

A regular workshop of the Bath Planning Board was called on Tuesday, August 6, 2024, for the purpose of discussing the zoning code update.

MEMBERS PRESENT

James Hopkinson, Vice Chair
Phyllis Bailey
Andy Omo
Greg Johnson

MEMBERS ABSENT

Bob Oxtan, Chair
Cal Stilphen

STAFF PRESENT

Jenn Curtis, City Planner

Staff updated the planning board on the zoning code update – the draft code was received and is being reviewed internally by the planning and development staff. After it gets worked out between staff and the consultant, it will start being filtered through the committees and planning board – currently looking at late fall.

Staff provided Planning Board members with the draft code, a spreadsheet with national historic district data from the downtown area, and a copy of the June 4, 2024 Notes, where the whole Board was present, and had general consensus about approaches.

The June 4 notes were reviewed:

There was general consensus from the Board that:

- Requiring signoff from a licensed architect was too much
- They wanted to try an approach that provided guidance for how to be compatible with the existing and desired historic aesthetic
- Guidance should be provided, and best practices should be required for altering existing buildings (look at State Historic Preservation and National Park Service standards)
- When altering existing, applicants should be required to reproduce faithfully to the extent possible, and also document the existing architectural features to preserve the information, if not the features themselves
- For new development, the city should use design standards that are compatible, as Camiros proposed

The Board considered the information and provided the following feedback on the draft Historic Overlay District code and data:

- No definition for historic structure
- Should clarify that dept of interior review standards should only apply to what is on the national registry
- Don't want to encourage people to let buildings deteriorate
- Need to allow energy efficiency improvements
- Data gap – some of the buildings in the Historic Overlay District are not on the National Registry list
- If structure deemed structurally unsound, should require documentation from the CEO or other professional with photo documentation to preserve for the record for the future.
- Some cases may require architectural elements be preserved for future use.

Bath Planning Board Workshop
June 4, 2024

WORKSHOP ADJOURNED AT 5:50 PM.

Minutes prepared by Jenn Curtis, Director of Planning