



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

PLANNING BOARD AGENDA

TUESDAY, AUGUST 4, 2026, 7:00 P.M.

COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET

- 1. CHAIR INTRODUCTION**
- 2. OLD BUSINESS**
 - A. Meeting Minutes – July 21, 2026**
 - B. Adoption of Findings & Decisions for Grandview Avenue**
- 3. OTHER BUSINESS**
 - A. Chickens discussion**
 - B. Signing of old subdivision plan for Fairways**
 - C. Follow-Up/Thoughts on Land Use Plan Updates**
 - D. Adjournment**



CITY OF BANGOR

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PLANNING BOARD MEMO

TUESDAY, AUGUST 4, 2026, 7:00 P.M.

COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET

1. CHAIR INTRODUCTION

2. OLD BUSINESS

A. Meeting Minutes – July 21, 2026

B. Adoption of Findings & Decisions for Grandview Avenue Preliminary Approval

3. OTHER BUSINESS

A. Chickens discussion

Staff will be discussing how to address the keeping of chickens in the new land use code with the Business & Economic Development Committee on Monday, the 27th, and therefore also desire to discuss this with the Planning Board. The memo to the B&ED Committee is included in your packets.

B. Follow-Up/Thoughts on Land Use Plan Updates

C. Signing of old subdivision plan for Fairways

In 2018, the Planning Board approved a modification of the Fairways subdivision to convey a portion of Lot 3A to the abutting Lot 1A. However, the plan was never recorded in the Registry of Deeds, which is causing issues with closing a sale on one of the properties. In this situation, there isn't a need to formally re-approve the plan; it just needs to be re-signed by the Board so that it can be recorded at the Registry.

D. Adjournment



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, JULY 21, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Board Members Present:

Chair Jonathan Boucher
Vice Chair Janet Jonas
Ted Brush
Greg Hobson
Ken Huhn
Ross Whitford

City Staff Present:

Anne Krieg, Community & Economic
Development Director
Planning Officer, Anja Collette
Matt Altiero, Planning Analyst
Grace Innis, Assistant City Solicitor
Jefferson Davis, Engineering Director
Kayleigh Rienas, Development Assistant

Chair Boucher called the meeting to order at 7:00 P.M.

OLD BUSINESS

1. Meeting Minutes – July 7, 2026

Member Huhn moved to approve the amended minutes of July 7, 2026, with the correction of the date. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

2. Adoption of Findings & Decisions for 557 Stillwater Avenue, 200 & 210 State Street, and Milford Street Extension

Member Brush moved that the Board adopt the Findings & Decisions for 557 Stillwater Avenue, 200 & 210 State Street, and Milford Street Extension. Seconded by Member Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

1. Amending Land Development Permit Application – Major Preliminary Subdivision Major Site Development, and Planned Group Development – Grandview Ave – Map-

73 HARLOW STREET, BANGOR, ME 04401
TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
WWW.BANGORMAINE.GOV

Lot R41-023-A – Developers Collaborative Predevelopment LLC – Land Development Permit Application – Major Preliminary Subdivision, Major Site Development, and Planned Group Development of a multiphase development of 62 residential units. Phase 1 will include the construction of 14 single-family units on a proposed residential street and Phase 2 will include the construction of two 24-unit multifamily buildings with associated parking. The project is located on Grandview Ave, Map-Lot R41-023-A, in the Multifamily and Service District (M&SD). Applicant: Developers Collaborative Predevelopment LLC. Owner: City of Bangor.

Chair Boucher introduced the agenda item.

Member Jonas moved that the application was deemed complete on July 21, 2026, all applicable fees for the Project have been paid per Exhibit 46, and the proposed Project is a Major Preliminary Subdivision, Major Site Development, and Planned Group Development. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Community & Economic Development Director Krieg presented to the podium to provide background of the project. She discussed that the project resulted from staff exploration of how to continue addressing the need for affordable housing, particularly for individuals at 80-120% of Penobscot County's median income. Krieg shared that this income group often cannot afford market rate housing, but often do not qualify for subsidies and additional support. She expressed that the selected site offered proximity to open space and bus stops, as well as walkability to the high school, daycare center, and grocery store.

Applicant Representative Stephen Bushey presented to the podium, providing context for decision making, noting wetland protections and setbacks, revisions for connectivity, and visuals for modular housing.

Chair Boucher asked for any staff comments.

Planning Officer Collette clarified that there is a planned pull off for a paratransit van in front of the northern building to assist residents in reaching the nearest bus stop on Hillside Avenue. She provided an overview of the conditions of approval outlined in the findings and decisions document.

Chair Boucher asked the Board for any questions.

Member Jonas noted that the original proposed density was 92 units, and this project proposal incorporates 62 units. She asked why the decision was made to include less units, and how it may impact the project. Applicant Representative Bushey responded that the primary reason to scale down the development was due to stream and wetland setbacks. Applicant Representative Michael Lyne added he feels as though the project maximizes the number of units on the site while still aiming to receive a permit from the Department of Environmental Protection.

Member Jonas asked how providing affordable housing units for sale rather than for rent may benefit affordable housing efforts in Bangor. Applicant Representative Lyne responded there is a need for wealth building to provide equity for younger people, retirees, and the “missing middle” that can be addressed through the ability to own affordable homes.

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Member Huhn asked how not including an elevator may impact compliance with the Americans with Disabilities Act – Applicant Representative Lyne responded all required Americans with Disabilities Act units are on the first floor and will have accessible access into the building.

Member Huhn commented on the presence of electric vehicle charging stations, and how electric cars may be more affordable than internal combustion engines in the future. Applicant Representative Lyne responded that a requirement of the Affordable Homeownership Program is to make units electric, ensure solar capability, and provide conduits for future electric vehicle charging stations. Member Huhn asked whether the charging stations will be per unit – Applicant Representative Lyne clarified for the single family homes, there will be electric vehicle conduits per unit to allow for chargers to be added at a later date.

Chair Boucher asked the Board for additional questions – there were none.

Chair Boucher asked how the deed restrictions would be enforced for the properties closest to the stream – Assistant City Solicitor Innis clarified at the time of sale.

Chair Boucher opened public comment.

Nori Kazdoy, a resident at 555 Grandview, opposed the project. She expressed concern surrounding traffic congestion, stating that although there is access to walking paths and buses, she believes residents will still travel via vehicle. Kazdoy asked who is managing the multifamily units. She expressed concerns surrounding wetland impacts and asked if the development may increase water surrounding her property. Kazdoy asked for plans to make this project aesthetically pleasing, as she believes other recent developments appear too stark.

Brian Ames, a resident at 124 Lancaster Avenue, expressed concern surrounding the timeline of public participation. He stated he believes it is too late in the process for those near the project to offer input and suggestions, and he is concerned with maintaining the residential character in Bangor. Ames commented that though he feels the design team did well with the single family homes, the multifamily homes are too close to the road with small setbacks, resulting in being imposing to the character of Grandview Avenue. He asked what is set to occur to Lot 16, and if there are any plans to reuse and save the existing trees on the lot.

Kelley Hashey, a Bangor homeowner, opposed the project. She expressed concerns surrounding traffic congestion and proximity to wetlands. Hashey asked why residents cannot vote on the city and school budget, as well as what occurs on taxpayer land. She stated she believes the project will result in increased flooding, as well as an increase in wind due to less tree buffers between abutting properties. Hashey shared worries around animals living on open spaces, and open spaces decreasing in the city. She expressed she believes there has been too much growth in this area of the city.

