

A regular meeting of the Bath Planning Board was called Tuesday, August 5, 2025, for the purpose of conducting regular business.

MEMBERS PRESENT

James Hopkinson, Vice Chair
Robert Gersh
Greg Johnson
Cal Stilphen

MEMBERS ABSENT

Bob Oxtan, Chair
Phyllis Bailey
Andy Omo

STAFF PRESENT

John Rutecki, Assistant City Planner
Karly Perry, Recording Secretary

STAFF ABSENT

Jenn Curtis, City Planner

Planning Board Vice Chair, Jim Hopkinson, called the meeting to order in the third-floor Council Chambers at 6:00 pm on Tuesday, August 5, 2025.

Minutes: July 8, 2025, meeting.

Mr. Gersh presented clerical amendments to the minutes as detailed below:

1. On Page 4 in the 5th paragraph from the bottom of the page correct the misspelling of the word "therefore".
2. On Page 5 in the 3rd paragraph from the top of the page change the third sentence to read: "Ms. Wojtysiak encouraged parking lot development in areas that would be less impacted by sea level rise as well."
3. On Page 6 in the 1st sentence of the 3rd paragraph from the top of the page insert the title "Ward 1 City Councilor" in front of Chris Marks and correct the misspelled word "therefore".
4. On Page 6 in the 1st sentence of the 4th paragraph from the top of the page insert the word "and" so the sentence reads "...introduced himself and thanked the entire room..."
5. On Page 7 in the 3rd paragraph from the top of the page correct the misspelling of the word "comfortable" and reword the phrase after the comma so the sentence won't end in the preposition "with", so the phrase after the comma will instead read "WITH WHICH THEY ARE COMFORTABLE".
6. On Page 7 in the 2nd paragraph from the bottom of the page insert a comma after the word "walls".
7. On Page 7 in the last paragraph of the page delete the word "the" before "Mr. Seaman".
8. On Page 8 in the 1st paragraph make the following two changes:
 - a. Change the 1st sentence to read "Mr. Seaman then provided elevation sketches of the structure."
 - b. Change the 2nd sentence to read "The proposed structure would include a shallow, finished loft area with a 4' ceiling."

MR. GERSH, SECONDED BY MR. JOHNSON, MOVED TO APPROVE THE MINUTES AS AMENDED, WITH THE ADDITIONAL AMENDMENT THAT MR. STILPHEN WAS ABSENT.

PLANNING BOARD UNANIMOUSLY APPROVED.

**Old Business
Item**

Request for Site Plan Approval – 32 Rose Street (Map 38, Lot 39); D.F. Thurston Corp., applicant (Continued at the July 8, 2025, meeting)

Mr. Rutecki announced that the applicant has requested to continue this item to the regular meeting on September 2, 2025.

MR. GERSH, SECONDED BY MR. JOHNSON, MOVED TO CONTINUE THE REQUEST FOR SITE PLAN APPROVAL TO THE NEXT REGULAR MEETING ON SEPTEMBER 2, 2025.

PLANNING BOARD UNANIMOUSLY APPROVED.

**New Business
Item 1**

Request for Site Plan Amendment – New Bath Fire Station Headquarters – 840 High Street (Map 26, Lot 1); City of Bath, Applicant.

Mr. Rutecki introduced the request to amend the site plan approved by the Planning Board on May 6, 2025. Changes include a waiver to Article 10.15 regarding the handling of hazardous materials, which is necessary due to the unique constraints of the site which does not allow the generator to be located more than 29' from the lot line. Mr. Rutecki recalled previous waivers granted by the Board which would also remain in place, should the amendment be approved.

Ryan Barnes of Gorrill Palmer introduced himself and Architect Krysta Levandowski of Context Architecture. He then reviewed the project to relocate the Bath Fire Department to 840 High Street, noting that the full layout as approved may be further revised based on the proposals received by the City.

Mr. Barnes proceeded to detail the proposed amendments as follows:

- The esplanade has been removed from the main entrance for the purpose of conducting snow removal activities.
- One additional EV capable charging station will be located at the handicap parking spots.
- The footprint for the generator enclosure has been altered to provide additional space and a more attractive façade to the enclosure.
- Safety bollards, which were previously planned for but not detailed on the plans, have been added to the site plan.

- Oil/water separators for floor drains in the apparatus bay, which were previously planned but not detailed on the plans, have been added to the site plan.
- The dumpster enclosure has been revised from chain-link fencing to wood fencing.
- The sidewalk connector located at Chestnut Street has been removed from the site plan. This reflects discussions with neighbors who were concerned that this connector would unnecessarily increase foot traffic along Chestnut Street.

Mr. Barnes further explained the waiver, which is based on the lot layout, noting that a generator is considered fuel storage. He stated that the 75' setback requirement would be unable to be met, even if the generator were located at the center of the project. Discussion followed on the enclosure design and whether it could be improved.

Mr. Stilphen asked if the City's setback is based on NFPA requirements. Mr. Rutecki stated that he did not believe this to be a requirement of the NFPA. Mr. Barnes confirmed that the Chief Renaud has not expressed concern with the location of the generator. Mr. Stilphen recommended conditional approval based on review by the governing authority.

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

PLANNING BOARD UNANIMOUSLY APPROVED.

Mr. Hopkinson opened the floor to public comment, to which there was none.

MR. GERSH, SECONDED BY MR. JOHNSON, MOVED TO ACCEPT THE PROPOSED WAIVER TO ARTICLE 10.15 SUBJECT TO CONDITION THAT THE PLANNING OFFICE IS PROVIDED INFORMATION THAT THE SETBACK REDUCTION MEETS NFPA REQUIREMENTS.

PLANNING BOARD UNANIMOUSLY APPROVED.

MR. GERSH, SECONDED BY MR. STILPHEN, MOVED TO ACCEPT THE AMENDMENTS AS PROPOSED, SUBJECT TO THE STANDARD CONDITIONS OF APPROVAL AS WELL AS THE ADDITIONAL CONDITIONS OF APPROVAL, IN ADDITION TO THE PREVIOUS CONDITIONS AS APPROVED.

PLANNING BOARD UNANIMOUSLY APPROVED.

Other Business

None

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

MEETING ADJOURNED BY UNANIMOUS ACCLAMATION AT 6:25 PM

Minutes prepared by Karly Perry, Recording Secretary