without the mullions, to which the Board reviewed a picture of the neighboring storefront, further discussing the window design.

Mr. Johnson expressed concerns regarding the corner mullions, to which discussion followed about the stability of the design.

Ms. Blanco suggested questions may be better directed to the glass company.

Mr. Hopkinson expressed satisfaction with the application and suggested that the Board approve with amendments extending the mullions and increasing the number of transoms, to which discussion followed on the width of the mullions.

Mr. Omo expressed his satisfaction with the design.

**MR. HOPKINSON, SECONDED BY MR. OMO, MOVED TO APPROVE THE APPLICATION WITH THE CONDITION THAT CENTER MULLIONS BY CONTINUED THROUGH THE TRANSOM WITH TRANSOMS EQUALLY DIVIDED BY THEIR OWN MULLIONS.**

**ROLE CALL VOTE:**

**YEAS: MR. STILPHEN, MS. BLANCO, MR. HOPKINSON, MR. OMO, MR. OXTON**

**NAYS: MR. JOHNSON**

**MOTION PASSED, 5-1**

**New Business**

None

**Other Business**

None

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

**MOTION PASSED UNANIMOUSLY, 6-0**

**MEETING ADJOURNED AT 6:27 PM.**

Minutes prepared by Karly Perry, Recording Secretary.