Mark Tuck, a resident on Dewitt Avenue, expressed concerns surrounding the proximity of houses to one another, as he believes it creates a poor quality of life. He is worried about the congestion this project may promote.

Chair Boucher closed public comment.

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Chair Boucher restated recurring themes for applicant response, outlining concerns surrounding traffic, landscaping, aesthetics, water management, and potential property damage.

Applicant Representative Lyne responded that DC Management would manage the multifamily portion of the project.

Applicant Representative Bushey responded the project does not have enough trip generation to trigger a Traffic Movement Permit with the Maine Department of Transportation. He added he believes the new crossing beacons at the crosswalk will help slow traffic for pedestrian safety.

Applicant Representative Bushey shared that the development provides less than 3 acres of new impervious area, and the project will treat stormwater runoff and control it to prevent flooding. He added that the project is incorporating systems in alignment with standard stormwater practices, and they are sensitive to the importance of best practices.

Applicant Representative Bushey clarified that Lot 16 will be recorded as roughly 6 acres of open space in the subdivision plan. He provided an overview of the landscape plan, noting the quantity of shrubbery and trees set to be incorporated in the project.

Chair Boucher asked the Applicant Representatives if they would like to address setback comments.

Applicant Representative Bushey responded that the setbacks are in alignment with zoning requirements, and explained utilizing space nearest Grandview Avenue to ensure the site does not expand into the wetland restricted area. He outlined that the esplanade, sidewalk, and additional setbacks provide space between the curb and the right of way line.

Applicant Representative Lyne responded to a comment surrounding density of the project, explaining that the current configuration allows for a courtyard accessible via pedestrian connection to both the single family and multifamily units. He expressed that the connectivity to open space in the south, woods to the north, and the courtyard on the site, remained important to maintain.

Planning Officer Collette clarified that designated open space recorded on the subdivision plan would have a deed restriction on it limiting development. She added the City Forester provided input on the plan and are exploring what trees from the site can be relocated and kept at the City nursery for planting elsewhere in the city.

Chair Boucher asked for additional questions from the Board.

Member Jonas asked how it is ensured what is presented to the Board upon site plan approval is verified and enforced. Planning Officer Collette responded that upon completion of a project, the engineer submits an as-built drawing and stamped letter stating the project was built in conformance with the plan to the Code Enforcement Officer.

Member Jonas asked if public feedback is received that it may not be the case, who verifies compliance with the plan – Assistant City Solicitor Innis responded Code Enforcement would verify.

Engineering Director Davis added that the Stormwater Manager inspects properties as construction occurs. He clarified that the Forestry team is able to replant trees on the site in other areas in the city. Davis added that Urban Impaired Streams are monitored with loggers.

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Engineering Director Davis discussed corridor studies for road and traffic improvements, and confirmed engineering staff reviewed the applicant's traffic generation analysis. Chair Boucher asked if traffic calming steps are planned for the area – Davis responded the incorporation of the flashing beacon is intended to help control traffic, and there may be more opportunity to complete a speed table trail in the future.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 11, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-62's requirements regarding visual clearance on corner lots. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-62's requirements regarding building setbacks on planned streets. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-64's requirements for side yard width. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that based on Exhibit 2, the applicant satisfied §165-65's requirements regarding yard space for group buildings. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied §165-69 of the Land Development Code regarding the requirements for planned group developments. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibit 2 and the finding made above in Subsection 7 of Part 1 of Section IV of this document, the applicant satisfied Land Development Code §165-68's requirements for lot frontage. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-72 regarding the required number of parking spaces. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2, 28, 30, and 52, the applicant satisfied Land Development Code §165-73's requirements regarding parking space location and screening. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2, 28, and 30, the applicant satisfied Land Development Code §165-74's requirements regarding parking lot design, construction, and maintenance. Seconded by Member Whitford. Roll call vote conducted – all in favor, none opposed.

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Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2 and 37, the applicant satisfied §165-76 of the Land Development Code regarding the required number of loading spaces. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 37, the applicant satisfied Land Development Code §165-77's requirements regarding loading space sizes. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-78's general requirements for loading spaces. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2, 32, and 50-53, the applicant satisfied Land Development Code §165-79 requiring adequate utility service, including water, sewage disposal, electricity, fire protection, provision for stormwater runoff, and lighting, with the condition that the final subdivision plan addresses the comments from the Bangor Water District on July 20, 2026, shown in Exhibit 51. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-80 requiring that whenever possible, all uses and developments shall be provided with water service from the Bangor Water District and shall be connected to the Bangor sewer system. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 7, the applicant satisfied the Land Development Code § 165-81 requiring appropriate lighting and prevention of light trespass, in accordance with regulations on intensity, direction, and height. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2, 27, and 32, the applicant satisfied Land Development Code §165-82, requiring approval of fire hydrants from the Bangor Fire Department. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, the applicant satisfied the Land Development Code §165-83 requiring adequate electrical services. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2, 8, 9, 10, 13-16, 24, 28, and 52-53, the applicant satisfied the Land Development Code §165-84 requiring provisions for surface water and storm drainage. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2 and 37, the applicant satisfied Land Development Code §165-85, requiring adequate sanitary sewage discharge information. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

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Member Brush moved that the Board finds that, based on Exhibits 2, 50, and 53, the applicant satisfied Land Development Code §165-86's requirement of complying with Chapter 252, Sewers and Drains, of Bangor's Ordinance. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2 and 37, the applicant satisfied § 165-135 of the Land Development Code regarding height limits, impervious surface ratio, and buffer yards. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2, 5-6, 8-18, 28, 29, 37-41, and 50-53, the applicant satisfied Land Development Code §165-128C(1)'s requirement that the subdivision shall meet the State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. § 4404, with the condition that the final subdivision plan addresses the comments from the from the Bangor Water District on July 20, 2026, shown in Exhibit 51. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, and the findings made in Part 1 of Section IV of this document, the applicant satisfied Land Development Code §165-128C(2)'s requirement that the plat shall conform to existing zoning regulations regarding lot dimensions and areas. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(3)'s requirement for lots to have frontage on an approved street. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(4)'s requirement regarding side lot lines being at right angles to straight street lines and radial to curved street lines. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(5)'s requirement regarding corner lots having adequate width to permit required building setbacks. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(6)'s requirement that all proposed streets shall provide connection with existing streets. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(7)'s requirement that street intersections not be at an angle of less than 60°. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(10)'s requirements that street grades not be less than 1% or more than 6% unless the City Engineer approves a variation from this standard. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

