

A regular meeting of the Bath Planning Board was called Tuesday, February 3, 2026, for the purpose of conducting regular business.

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Jenn Curtis, City Planner
John Rutecki, Assistant City Planner
Karly Perry, Recording Secretary

DRAFT

Planning Board Chair, Bob Oxtan, called the meeting to order in the third-floor Council Chambers at 6:00 pm on Tuesday, February 3, 2025.

Minutes: January 6, 2026, meeting

Mr. Gersh recommended amendments according to his prior email to the board, as follows:

1. Page 2 of 7, modify the first sentence of the first paragraph under Item 2 to include ", hereby referenced as Lot F," after the phrase "to reconstruct an existing parking lot".
2. On Page 6 of 7, modify the first sentence of the first paragraph under Item 4 in place of the existing phrase "Lot J" to instead read "lot located at the northwest corner of Middle and Centre Streets, hereby referenced as Lot J,".
3. On Page 7 of 7, in the paragraph beginning "MR. OMO, SECONDED BY MR GERSH,"
 - o change "MOVE" to "MOVED"
 - o Insert "AND" before the last phrase that begins "THAT THE CITY ARBORIST REVIEW THE LANDSCAPING PLAN TO BE APPROVED BY THE CITY PLANNER".

MR. GERSH, SECONDED BY MR. HOPKINSON, MOVED TO APPROVE THE MINUTES AS AMENDED.

PLANNING BOARD APPROVED WITH SIX IN FAVOR AND ONE ABSTENTION (MR. SPRAGUE, WHO IS A NEW MEMBER OF THE BOARD)

Old Business

None

New Business

Item 2

Request for Site Plan and Subdivision Extension – 80 Congress Avenue (Map 24, Lots 1 and 1-1, Map 28, Lots 13 and 14); Bath Housing Development Corporation, applicant.

Mr. Rutecki introduced the request by Bath Housing Development Corporation for a twelve-month extension to February 28, 2027.

Seth Parker of Bath Housing explained that the project is currently on schedule, however due to the complexities of the financing used for the project additional time is requested in order to begin construction. He noted that the project should be complete by fall of 2027 and that it is unlikely that the entire extension will be needed in order to break ground.

MR. HOPKINSON, SECONDED BY MR STILPHEN, MOVED TO APPROVE THE REQUEST FOR SITE PLAN AND SUBDIVISION EXTENSION.

PLANNING BOARD UNANIMOUSLY APPROVED.

Item 2

Request for Pre-Application Workshop – 700 Washington Street, 682 Washington Street (Map 27, Lot 142); Bath Iron Works, applicant.

Mr. Rutecki introduced the workshop for Phase 2 of the Bath Iron Works parking project, which includes the construction of a parking garage. The project includes seven waiver requests. Mr. Rutecki noted that the EV Plan is intended to satisfy the requirements for all BIW lots, however there may be a discrepancy in the required spaces based on total parking spaces across all lots.

Jake Harriman, BIW Facilities Manager, presented the project which is set to be presented for approval at the March 3, 2026, meeting. This is the second part of a two-phase project to provide spaces for carpool and public transportation as well as single commuters. Phase 2 will focus on a parking garage as well as road improvements and campus redevelopment.

Mr. Harriman continued to summarize the status of DEP and DOT permitting, as well as community engagement efforts which will continue throughout the construction process. He recalled the code amendments to setback requirements, as well as the 2019 Traffic Study that impacted the decision to move forward with the garage.

Mr. Harriman identified the location of surface parking, carpool areas, and the garage on the site map. He clarified that employees will have designated parking spaces with staggered arrival and departure times to improve the flow of traffic. Mr. Harriman explained the protections put in place by the Traffic Movement Permit (TMP) to ensure minimal impact on the community.

Ken Costello of SMRTE Architects presented proposed road improvements, including an extended turn lane along Washington Street, landscaped median, shuttle bus pickup

area, improved pedestrian crossings, detached sidewalks, and upgraded turn signals and controls. He noted that the north gate will be relocated as part of the garage project.

Mr. Costello presented a site plan for the parking garage with an entrance at the Union Street intersection as well as an entrance at North Street. He explained the traffic patterns for the garage, noting that gates will be open at shift change to improve the flow of traffic, with swiped entry during off-peak hours.

Mr. Costello noted the detached sidewalk which will connect additional parking through green spaces. He added that stormwater retention will be included in the parking garage, as well as storage for snow dumped from the roof. This snow storage space will be converted to a seating area during the summer months.

