

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

MEMBERS PRESENT

Bob Oxtan, Chair
Robert Gersh
George Sprague
Cal Stilphen
James Hopkinson, Vice Chair
Andy Omo

MEMBERS ABSENT

Greg Johnson

STAFF PRESENT

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

Planning Board Vice Chair, James Hopkinson, called the meeting to order in the second floor conference room and turned the floor over to Planning Director Curtis.

Planning Director Curtis explained the packet of materials the Board had before them as documentation of the zoning code update public comment processing. Then she said one item that she felt fell through the cracks was the Light Industrial Use performance standards and where it should be allowed.

The Board considered the existing standards at 11.36 and stated that they wanted to keep some standards for light industrial related to the DB to keep some portion of the downtown first floor at the street front commercial in retail/showroom instead of closed off for public entry. They felt the standard had been working and cited a few locations downtown that were examples.

They advised getting rid of standard at 8.3,U,1. A. with the date requirement for when buildings existed for when the standards would apply.

The Board advised that they wanted to keep the proposed standards at 8.3,U,1., B,C&D

The Board felt it should be allowed in a couple more districts, and recommended to change Industrial-light to permitted subject to site plan approval in NC, CC, and WMU.

Assistant Planner John Rutecki discussed data center uses with the Board, including the issues generally associated with them and how they might be addressed.

Mr. Rutecki suggested a use definition, some proposed standards, submission requirements, and prohibition of locations within a certain radius of residential properties. The Board suggested if it is allowed it could be prohibited from being located within 200 feet of a school. At minimum, any proposed data center project should account for how the power is generated – make sure it is clear.

The Board wanted to keep it a separate matter and not include in the draft code update. Staff will work on updating the proposal. The Board would like to have a definition and some regulations.

Bath Planning Board
March 3, 2025

Notes prepared by City Planning Staff