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Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(11)'s requirement that residential access street right-of-way widths be not less than 50'. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(13)'s requirements regarding the number and spacing of access drives. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 28, and 53, the applicant satisfied Land Development Code §165-128C(14)'s requirement regarding interconnection of street and pedestrian systems. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based the findings made in Subsections 1 through 11 above, the applicant satisfied Land Development Code §165-128C(14)'s requirement that the preliminary plat contain all required information in §165-128C. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on the findings made in Part 3 of Section IV of this document, the applicant satisfied Land Development Code §165-114A's requirement that the Project meets the subdivision criteria established under 30-A M.R.S.A. §4404, as it shall be amended, and the requirements of Article XVIII of the Land Development Code. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2 and 32, the applicant satisfied Land Development Code §165-114C's requirement that all proposed access drives from the site to any public right-of-way are reasonably necessary and safe. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2, 8, 9, 10, 13-16, 28, and 52-53, the applicant satisfied Land Development Code §165-114D's requirements regarding minimizing adverse effects from stormwater runoff and ensuring adequate stormwater collection capacity. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 7, the applicant satisfied Land Development Code §165-114E's requirement that the proposed outdoor lighting is designed to avoid unreasonable light pollution. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 19, 30 37-38, and 52, the applicant satisfied Land Development Code §165-114F's requirements for screening, landscaping, and tree preservation, with the condition that the landscaping plan is updated to minimize conflicts between

plantings and utilities and to minimize disturbance and plantings within the 75' setback from wetlands of special significance. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G's requirement that the location of the buildings meet all required setbacks and are situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibit 2, 17, 18, and 52-53, the applicant satisfied Land Development Code §165-114H's requirements that the proposed development site does not negatively impact historic sites, significant wildlife habitat, or rare and irreplaceable natural areas within 250 feet, with the conditions that the landscaping plan is updated to minimize conflicts between plantings and utilities and to minimize disturbance and plantings within the 75' setback from wetlands of special significance; deed restrictions are created for lots 1-6 and lot 8 to minimize disturbance within the 75' setback from wetlands of special significance, outside of that required for home construction; and before building permits are issued, the Project receives wetland permitting approval from the Maine Department of Environmental Protection and Army Corps of Engineers, including permitting for activity within the 75' setback from wetlands of special significance. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, 17, 18, and 52-53 the applicant satisfied Land Development Code §165-114I's requirements of water resource and shoreline preservation of any ponds, lakes, rivers, streams or tidal waters within 250 feet, with the condition that the final subdivision plan addresses the comments from the Engineering Department on July 16, 2026, shown in Exhibit 40. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that the Project meets the requirements for a Land Development Permit for a Major Preliminary Subdivision, Major Site Development, and Planned Group Development and therefore, the Board grants the Land Development Permit for the proposed Project, with the following conditions:

- The final subdivision plan for the Project addresses the comments from the Bangor Water District on July 20, 2026, shown in Exhibit 51, and updates the landscaping plan to minimize conflicts between plantings and utilities and to minimize disturbance and plantings within the 75' setback from wetlands of special significance.
- Deed restrictions are created for lots 1-6 and lot 8 to minimize disturbance within the 75' setback from wetlands of special significance, outside of that required for home construction.
- The Project receives final subdivision approval.
- Before building permits are issued, the Project receives wetland permitting approval from the Maine Department of Environmental Protection and Army Corps of Engineers, including permitting for activity within the 75' setback from wetlands of special significance.

Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

1. By-laws discussion

Chair Boucher discussed that the purpose of viewing the bylaws was in response to a question about attendance requirements for an Associate Member and to explore the ability to include an attendance requirement. Boucher noted the importance of the Board having the opportunity to revisit the bylaws and hold an open discussion.

Member Whitford agreed with Chair Boucher. Whitford noted the Associate Member position became listed as vacant and asked for clarification. Boucher asked staff to make an announcement. Planning Officer Collette clarified that the former Associate Member stated they were leaving the position via email, leading staff to process the communication as a resignation.

Member Whitford expressed that the bylaws should still be reviewed, but he did not believe it required the same urgency. Member Huhn expressed there may be attendance issues in the future. Whitford agreed something could be amended in bylaws.

Chair Boucher noted he did not see any attendance requirements for members. He asked if there are attendance requirements in other Boards, or if there is a City policy. Councilor Leonard responded that if someone is away for six months, they are removed from their position. He shared that legitimate excuses are when medically incapable of attending or are outside the city at that time.

Member Hobson asked if the City Council will appoint another Associate Member – Councilor Leonard confirms.

Chair Boucher asked if the Board is empowered to change the bylaws – Member Jonas confirmed. Boucher asked if it would go to City Council for a vote. Assistant City Solicitor Innis responded she does not recommend including a specific attendance requirement, and confirmed that any punishments for not attending would be completed by City Council.

Member Brush recommended adding a section in the bylaws on duties of members, including an expectation of regular attendance.

Councilor Leonard shared that the Board can deliver a letter of membership recommendations to City Council.

Chair Boucher asked if there are instances where this has happened to Board members – Councilor Leonard responded he cannot recount a specific instance.

Member Whitford noted that the Maine Municipal League outlined the ability to request a member be removed for cause, such as excessive absences.

Member Hobson recommended differentiation between excused and unexcused absences. Member Whitford recommended an expectation of attending two thirds of meetings. Chair Boucher recommended to not include specific attendance amounts, but rather hold discussions in the case of excessive absences, and vote on it as a recommendation to City Council.

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Member Jonas asked about differentiation between in person or Zoom attendance – Member Hobson responded he believes that still counts as attendance.

Member Jonas spoke about the role of an Associate Member, emphasizing that the position is important for ensuring quorum and maintaining a full panel when needed. Chair Boucher agreed, referencing situations involving conflicts of interest. He stated that while the Board has not been unable to conduct business due to quorum, an issue could arise.

Member Hobson asked whether an Associate Member votes anytime the Board is not at full attendance – Chair Boucher confirmed. Member Huhn clarified that when an Associate Member is filling in for a regular member, they have full voting rights.

Member Hobson asked whether an Associate Member automatically becomes a voting member when fewer than seven Board members are present. Chair Boucher explained that an Associate Member must be assigned as a voting member, but they are always able to participate in discussion and deliberation.

Member Hobson asked whether adding a second Associate Member would require Council action. Planning Officer Collette responded that it would, as it involves an ordinance change, and anything regarding Board composition goes to Council.

Member Jonas noted that attendance has not historically been an issue.

Chair Boucher asked whether any action was being requested or recommended during the meeting. He suggested that reviewing bylaws annually is beneficial as new members join – Member Hobson and Member Jonas agreed.

Planning Officer Collette referenced an example from the Historic Preservation Commission regarding changing from four affirmative votes to a majority vote. Chair Boucher stated that requiring four affirmative votes makes sense because it reflects a majority of the seven voting members, and lowering the requirement would not be fair to applicants. Member Jonas agreed.

Planning Officer Collette asked for clarification on what changes the Board wished to pursue going forward. Chair Boucher asked whether members agreed to including a section proposing removal for cause, questioning whether the phrasing was too vague. Member Hobson expressed he believed it was too vague.

Member Whitford stated that the bylaws should specify what qualifies as disruptive behavior as part of defining cause. Chair Boucher clarified that the Board is not establishing specific removal procedures, but asking Council to review the matter. Member Whitford responded that the bylaws should reference why a request for removal would be made.

Councilor Leonard recommended including minimum expectations for members within the bylaws. He noted that while such expectations may not formally justify removal, they provide Council with documentation explaining why an issue is being brought forward. He added that attendance is an issue in other Committees, and formalizing expectations in the Planning Board may help inform similar efforts elsewhere.

Chair Boucher suggested listing expectations under member duties, such as attending or providing notice of absence.

Planning Officer Collette stated that legal staff could draft language, discuss it with the Board, and bring it back for review.

Chair Boucher asked for additional suggestions for duties, such as expectations around not disrupting proceedings. Member Brush suggested that attendance expectations could be included in Article I, Section 1, which addresses membership. Chair Boucher agreed that placement could vary based on what fits best and asked whether any other expectations should be included.