Ms. Curtis asked how common snow dump removals are. Mr. Harriman assured the snow dump is commonly utilized by parking garages and that safety rails and fencing will be in place for safety.

Mr. Costello presented grading, landscaping, and lighting plans. He noted that grading will closely follow the existing parking lot. Plantings will be concentrated mostly toward the east of the lot. Lighting will include downcast LED installations, with streetlights matching those in the downtown visitor center throughout the green space.

Mr. Costello then presented artistic renderings of the façade as well as arial renderings and elevation plans. The façade will be a mix of brick and concrete with glass stairwells. Metal panels will be added to street-facing facades for additional interest.

Mr. Oxton asked what lighting would be provided at the green space for safety. Mr. Costello noted that both the sidewalks and park will be lit. Discussion followed on OSHA-mandated lighting within the shipyard, which is not expected to be utilized in the public areas.

Mr. Omo inquired as to what plantings would be used in the landscaping. Mr. Costello stated most plantings would be red maple, with more information to be presented in March.

Mr. Gersh observed that the turn lane on Washington Street was not extended in the artistic rendering. Mr. Costello confirmed that this rendering was produced prior to the decision to extend the turn lane and will need to be updated.

Mr. Gersh asked if the TMP considers traffic during construction. Mr. Harriman stated that the TMP is for post-construction traffic, however the applicant has been working with the City to resolve parking issues during construction as it is mutually beneficial to all parties to have as little impact as possible throughout the project.

Mr. Hopkinson asked if the traffic study will be available for review for the March meeting. Mr. Harriman stated that while he will have numbers available from the study, the full report may or may not be finalized in time for the March meeting.

Ms. Curtis expressed concern regarding pedestrian safety at the Washington Street crossing. Mr. Costello noted that the applicant has included traffic control improvements with additional signage and lighting.

Mr. Oxton opened the floor to public comment.

Mary Ellen Bell of Middle Street asked for the total number of carpool and van spaces. She then asked if the TMP accounts for bicycle traffic in addition to vehicles and pedestrians. Lastly, Ms. Bell asked if the public still has the opportunity for input on landscaping at the surface lots.

Mr. Harriman stated that the carpool and vanpool spaces will increase from approximately 110 to 240, noting that these spaces are prioritized over single riders and may be increased with demand. He noted that pedestrian and bicyclist safety is included in the TMP, however bicycles are not included in traffic numbers. The applicant is working closely with local bicycle committees. Mr. Harriman added that areas of greenspace are still in development for community input, but expressed his willingness to discuss other areas with individuals as they would like.

Ara Foster of Shepard Street asked which shifts will utilize surface lots. She then expressed concern with the potential increase in noise during evening hours.

Mr. Harriman stated that first shift will utilize the majority of parking with no significant increase in employees planned. He agreed to provide Ms. Fosters with more specific information.

Mr. Oxton closed the floor to public comment.

Mr. Hopkinson asked the applicant to address concerns regarding the EV parking calculations.

Brian Salter, BIW Civil Engineer, explained that the EV capable spaces will be provided within the garage, while EV installed spaces will be provided in surface lots. He confirmed that a representative will meet with planning staff to finalize the numbers prior to the submission of their application.

Mr. Rutecki noted the following waivers to be considered:

- A waiver to 10.2.a regarding access drives in order to allow two rather than one.
- A waiver to 10.2.c for a variance from 30' to 111' for which City Staff is seeking more detailed justification.
- A waiver to 10.3.e regarding the slop of the garage to 10% as currently exists.
- A waiver to 10.6.a.4 regarding off-street parking may no longer be necessary.
- A waiver to 10.27.b as lighting may exceed maximum levels in some areas.
- A waiver to 11.31.b to allow small kitchen appliances in some buildings.

Bath Planning Board
February 3, 2026

Mr. Hopkinson spoke on his concerns regarding traffic, noting that the Board will be paying close attention to pedestrian safety.

Ms. Curtis expressed her appreciation for the applicant's attention to the Comprehensive Plan.

Mr. Oxton complimented the applicant for their community outreach efforts.

Other Business

Ms. Curtis noted that workshop minutes have been uploaded for review, to be approved at the next regular Planning Board meeting. She added that an additional workshop is scheduled for Monday, February 9th.

MR. HOPKINSON, SECONDED BY MR. STILPHEN, MOVED TO ADJOURN.

MEETING ADJOURNED BY UNANIMOUS ACCLAMATION AT 7:28.

Minutes prepared by Karly Perry, Recording Secretary