

A workshop meeting of the Bath Planning Board was held on Tuesday, May 6, 2025

**MEMBERS PRESENT**

Robert Gersh  
Greg Johnson  
Andy Omo  
Bob Oxtan, Chair

**MEMBERS ABSENT**

James Hopkinson, Vice Chair  
Cal Stilphen  
Phyllis Bailey

**STAFF PRESENT**

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

Planning Board Chair Bob Oxtan called the meeting to order in the second-floor conference room at 5:00 pm on Tuesday, May 6, 2025.

Director of Planning Jenn Curtis provided an update on the process of reviewing the second draft of the updated Land Use Code. City staff met with Camiros, the consulting partner for the project, to review changes and areas still in need of attention. Ms. Curtis noted that the recode would eliminate conflict-of-interest bylaws specific to the Planning Board in favor of a citywide policy, and that the Site Plan performance standards would be updated with more stringent Subdivision standards to combine and streamline both review processes.

Assistant City Planner John Rutecki presented a draft Demolition Delay Ordinance and accompanying memo in response to previous discussion at the March 4, 2025 workshop meeting.

Mr. Omo asked about the proposed owner's responsibility to secure a property on which a delay period has been imposed. He suggested clarifying that it's for safety and to prevent unauthorized access, as opposed to an obligation to conduct structural repairs.

Mr. Gersh expressed concern about issues that can occur when buildings fall into disrepair and how the Delay ordinance might interact with those issues, particularly for vacant and condemned buildings. Ms. Curtis suggested consulting with the Code Enforcement Office.

Mr. Omo also enquired if there may be away to add more "teeth" to enforcement of the delay period and to ensure that property owners make a reasonable effort to explore alternatives to demolition. Mr. Rutecki pointed to the "Waiver" section, which would allow an early end to the delay period if a property owner can prove they have made such an effort. He affirmed, however, that the Delay ordinance was not designed to prohibit property owners waiting through the delay period without taking action.

The Board discussed the penalties for nonconformance and discussed several case studies and how the proposed ordinance would interact with them. It was agreed that the draft ordinance should include a clear reference to consequences for violations.

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The Board members agreed to review the draft and submit additional comments.

The meeting adjourned at 5:51 PM.

*Notes prepared by City Planning Staff*