Member Hobson asked whether the bylaws should include language addressing conduct unbecoming. Chair Boucher noted that the Board is aiming to identify clear duties, define them, and provide clarification on the process for formally requesting removal of a Board member to City Council.

Member Brush suggested including the process for recommending removal. Chair Boucher agreed. Planning Officer Collette stated that staff would draft proposed bylaw language and bring it back to the Board.

Chair Boucher asked for any additional discussion – there was none.

2. Data center regulation discussion

Chair Boucher introduced the agenda item.

Planning Officer Collette provided an update, sharing staff will revisit the Business and Economic Development Committee with more information about how data centers of varying sizes may affect the City's utilities, including water, sewer, and electric capacity. She noted the exploration of what potential upgrades may be needed, and how a closed loop system in a data center may impact requirements.

Planning Officer Collette discussed exploring Community Benefits Agreements and projected hiring requirements, as well as what leverage municipalities have over requirements. She discussed initial outreach at the polls, sharing many residents are against data centers due to the impacts they have on communities. Collette expressed exploration into how other communities have justified bans, as well as how other communities have regulated data centers based on size.

Planning Officer Collette explained proposed strict regulations, such as to only allow in industrial zones and create greater setbacks and noise regulations.

Member Huhn asked in the moratorium expires in October – Planning Officer Collette confirmed, and explained it can be extended if more time is needed, clarifying City Council would have to approve an extension.

Member Jonas expressed support for the idea of having a decommissioning plan to avoid the burden on taxpayers and the City – Chair Boucher agreed.

Chair Boucher asked about what may occur if a company is looking to build a data center on-premises as part of what they provide, but is not their primary use. Planning Officer Collette responded it would be considered an accessory use, and will likely be based on size.

Chair Boucher asked if there are any concerns with existing data centers – Planning Officer Collette responded they would not be affected, as the actions being explored would only affect new development.

Chair Boucher asked what the next steps are. Planning Officer Collette responded staff is to present additional information to City Council about infrastructure capacity, as well as exploring whether bans are viable. She expressed looking to City Council about next steps, as well as looking at regulations with land use code consultants. Collette discussed completing public surveys on proposed regulations to ensure transparency and receive feedback.

Chair Boucher asked for any questions from the Board – there were none.

3. Follow-Up/Thoughts on Land Use Plan Updates

Planning Officer Collette shared that staff review is on track to finish within the month. She outlined next steps to analyze the zoning map in addition to the text.

Meeting adjourned at 9:56 PM.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

August 4, 2026

Bangor Planning Board

Findings and Decision

Applicant: Developers Collaborative Predevelopment LLC
631 Stevens Ave
Portland, ME 04103

Agent: Gorrill Palmer (GP) // LJB Inc.
300 Southborough Drive, Suite 200
South Portland, ME 04106

Owner: City of Bangor
73 Harlow Street
Bangor, ME 04401

Property Address: Grandview Avenue, Map-Lot R41-023-A

Zoning District: Multifamily & Service District (M&SD)

Permit Request: Land Development Permit for Major Preliminary Subdivision,
Major Site Development, and Planned Group Development

Description: Proposal for a multiphase development of 62 residential units. Phase 1 will include the construction of 14 single-family units on a proposed residential street and Phase 2 will include the construction of two 24-unit multifamily buildings with associated parking.

Public Hearing Date: July 21, 2026

Permitting Requirements: §165.111A(3) & (6) & §165-69

Board Members Present: Chair Jonathan Boucher, Vice Chair Janet Jonas, Ted Brush,
Greg Hobson, Ken Huhn, Ross Whitford

Board Vote: Motion carried 6-0 to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Revised Land Development Permit application, submitted by LJB Inc on 07.13.2026
2. Revised Site Plan Set, submitted by LJB Inc on 07.20.2026 combined with revised landscape plan submitted on 07.21.2026
3. Cover Letter, submitted by LJB Inc on 06.10.2026
4. Agent Authorization, submitted by LJB Inc on 06.10.2026
5. Signed Development Agreement, submitted by LJB Inc on 06.10.2026
6. Property Deed, submitted by LJB Inc on 06.10.2026
7. Site Lighting, submitted by LJB Inc on 06.10.2026
8. Revised Stormwater Management Report, submitted by LJB Inc on 07.13.2026
9. Revised Watershed map, submitted by LJB Inc on 07.13.2026
10. Revised TR-20 Calculations, submitted LJB Inc on 07.13.2026
11. Basic Standards Erosion and Sedimentation Control Report, submitted by LJB Inc on 06.10.2026
12. Seeding Plan, submitted by LJB Inc on 06.10.2026
13. Inspection Report, submitted by LJB Inc on 06.10.2026
14. Operation and Maintenance Plan, submitted by LJB Inc on 06.10.2026
15. Stormwater System Inspection and Maintenance Checklist, submitted by LJB Inc on 06.10.26
16. Sample Inspection Logs, submitted by LJB Inc on 06.10.26
17. Protected Natural Resource Report, submitted by LJB Inc on 06.10.26
18. Agency Replies, submitted by LJB Inc on 06.10.26
19. Landscaping Narrative, submitted by LJB Inc on 06.10.26
20. Modular House Information, submitted by LJB Inc on 06.10.26
21. Land Development Permit Checklist, sent to LJB Inc via email on 06.24.2026
22. Forestry comments, sent to LJB Inc via email on 06.24.2026
23. Additional staff comments, sent to LJB Inc via email 06.24.2026
24. Notes from meeting with Engineering and Planning staff and applicants, created by Planning Division staff on 06.29.2026
25. Bangor Water District questions, received via email on 07.06.2026
26. Bangor Water District request, sent to LJB Inc via email 07.06.2026
27. Fire hydrant requirement verification, received via email from Fire Inspector Vachon on 07.01.2026
28. Applicant response to staff comments, submitted by LJB Inc on 07.13.2026
29. Engineers Opinion of Costs, submitted by LJB Inc on 07.13.2026
30. AKLA Landscape Response Memo, submitted by LJB Inc on 07.13.2026
31. Planned Group Development comments, sent to LJB Inc via email 07.13.2026
32. Fire signoff, received via email on 07.13.2026
33. Additional Bangor Water District comments, sent to LJB Inc via email 07.14.2026
34. Code Enforcement comments, sent to LJB Inc via email on 07.14.2026
35. Forestry Responses to Revisions, received via email on 07.14.2026 and 07.15.2026
36. Additional Planning comments, sent to LJB Inc on 07.15.2026
37. Applicant response to staff comments, received from LJB Inc on 07.15.2026

