

A regular meeting of the Bath Zoning Board of Appeals was called on September 8, 2025, for the purpose of reviewing applications.

MEMBERS PRESENT

Bruce Goodwin, Chair
Nathaniel Dwelley, Vice Chair
Erika Lamarre
Erica Nealley

MEMBERS ABSENT

Keith Laser
Pam Murray

STAFF PRESENT

Adam Jones, Codes Enforcement Officer
Karly Perry, Recording Secretary

Chair Goodwin called the meeting to order at 7:05 pm in the second-floor conference room.

Mr. Goodwin stated the following: "Welcome to the September 8, 2025, meeting of the Bath Zoning Board of Appeals. We will come to order. I appreciate your presence here and your recognition of the authority of this board. This is a public proceeding and, unless the Board specifically votes to go into executive session, you have the right to hear everything that is being said and to look at all of the exhibits that are offered. Please notify me if you are unable to hear or see. The Board works from a prepared agenda and will be considering tonight's items in the following order."

Appeal Number 1048 - Request from Plant Memorial Home, for a Sign Code Waiver at 1 Washington Street (Map 43, Lot 21)

Mr. Goodwin invited the applicant to present their appeal.

Jay Levesque, Administrator for the Plant Memorial Home, briefly described the history of the Plan Home. He then described the existing sign, which has become unreadable. He stated that a larger sign would be more fitting based on the property and size of the main building. Mr. Levesque explained that the proposed sign is designed to reflect the history and architecture of the building and will be more aesthetically pleasing.

Mr. Goodwin observed that there were only 3 members present (himself, Mr. Dwelley, and Ms. Lamarre). He explained that the Zoning Board does not have a quorum and will not be able to go forward with the application.

CEO Jones reached out to the absent members and was able to reach Ms. Nealley, who joined the Board at 7:35.

CEO Jones stated that the property is located within the R1 Zoning District, which requires a sign to be no more than 6' tall and 6 sf in overall size. The applicant is seeking waivers to both requirements. CEO Jones explained that the variance is due mostly to the sign posts, noting that the sign meets all other zoning requirements including lighting.

Mr. Dwelley confirmed with Mr. Levesque that the sign will be lit similar to the existing sign by two small flood lights.

Ms. Lamarre asked for clarification on the size compared to the previous sign. CEO Jones noted that the new sign is taller, including the roofline which mimics the main building.

Mr. Levesque noted that as portions of the property are being improved there is a focus and consistency. He stated that the roofline reflects this, noting that a smaller sign would look out of place on the large campus.

Ms. Nealley asked how many units the Plant Memorial Home provides.

Mr. Levesque stated that the main building has 37 units, with 10 additional duplex cottages for a total of 57 units.

CEO Jones noted that the proposed sign will be more visible and therefore better seen by traffic, as the distressed sign poses a distraction to drivers trying to read it.

Mr. Goodwin confirmed with Mr. Levesque that the hardship in this matter is the visibility of the sign.

Prior to voting, Mr. Goodwin noted that there is no public in attendance.

Mr. Goodwin explained that the Zoning Board is quasi-judicial, then instructed the Board that they would now be voting on whether or not the applicant meets the criteria, noting that in order for the variance to be approved, all criteria must be met.

- A. That the need for the waiver is due to the unique circumstances of the property, its location or unusual configuration of structure or property boundaries and is not due to the general characteristics of the neighborhood;

The Board unanimously agreed that this application meets standard A due to the unique size of the property.

- B. That the granting of the waiver will not alter the essential character of the neighborhood or impact in a negative fashion surrounding properties particularly as it relates to lighting, additional pedestrian and vehicle traffic as a result of signage, screening of the pedestrian or vehicle traffic, noise or similar types of impact;

The Board unanimously agreed that this application meets standard B as the sign will be more easily visible from the street and more aesthetically pleasing.

- C. That the hardship is not the result of action taken by the applicant or prior owner on their own to create the hardship;

The Board unanimously agreed that this application meets standard C, confirming that neither the applicant nor the prior owner has created a hardship.

- D. That the design of the sign is generally consistent with the sign design standards for the district in which the sign is located.

The Board unanimously agreed that this application meets standard D.

There being no further discussion from the Board, Mr. Goodwin solicited a motion to approve the variance in its entirety.

MR. DWELLEY MOVED, SECONDED BY MS. LAMARRE, TO GRANT THE REQUEST FOR SIGN CODE WAIVER FOR 1 WASHINGTON STREET (MAP 43, LOT 21).

UNANIMOUS APPROVAL

Mr. Goodwin advised the applicant that, generally speaking, appeals from adverse decisions must be filed with Superior Court as otherwise provided by law within 30 days of the Board's decision.

**Other Business
Election of Officers**

MS. LAMARRE MOVED, SECONDED BY MR. DWELLEY, TO POSTPONE THE ELECTION OF OFFICERS TO THE NEXT REGULAR ZONING BOARD MEETING.

UNANIMOUS APPROVAL.

Minutes approval of June 9, 2025, meeting.

MR. DWELLEY MOVED, SECONDED BY MS. LAMARRE, TO APPROVED THE MINUTES OF JUNE 9, 2025, AS PRESENTED.

UNANIMOUS APPROVAL.

**Other Business
None**

MS. LAMARRE MOVED TO ADJOURN, SECONDED BY MR. DWELLEY.

UNANIMOUS APPROVAL.

THE BOARD ADJOURNED AT 7:50 PM

Minutes prepared by Karly Perry, Recording Secretary