

BATH PLANNING BOARD WORKSHOP MEETING MINUTES

December 9, 2025

A workshop meeting of the Bath Planning Board was held on Tuesday, December 9, 2025, for the purpose of discussing the zoning code update process.

MEMBERS PRESENT

Robert Gersh
James Hopkinson, Vice Chair
Greg Johnson
Bob Oxtan, Chair
Andy Omo
Cal Stilphen

MEMBERS ABSENT

STAFF PRESENT

John Rutecki, Assistant City Planner
Jenn Curtis, City Planner

The Board provided input on proposed resolutions to public comments on the draft zoning code.

Mr. Omo expressed his opinion that if a Historic District Approval is after the fact it should go to the Board. There was a discussion of what should discourage that behavior. Staff were in favor of using fee structure to do it.

The Board seemed to reach consensus on the following proposed resolutions:

- The proposed Radio Tower resolution seems right.
- 75' max height is appropriate for DB, without the step-back
- Keep when within 30' of residential – max 50'
- Keep Kennebec View restrictions

PB were unsure of the need for roof design recommendations and needed more time – revisit.

Consensus on the proposed staff recommendation for Banquet Hall use in the RC

- Allow until 12AM on Friday Saturday

Staff should verify noise restriction language covers it and make sure Banquet Hall use requires activity to be inside a building.

The Board was OK with the staff proposals related to vinyl – that it shouldn't be prohibited or restricted as a building material.

The Board was good with exterior lighting recommendations addressing concerns in the astronomers' association letter.

Staff provided an overview of MMA legal guidance regarding the MHPO, and the suggestion to make mobile home parks an allowed use subject to use specific standards that might include adequate sewer and public water proximity.

Staff should propose date and time for computer maintenance drop-in.

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Staff should propose dates and times for further workshop review of public comments.
Follow up on getting another Board member.

MEETING ADJOURNED BY UNANIMOUS ACCLAMATION AT 5:50 PM

Minutes prepared by Planning staff