38. Forestry Division sign-off, received via email on 07.15.2026
39. Additional Planning comments, sent to LJB Inc on 07.16.2026
40. Additional Engineering comments, sent to LJB on 07.16.2026
41. Engineering comments on pedestrian connection on Grandview Avenue, sent to LJB Inc on 07.16.2026
42. Bangor Daily News Advertisement, posted on 07.14.2026 and 07.16.2026.
43. List of abutters within 100ft of the subject property, generated by staff on 07.08.2026
44. Public Notice, sent to abutters within 100ft of the subject property on 07.09.2026
45. Notice of Mailing, generated by staff on 07.09.2026
46. Email regarding payment of fees, sent by staff on 07.15.2026
47. Title 30-A, §4404 -Maine Subdivision Review Criteria
48. Public comment from Nori Kazdoy, received via email on 07.14.2026
49. List of all public comments received as of 07.16.2026
50. Sewer capacity statement, received via email from the Engineering Department on 07.20.2026
51. Bangor Water District comments, received via email from the Water District on 07.20.2026
52. Applicant responses to staff comments, dated 07.17.2026, received from LJB Inc on 07.20.2026
53. Engineering partial sign-off and comments on landscaping plan, received via email from the Engineering Department on 07.20.2026
54. Comments on parking setback and labeling of wetland setback, sent by the Planning Division to the applicant via email on 07.17.2026
55. Public comment from Blair Tinkham and staff response, sent to Planning Board via email on 07.20.2026
56. Versant letter of intent, received from LJB Inc on 07.21.2026
57. Planning Division comments on landscaping plan, sent via email to LJB Inc on 07.21.2026

II. Project Description and Permit Requirements

The Project will consist of a multiphase development of 62 residential units. Phase 1 will include the construction of 14 single-family units on a proposed residential street and Phase 2 will include the construction of two 24-unit multifamily buildings with associated parking. The project is located on Grandview Ave, Map-Lot R41-023-A, in the Multifamily and Service District (M&SD).

As a permitted use in the Multifamily and Service District (M&SD), per §165-90B, the project must also meet the requirements of Article II through XII and any applicable development standards of Article XIX.

Additionally, as a project that creates 5 or more dwelling units in a 5-year period, creates a new public road, creates more than 6 lots, and an off-street parking lot containing 20 or more spaces, the proposed development must meet the requirements for a Land Development Permit (§165-111.A(3) and (6)) and for a Major Subdivision (§165-128).

Since some of the single-family home lots are smaller than the minimum 5,000 square feet for the Multifamily and Service District (M&SD) and less than the minimum lot frontage of 50 feet, the plan must be recorded as a Planned Group Development (§165-69), which treats the entire development as being on one lot for zoning purposes.

III. Procedural Background

1. The Application was deemed complete on July 21, 2026.
2. All applicable fees for the Project have been paid (Exhibit 46).
3. The proposed Project is a Major Preliminary Subdivision, Major Site Development, and Planned Group Development.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the requirements of Articles II through XII

1. The Board finds that, based on Exhibits 2 and 11, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control.
2. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-62's requirements regarding visual clearance on corner lots.
3. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-62's requirements regarding building setbacks on planned streets.
4. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-64's requirements for side yard width.
5. The Board finds that based on Exhibit 2, the applicant satisfied §165-65's requirements regarding yard space for group buildings.
6. The Board finds that, based on Exhibit 2, the applicant satisfied §165-69 of the Land Development Code regarding the requirements for planned group developments.
7. The Board finds that, based on Exhibit 2 and the finding made above in Subsection 7 of Part 1 of Section IV of this document, the applicant satisfied Land Development Code §165-68's requirements for lot frontage.
8. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-72 regarding the required number of parking spaces.
9. The Board finds that, based on Exhibits 2, 28, 30, and 52, the applicant satisfied Land Development Code §165-73's requirements regarding parking space location

and screening.

10. The Board finds that, based on Exhibits 2, 28, and 30, the applicant satisfied Land Development Code §165-74's requirements regarding parking lot design, construction, and maintenance.
11. The Board finds that, based on Exhibits 2 and 37, the applicant satisfied §165-76 of the Land Development Code regarding the required number of loading spaces.
12. The Board finds that, based on Exhibits 2 and 37, the applicant satisfied Land Development Code §165-77's requirements regarding loading space sizes.
13. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-78's general requirements for loading spaces.
14. The Board finds that, based on Exhibits 2, 32, and 50-53, the applicant satisfied Land Development Code §165-79 requiring adequate utility service, including water, sewage disposal, electricity, fire protection, provision for stormwater runoff, and lighting, with the condition that the final subdivision plan addresses the comments from the Bangor Water District on July 20, 2026, shown in Exhibit 51.
15. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-80 requiring that whenever possible, all uses and developments shall be provided with water service from the Bangor Water District and shall be connected to the Bangor sewer system.
16. The Board finds that, based on Exhibits 2 and 7, the applicant satisfied the Land Development Code § 165-81 requiring appropriate lighting and prevention of light trespass, in accordance with regulations on intensity, direction, and height.
17. The Board finds that, based on Exhibits 2, 27, and 32, the applicant satisfied Land Development Code §165-82, requiring approval of fire hydrants from the Bangor Fire Department.
18. The Board finds that, based on Exhibit 2, the applicant satisfied the Land Development Code §165-83 requiring adequate electrical services.
19. The Board finds that, based on Exhibits 2, 8, 9, 10, 13-16, 24, 28, and 52-53, the applicant satisfied the Land Development Code §165-84 requiring provisions for surface water and storm drainage.
20. The Board finds that, based on Exhibits 2 and 37, the applicant satisfied Land Development Code §165-85, requiring adequate sanitary sewage discharge

information.

21. The Board finds that, based on Exhibits 2, 50, and 53, the applicant satisfied Land Development Code §165-86's requirement of complying with Chapter 252, Sewers and Drains, of Bangor's Ordinance.

Part 2 – The Project meets the District Site Development Standards under Article XIX

The Board finds that, based on Exhibit 2 and 37, the applicant satisfied § 165-135 of the Land Development Code regarding height limits, impervious surface ratio, and buffer yards.

Part 3 – The Project meets the requirements of §165-128 – Major Subdivision

1. The Board finds that, based on Exhibits 2, 5-6, 8-18, 28, 29, 37-41, and 50-53, the applicant satisfied Land Development Code §165-128C(1)'s requirement that the subdivision shall meet the State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. § 4404, with the condition that the final subdivision plan addresses the comments from the from the Bangor Water District on July 20, 2026, shown in Exhibit 51.
2. The Board finds that, based on Exhibit 2, and the findings made in Part 1 of Section IV of this document, the applicant satisfied Land Development Code §165-128C(2)'s requirement that the plat shall conform to existing zoning regulations regarding lot dimensions and areas.
3. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(3)'s requirement for lots to have frontage on an approved street.
4. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(4)'s requirement regarding side lot lines being at right angles to straight street lines and radial to curved street lines.
5. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(5)'s requirement regarding corner lots having adequate width to permit required building setbacks.
6. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(6)'s requirement that all proposed streets shall provide connection with existing streets.
7. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(7)'s requirement that street intersections not be at an angle of less than 60°.

8. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(10)'s requirements that street grades not be less than 1% or more than 6% unless the City Engineer approves a variation from this standard.
9. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(11)'s requirement that residential access street right-of-way widths be not less than 50'.
10. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(13)'s requirements regarding the number and spacing of access drives.
11. The Board finds that, based on Exhibits 2, 28, and 53, the applicant satisfied Land Development Code §165-128C(14)'s requirement regarding interconnection of street and pedestrian systems.
12. The Board finds that, based the findings made in Subsections 1 through 11 above, the applicant satisfied Land Development Code §165-128C(14)'s requirement that the preliminary plat contain all required information in §165-128C.

