

A workshop meeting of the Bath Planning Board was held on Monday, January 5, 2026

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Jenn Curtis, Director of Planning
John Rutecki, Assistant Planner

Planning Board Chair, Bob Oxton, called the meeting to order in the second-floor conference room at 11:30 AM on Monday January 5, 2026. He opened the floor to Director of Planning Jenn Curtis, who guided the Board through a series of discussion items related to public comments on the zoning code update from Bath Iron Works.

The Board made several decisions related to the Shoreland Zone, Industrial Shipyard District, and Floodplain:

The Planning Board reached consensus that the SZO-CF roads driveways and parking lots should have a 25' setback except for functionally water dependent uses. All functionally water dependent structures would have 0' setback . Functionally water dependent roads and parking should be allowed to have 0' setback in the SZO-CF.

The Board proposed adopting the planning staff recommended setbacks for the Industrial Shipyard District, based on the staff memo dated July 26, 2025, with the exception of Washington St Right of Way, which should be 15' Minimum Setback (instead of staff proposed 20') to make it consistent and easier to enforce, and not decrease existing allowances in some portions.

The Board agreed with staff's proposal to allow development in the floodplain where it coincides with shoreland zone and propose 2 feet of freeboard throughout in floodplain ordinance to be consistent with the Climate Action Plan, and Comp Plan, and "split the difference" between what is required and what is recommended by the state.

The Board requested that staff look into concerns that the definition of "lot" in the new code may complicate lands under contiguous ownership. The Board expressed a preference that lots be treated the same as presently, without extensive survey or additional documentation that is not currently required.

The Board agreed that the following uses may be added to the districts indicated below:

- Medical Clinic – I District
- Specialty Food Service – I District
- Accessory Parking Lots – I District
- Research and Development – CC District

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The Board considered whether Accessory Outdoor Storage should be allowed in the CC and CX Districts. They had reservations about how accessory storage could be used by shipbuilding use. Board is concerned about the types of items that could be stored. Board would like staff to recommend a way to differentiate between Industrial and Commercial accessory storage. It is currently defined as a principal use and not allowed anywhere as a principal use. The new code to be consistent with existing code for principal uses. Look at accessory uses

The meeting adjourned at approximately 1:30 PM.

Notes prepared by City Planning Staff