

A workshop meeting of the Bath Planning Board was held on Tuesday, April 1, 2025

MEMBERS PRESENT

Robert Gersh
Greg Johnson
Andy Omo
Cal Stilphen
Phyllis Bailey

MEMBERS ABSENT

Bob Oxton, Chair
James Hopkinson, Vice Chair

STAFF PRESENT

Jenn Curtis, Director of Planning
John Rutecki, Assistant City Planner

Planning Board Member Andy Omo called the meeting to order in the second-floor conference room at 5:00 pm on Tuesday, April 1, 2025.

He opened the floor to the City Planner, John Rutecki, who provided an update on the Historic Overlay District (HOD) section of the zoning recode and distributed a memo highlighting significant revisions derived from previous Board discussions, including definitions of key terms and an addendum regarding fees and fines.

The Board seemed to accept the draft revisions and suggested a additional revisions and refinements:

- The term “Routine Maintenance” should be clearly defined within the Code.
- The term “prehistoric” should be clarified if used in the Code and defined in a manner consistent with, or deferent to, the Main Historic Preservation Commission (The State Historic Preservation Officer - SHPO).
- The code should state the composition of the Historic District Committee (HDC). Currently, the HDC is defined in Article 2, but it may be easier to find in the HOD Section.
- Violation penalties should be outlined, including language such as “up to or including the removal” of unapproved alterations or construction.
 - **Note:** Staff will verify and determine the authority to compel removal.

In response to a Board member’s question regarding appeals, Ms. Curtis explained that an HDC determination would be appealed to the Planning Board, and a planning board determination would be appealed to the Superior Court. Mr. Omo observed that neighbors/abutters may not be able to appeal if they are not informed a determination has been made.

Ms. Curtis updated the Board on the recode process, noting that the next step would be another round of staff review to prepare for public feedback by early summer. She also reminded the Board that Short-Term Rental ordinance would be included, and that the Housing Committee will meet with STR owners to gather input.

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Mr. Rutecki informed the board that the Planning Department is currently preparing a Demolition Delay ordinance, and hopes to review a first draft during the next workshop meeting on May 6.

The meeting adjourned at 5:51 PM.

Notes prepared by City Planning Staff