Part 4 – The Project meets the requirements of §165-114 – Land Development Approval Standards

1. The Board finds that, based on the findings made in Part 3 of Section IV of this document, the applicant satisfied Land Development Code §165-114A's requirement that the Project meets the subdivision criteria established under 30-A M.R.S.A. §4404, as it shall be amended, and the requirements of Article XVIII of the Land Development Code.
2. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration.
3. The Board finds that, based on Exhibits 2 and 32, the applicant satisfied Land Development Code §165-114C's requirement that all proposed access drives from the site to any public right-of-way are reasonably necessary and safe.
4. The Board finds that, based on Exhibits 2, 8, 9, 10, 13-16, 28, and 52-53, the applicant satisfied Land Development Code §165-114D's requirements regarding minimizing adverse effects from stormwater runoff and ensuring adequate stormwater collection capacity.
5. The Board finds that, based on Exhibits 2 and 7, the applicant satisfied Land Development Code §165-114E's requirement that the proposed outdoor lighting is designed to avoid unreasonable light pollution.

6. The Board finds that, based on Exhibits 2, 19, 30 37-38, and 52, the applicant satisfied Land Development Code §165-114F's requirements for screening, landscaping, and tree preservation, with the condition that the landscaping plan is updated to minimize conflicts between plantings and utilities and to minimize disturbance and plantings within the 75' setback from wetlands of special significance.
7. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G's requirement that the location of the buildings meet all required setbacks and are situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way.
8. The Board finds that, based on Exhibit 2, 17, 18, and 52-53, the applicant satisfied Land Development Code §165-114H's requirements that the proposed development site does not negatively impact historic sites, significant wildlife habitat, or rare and irreplaceable natural areas within 250 feet, with the conditions that the landscaping plan is updated to minimize conflicts between plantings and utilities and to minimize disturbance and plantings within the 75' setback from wetlands of special significance; deed restrictions are created for lots 1-6 and lot 8 to minimize disturbance within the 75' setback from wetlands of special significance, outside of that required for home construction; and before building permits are issued, the Project receives wetland permitting approval from the Maine Department of Environmental Protection and Army Corps of Engineers, including permitting for activity within the 75' setback from wetlands of special significance.
9. The Board finds that, based on Exhibit 2, 17, 18, and 52-53 the applicant satisfied Land Development Code §165-114I's requirements of water resource and shoreline preservation of any ponds, lakes, rivers, streams or tidal waters within 250 feet, with the condition that the final subdivision plan addresses the comments from the Engineering Department on July 16, 2026, shown in Exhibit 40.

V. Decision

The Board finds that the Project meets the requirements for a Land Development Permit for a Major Preliminary Subdivision, Major Site Development, and Planned Group Development and therefore, the Board grants the Land Development Permit for the proposed Project, with the following conditions:

- **The final subdivision plan for the Project addresses the comments from the Bangor Water District on July 20, 2026, shown in Exhibit 51, and updates the landscaping plan to minimize conflicts between plantings and utilities and to minimize disturbance and plantings within the 75' setback from wetlands of special significance.**
- **Deed restrictions are created for lots 1-6 and lot 8 to minimize disturbance within**

the 75' setback from wetlands of special significance, outside of that required for home construction.

- **The Project receives final subdivision approval.**
- **Before building permits are issued, the Project receives wetland permitting approval from the Maine Department of Environmental Protection and Army Corps of Engineers, including permitting for activity within the 75' setback from wetlands of special significance.**

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. **The Project must receive final subdivision approval before construction may begin. At least 20 days prior to the Planning Board meeting at which consideration is desired and within 12 months of preliminary plan approval by the Planning Board, an application for major subdivision final plat approval must be filed with the Planning Division.** Such final plans should conform substantially to the plans which received preliminary plan approval by the Planning Board.
- C. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).

Failure to comply with the conditions listed above constitutes a violation of the Bangor Land Development Code as prescribed in Chapter 165-10G.

This If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____

CC: City of Bangor Planning Division
City of Bangor Code Enforcement Division

Building Permit and Certificate of Occupancy Checklist

Before applying for a Building Permit:

- The Project must receive final subdivision approval.
- Deed restrictions are created for lots 1-6 and lot 8 to minimize disturbance within the 75' setback from wetlands of special significance, outside of that required for home construction.
- The Project must receive wetland permitting approval from the Maine Department of Environmental Protection and Army Corps of Engineers, including permitting for activity within the 75' setback from wetlands of special significance.



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

ANNE M. KRIEG AICP
DIRECTOR

Memorandum

To: Business & Economic Development Committee
From: Planning Division
Date: July 23, 2026
Regarding: Potential chicken regulations

As staff have been reviewing the new land development code, a question of policy as to how residential chicken-keeping should be handled has arisen given the recent State law regarding this use. The statute requires that municipalities not adopt an ordinance barring chickens from residential zones; however, municipalities are allowed to set guardrails such as minimum area per chicken. Currently the land development code only allows the keeping of chickens as an agricultural use in the Rural Residence and Agricultural zone. Because the City will be adopting a new land development code and creating new zones, we will be required to allow these in all residential zones, with any guardrails the City desires to set.

We are aware of concerns in the community about the potential for odors and attracting of rodents, and therefore the desire to exclude these from the City's urban area. Therefore, staff request guidance on whether Council would like to use a minimum lot size for the keeping of chickens. If a minimum lot size of 1 acre was used, it would in most cases functionally exclude this use from the urban area. Our land use code consultants have advised us that many locales no longer use minimum lot size requirements and instead adopt regulations to limit potential nuisance issues of chickens. Examples of how some other communities in Maine regulate chickens is included below. However, staff do recommend a minimum lot size to reduce issues with rats, which are an existing problem in our urban area.

Whether or not a minimum lot size is used, staff recommend that there be a minimum square footage per chicken, setbacks from the property line, and other regulations to address issues such as odors and rodents. Staff have included draft language below that could be used in the new code. Some items, such as setbacks, would be included in the land development code and other items that are more operational in nature would be included in the Animals ordinance. The keeping of other animals besides chickens would still remain permitted only in RR&A (called R-RA in the new code) with a minimum lot size of 1.5 acres, which is the minimum lot size in that zone.

The following represents the proposed language when the new code is adopted:

Land Development Chapter:

Keeping of chickens (regulated under accessory uses, which would be allowed anywhere):

1. The keeping of chickens requires a Certificate of Occupancy (CO) and must be inspected by the Code Enforcement Division and Animal Control Officer prior to issuance of the CO.
2. The keeping of chickens is permitted on lots of at least 1 acre in size, is permitted in the side or rear yard only, and must be no less than 20 feet from any lot line and no less than 35 feet from any dwelling on abutting properties.

City of Bangor Department of Community & Economic Development – Planning Division

3. A chicken coop must provide a minimum of 4 square feet per chicken inside the coop and must include a fenced outdoor enclosure that provides at least 10 square feet per chicken.
4. The keeping of chickens must meet the requirements of Chapter 65 – Animals.

Keeping of other livestock animals (regulated under agricultural uses):

1. The keeping of livestock animals other than chickens is allowed in the R-RA district only and on lots of at least 1.5 acres.
2. All pens, stables, and other shelters for livestock animals must meet the required front setback of the zoning district in which they are located and must be set back a minimum of 50 feet from any other lot line.
3. Concentrated animal feeding operations (CAFO) require lots of at least 20 acres and a setback of 200 feet from any lot line.
4. All keeping of livestock animals must meet the requirements of Chapter 65 - Animals.

