BATH PLANNING BOARD WORKSHOP NOTES November 3, 2026

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

MEMBERS PRESENT
James Hopkinson, Chair
Andy Omo, Vice Chair
Robert Gersh
Judd Vear

MEMBERS ABSENT
George Sprague

STAFF PRESENT
John Rutecki, Assistant City Planner

DRAFT

Planning Board Chair Jim Hopkinson commenced the meeting at 5:00 PM and opened the floor to Assistant City Planner John Rutecki.

Mr. Rutecki introduced a series of amendments to the newly adopted Land Use Code, asking the board to discuss each and determine whether to include them in a formal amendment adoption recommendation to the City Council. The following amendments are intended to correct minor errors and omissions:

- Adjust map – The parcels comprising the Riverwalk Condominiums (Map 26; Lots 258-000, 258-002, & 259) should be rezoned from Parks and Open Space (PO) District to Downtown Bath (DB). The Waterfront park (Map 26; Lot 273) should also be rezoned to the PO District.
- Section 7.1.G.5.a. – The outdated reference to “Article 10” (of the previous zoning code) should be replaced to read “all applicable requirements of City Ordinance”
- Section 8.2 – Use Matrix – Short Term Rentals (STR) should be allowed in the Marine Commercial (MC) District. In previous workshop meetings the Board determined that STRs should be allowed in all districts that allow residential uses, which include the MC district.
- Section 11.10 – Waivers – The bullet-point items in this Section should be changed from “G. – J.” to “A. – D.”
- Section 15.6.D.2 – Demolition Permit – applications should be submitted to a subcommittee similar to the Historic District Committee, which may escalate certain applications to the Planning Board if deemed to have significant impacts.

Mr. Rutecki then provided a new draft ordinance to regulate Battery Energy Storage Systems (BESS), which included revisions recommended in a previous Planning Board workshop. The Board also discussed further revisions:

- The definition of “Primary Use” BESS should clarify the meaning of a “dedicated use building”
- For BESS under 2 megawatts, applications should include a decommissioning plan with a financial guarantee for any removal costs incurred.

- Primary Use BESS should transfer all Code-imposed responsibilities along with any transfer of ownership.

The Planning Board discussed which Zoning Districts should allow primary use BESS, but did not reach a consensus and decided to revisit the matter at their next regular meeting on December 1, 2026.

The meeting adjourned at 6:15 PM.

Notes prepared by City Planning Staff