

A workshop meeting of the Bath Planning Board was held on Tuesday, February 3, 2026

MEMBERS PRESENT

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

MEMBERS ABSENT**STAFF PRESENT**

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

Planning Board Chair, Bob Oxton, called the meeting to order in the second-floor conference room at 5 PM. He opened the floor to Director of Planning Jenn Curtis,

The Planning Board reviewed some more public comments in response to the proposed zoning code update, and provided the following guidance:

The Planning Board decided that Historic District allowances for maintenance and repair without approval should be cross-referenced with the requirement for approval between 7.1,D,1 and 7.1,D,5 to clarify the distinction so that applicants will know their project may fall under one or the other scenario.

The Board agreed that proposed design articulation requirements for multifamily buildings are not overly restrictive and should be kept in subsequent recode drafts.

The Planning Board proposes to remove the age restriction requirement from the use specific standards for the supportive housing at NN.

The Planning Board proposes to remove ““No accessory dwelling unit may be used as a short-term rental” from section 8.4, A, 1, i short term rental text, with the understanding that proposed Short Term Rental licensing and regulation, external to the Land Use Code, will adequately address related concerns.

The Board decided to schedule another workshop meeting for February 9 from 10AM to 11:30 AM to continue processing zoning code update public comments.

The meeting adjourned at approximately 5:50 PM.

Notes prepared by City Planning Staff