Animals Chapter:

The following would apply to all keeping of animals:

1. Any chicken coop and fenced enclosure, or any other type of animal pen or enclosure, must be designed to ensure the health and well-being of the animals, including protection from predation, the elements, and inclement weather. It must also be kept in good repair, maintained in a clean and sanitary condition, and kept free of vermin.
2. To prevent rodents from entering, any gaps or openings in chicken coop walls or floors must be sealed using hardware cloth with a mesh size of ¼ inch or less, and hardware cloth must be buried around the perimeter of the coop to prevent rodents from digging underneath. Motion activated lights are recommended.
3. Roosters are prohibited, with the exception of the R-RA Zoning District. If the sex of a chick is indeterminable at hatching, it may be kept on the property until the sex can be determined.
4. All feed and/or grain must be stored in airtight, rodent-proof containers, preferably metal.
5. Feeders must be elevated off the ground and designed to minimize spillage.
6. Any keeping of manure within 100 feet of a property line must be in enclosed bins and manure may not be stored within 100 feet of the normal high watermark of any water body, watercourse, or potable water supply.
7. Odors must not be detectable at the property line.
8. On-site slaughtering of animals must not be visible from dwellings on abutting properties and waste from slaughtering must be disposed of promptly.
9. All paddocks, pastures, or other similar areas must be fenced adequately to contain all animals.

City of Bangor Department of Community & Economic Development – Planning Division

Below are the ways chicken regulations are being addressed in other Maine communities:

1. Auburn

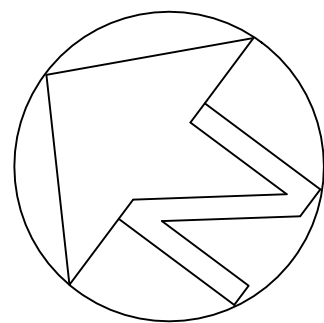
- On lots 0.49 acres or less in area, 6 laying hens are permitted.
- On a lot 0.5 acres or larger, 12 laying hens per acre prorated on actual lot size for a total maximum of 36 laying hens per single-family detached residence.
- Chicken coops must meet the setback standards for accessory structures

2. Portland

- The maximum number of chickens allowed on a lot is 6 regardless of the number of dwelling units.
- Any henhouse shall be at least 10 feet away from any residential structure or any other structure on adjacent lots.
- Henhouse must be completely enclosed. Any openings on the structure such as windows or vents must be covered with predator and bird-proof wire of less than 1-inch openings.
- When in rear yards, henhouses must meet zoning setback for detached accessory structures.

3. Ellsworth

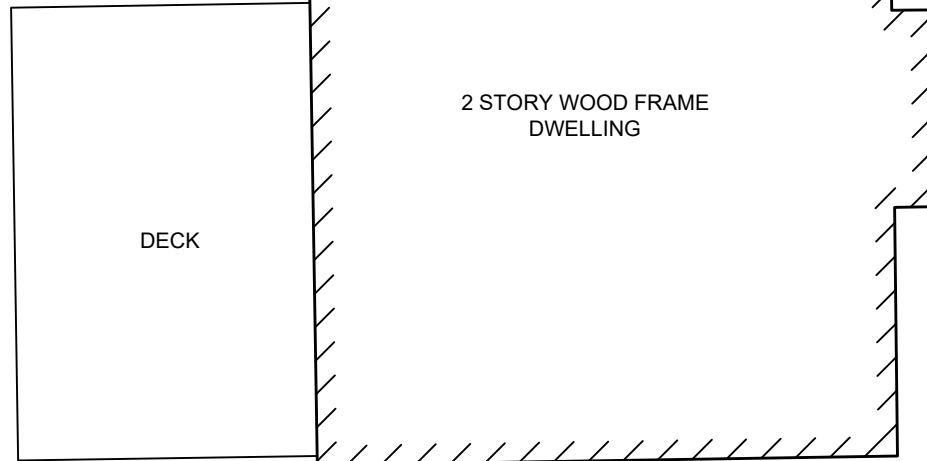
- Within the Downtown Zoning Districts, chickens must be kept in a chicken coop and/or on a run.
- All chicken coops must be located at least 20 feet from any side or rear property lines.
- Chicken coops must be at least 50 feet away from all windows and doors of dwellings on abutting properties.
- Roosters are prohibited in the urban core area.



MAGNETIC NORTH
DECEMBER 2000

LOT 3
62 FAIRWAYS
TAX MAP 3, LOT 43
NOW OR FORMERLY
**NELSON E. & CLARA A.
DURGIN LIVING TRUST**
BOOK 1044, PAGE 64
10,130 SQ FT

DETAIL A



LOT 1A
22 FAIRWAYS
TAX MAP 3, LOT 41
NOW OR FORMERLY
**STEPHANIE E. HENRY
& PHILLIP M. HENRY**
BOOK 12106, PAGE 232
10,375 SQ FT

LOT 4
70 FAIRWAYS
TAX MAP 3, LOT 44
NOW OR FORMERLY
**DENNIS W. VANDESTINE
& EVELYN S. VANDESTINE**
BOOK 9357, PAGE 19
10,945 SQ FT

47 NEW YORK STREET
TAX MAP 3, LOT 3A
NOW OR FORMERLY
**MATTHEW H. STONE
& ERIN R. RHODA**
BOOK 13590, PAGE 173
REMAINING AREA: 15,202 SQ FT

PARCEL CONVEYED FROM
MATTHEW H. STONE & ERIN R. RHODA
TO STEPHANIE E. HENRY & PHILLIP M. HENRY
CONTAINING 800 SQ FT

LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- IRON ROD/BOLT FOUND
- GRANITE/CONCRETE MONUMENT
- ⊠ WOOD POST
- ⊗ UTILITY POLE
- + GUY/ANCHOR
- ⊕ HYDRANT
- ⊗ WATER GATE/VALVE
- ⊠ CATCH BASIN
- ⊕ MANHOLE
- PROPERTY LINE
- - - EASEMENT BOUNDARY
- - - INTERIOR BOUNDARY
- - - PAVEMENT
- STONE WALL

SCALE: 1"= 10'

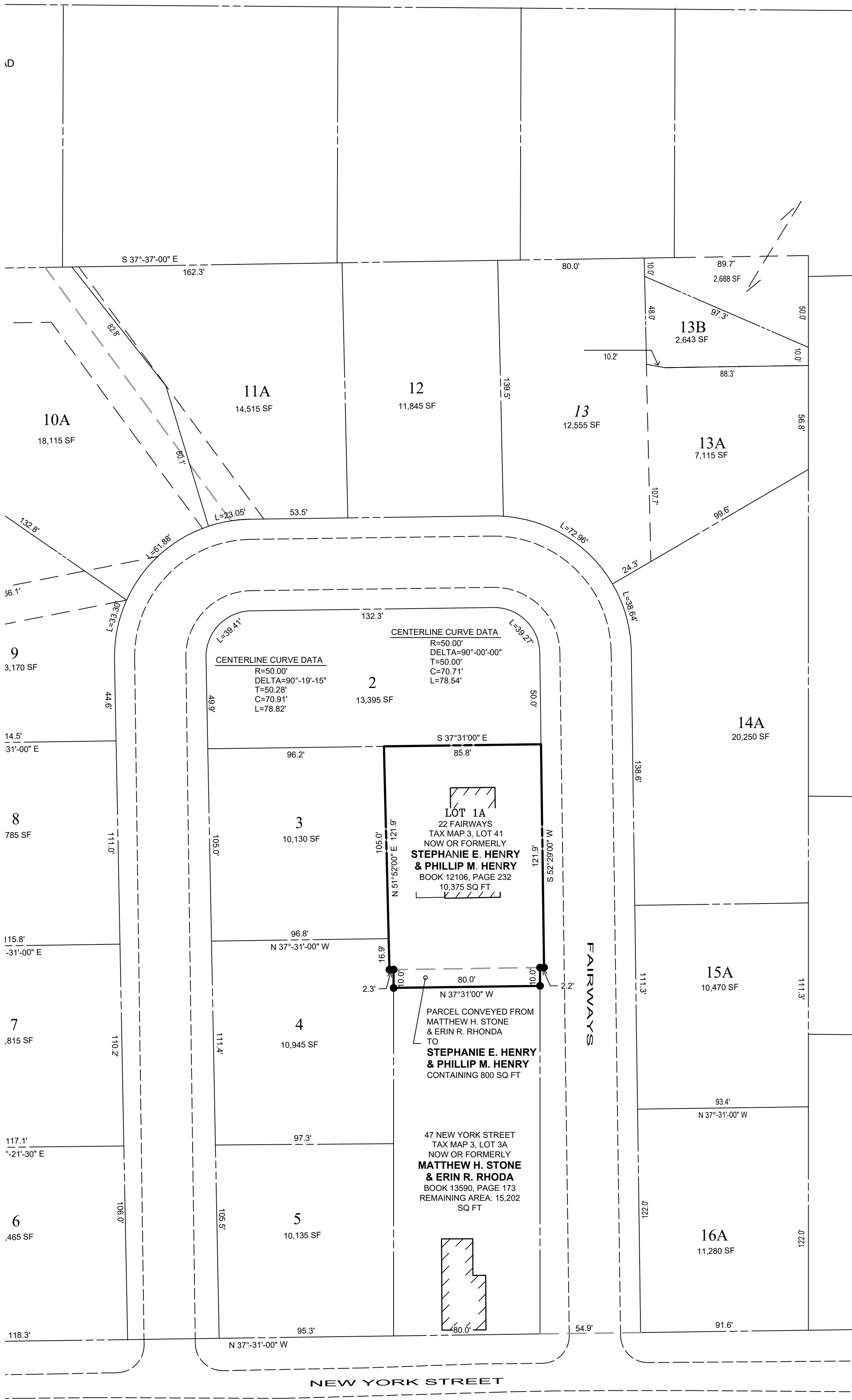
10' 0 10' 20' 30' 40'

STATE OF MAINE
PENOBSCOT, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED

Attest _____
Register
RECORDED AS MAP FILE:

RECORD OWNERS OF LOT 1 AT TIME OF
ORIGINAL SUBDIVISION PLAN APPROVAL:
**STEPHANIE E. HENRY
& PHILLIP M. HENRY**
22 FAIRWAYS
BANGOR, MAINE 04401

FAIRWAYS



SCALE: 1"= 40'

40' 0 40' 80' 120' 160'

NOTES

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) MAP AND LOT NUMBERS OF ADJOINING OWNERSHIPS ARE REFERENCED TO CITY OF BANGOR ASSESSOR'S MAPS.
- (3) PROPOSED LOTS DEPICTED BY THIS PLAN DO NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DEPICTED ON FLOODWAY MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE MUNICIPALITY OF BANGOR, MAINE.
- (4) NEW YORK STREET IS A 50-FOOT WIDE PUBLIC STREET SHOWN BY A PLAN RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, PLAN BOOK 1, PAGE 71 (1833) AND A PLAN DATED NOVEMBER 14, 1956, RECORDED IN THE BANGOR CITY ENGINEER'S RECORDS.
- (5) AREAS DESIGNATED AS FRESHWATER WETLANDS WERE IDENTIFIED BY DELINEATIONS MADE BY RICHARD S. BABINE AND MOYSE ENVIRONMENTAL SERVICES, AT BUILD-OUT (INCLUDING RESIDENTIAL HOMESITES) THE TOTAL WETLANDS IMPACT WILL BE APPROXIMATELY 12,895 SQUARE FEET. THE DEVELOPMENT CONTEMPLATED BY THIS PLAN HAS BEEN PERMITTED UNDER THE NATURAL RESOURCES PROTECTION ACT, PERMIT # L20985-TC-A-N, DATED 8-30-2002.
- (6) THE LOTS DEPICTED BY THIS PLAN ARE SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FAIRWAYS RECORDED IN PENOBSCOT REGISTRY OF DEEDS, VOLUME 8568, PAGE 93, AND AN EASEMENT FOR THE BENEFIT OF BANGOR HYDRO-ELECTRIC COMPANY RECORDED IN VOLUME 8848, PAGE 127.
- (7) LOT 13, LOT 13A, AND LOT 13B ARE DESCRIBED IN A DEED FROM EDWARD F. HANNAN AND KATRINA E. HANNAN TO NATHANIEL S. PUTNAM AND VIRGINIA KOZAK PUTNAM DATED MAY 15, 2013, RECORDED IN BOOK 13180, PAGE 184. LOTS 13A AND 13B MAY ONLY BE CONVEYED TO THE OWNER OF LOT 13 AND SHALL BE MERGED WITH LOT 13 TO FORM A SINGLE LOT.
- (8) THIS PLAN WAS ORIGINALLY SUBMITTED TO THE CITY OF BANGOR PLANNING BOARD AND APPROVED BY SAID BOARD ON APRIL 17, 2018. THE ORIGINAL SIGNED PLAN COPY BECAME LOST AND WAS NEVER RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS. THIS PLAN IS A COPY OF THE ORIGINAL PLAN SUBMITTED AND APPROVED BY THE PLANNING BOARD WITH THE ADDITION OF THIS EXPLANATORY NOTE 8, AN UPDATED PLAN DATE, AND AN UPDATED OWNER MAILING ADDRESS REFERENCE.

PLANNING BOARD APPROVAL

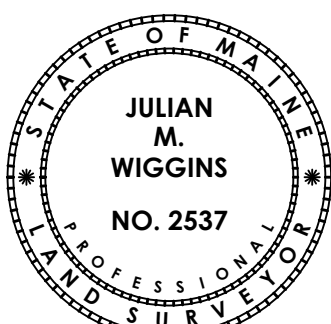
THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN SET AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404, AS AMENDED, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

DATE: _____ PLANNING BOARD, CITY OF BANGOR, MAINE

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

JULIAN M. WIGGINS, MAINE LICENSED
PROFESSIONAL LAND SURVEYOR No. 2537



FINAL PLAN
OF AMENDMENT TO
FAIRWAYS SUBDIVISION
SHOWING ADDITION OF
LOT 1A
AND LANDS OF
MATTHEW H. STONE &
ERIN R. RHODA
FAIRWAYS - BANGOR, MAINE
AMENDING PRIOR RECORDS
RECORDED IN PENOBSCOT COUNTY
REGISTRY OF DEEDS
PLAN FILE 2002-280
PLAN FILE 2003-202
PLAN FILE 2004-104
PLAN FILE 2006-165
PLAN FILE 2013-45

PLISGA & DAY

LAND SURVEYORS
72 MAIN STREET
BANGOR, ME 04401
(207) 947-0019

PROJECT: 02052	SHEET: 1 of 1
DATE: JULY 23, 2026	
SCALE: 1"=40'	