



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

PLANNING BOARD AGENDA

TUESDAY, OCTOBER 6, 2026, 7:00 P.M.

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

1. CHAIR INTRODUCTION

2. OLD BUSINESS

A. Meeting Minutes – September 1, 2026

B. Adoption of Findings & Decisions for 201 Odlin Rd and 8-10 Harlow St

3. NEW BUSINESS

A. Land Development Permits

- i. Land Development Permit Application – Major Site Development and Site Location of Development (SLODA) Modification – 511 Maine Avenue – Map-Lot 001-001-G – City of Bangor Community Connector – Land Development Permit Application – Major Site Development and Site Location of Development (SLODA) Modification for the construction of a 6,070 sq. ft. training center and restoration of existing cold storage building, including drainage and stormwater improvements, new parking, and access drives located at 511 Maine Avenue, Map-Lot 001-001-G, in the Government & Institutional Service District (G&ISD). Applicant/Owner: City of Bangor Community Connector.
- i. Land Development Permit Application – Minor Subdivision Modification and Planned Group Development – 6 Bangor Mall Boulevard – Map-Lot 061-016-A – Waterstone Bangor, LLC – Land Development Permit Application – Minor Subdivision Modification and Planned Group Development for the creation of a 0.54-acre and 6.24-acre lot from an existing 6.78-acre parcel located at 6 Bangor Mall Boulevard, Map-Lot 061-016-A, in the Shopping & Personal Service District (S&PS). Applicant/Owner: Waterstone Bangor, LLC.

4. OTHER BUSINESS

A. Proposed Growth Boundary Change

City of Bangor Planning Division

Planning Board Agenda -- Tuesday, October 6, 2026

Zoom meeting information posted day of the meeting at bangormaine.gov

- B. Workshop on removing the floor area ratio restriction from Downtown Development District (DDD)**
- C. Follow-Up/Thoughts on Land Use Plan Updates**
- D. Adjournment**



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

PLANNING BOARD MEMO

TUESDAY, OCTOBER 6, 2026, 7:00 P.M.

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

1. CHAIR INTRODUCTION

2. OLD BUSINESS

A. Meeting Minutes – September 1, 2026

B. Adoption of Findings & Decisions for 201 Odlin Rd and 8-10 Harlow St

3. NEW BUSINESS

A. Land Development Permits

- i. Land Development Permit Application – Major Site Development and Site Location of Development (SLODA) – 511 Maine Avenue – Map-Lot 001-001-G – City of Bangor Community Connector – Land Development Permit Application – Major Site Development and Site Location of Development (SLODA) for the construction of a 6,070 sq. ft. training center and restoration of existing cold storage building, including drainage and stormwater improvements, new parking, and access drives located at 511 Maine Avenue, Map-Lot 001-001-G, in the Government & Institutional Service District (G&ISD). Applicant/Owner: City of Bangor Community Connector.

1. The applicant seeks to construct a 6,070sqft training facility expansion on an existing cold storage barn and city sewer department building, expand the parking lot, and rehabilitate approximately 26,000sqft of the 35,880sqft existing space.
2. This project also requires a SLODA modification since it is in the Bangor International Airport SLODA. The City has delegated authority to review the modification and therefore a standard has been put in the Findings & Decision document for the Board to vote on.
3. Staff review focused primarily on water service line placement, parking layout and minimums, landscaping, and stormwater clarification.

4. Staff resolved with the applicant all questions regarding completeness and compliance for the project.

i. **Land Development Permit Application – Minor Subdivision and Planned Group Development – 6 Bangor Mall Boulevard – Map-Lot 061-016-A – Waterstone Bangor, LLC** – Land Development Permit Application – Minor Subdivision and Planned Group Development for the creation of a 0.54-acre and 6.24-acre lot from an existing 6.78-acre parcel located at 6 Bangor Mall Boulevard, Map-Lot 061-016-A, in the Shopping & Personal Service District (S&PS). Applicant/Owner: Waterstone Bangor, LLC.

1. The applicant seeks to create a 0.54-acre and 6.24-acre lot from an existing 6.78-acre parcel. As an existing subdivision, this project requires subdivision modification, which is reviewed the same way as a regular subdivision. Since it only creates one additional lot, it is reviewed as a minor subdivision. Additionally, since the new lot line cuts through existing parking, it must receive approval as a planned group development.
2. The only comment from staff was for the applicant to show proposed monuments/pins for the new lot boundaries.
3. Staff resolved with the applicant all questions regarding completeness and compliance for the project.

4. **OTHER BUSINESS**

A. **Proposed Growth Boundary Change**

There is a memo to the Business & Economic Development Committee in your packets that goes over this proposed change. Staff would like to discuss this with Planning Board as well to gather feedback.

B. **Workshop on removing the floor area ratio restriction from Downtown Development District (DDD)**

C. Similar to the above, there is a memo to the Business & Economic Development Committee, as well as a draft Council order in your packets that describes the proposed change.

D. **Follow-Up/Thoughts on Land Use Plan Updates**

City of Bangor Planning Division

Planning Board Memo -- Tuesday, October 6, 2026

Zoom meeting information posted day of the meeting at bangormaine.gov

E. Adjournment



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, SEPTEMBER 1, 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
Trisha Hayes
Ken Huhn
Greg Hobson
Ross Whitford

City Staff Present:

Anja Collette, Planning Officer
Matt Altiero, Planning Analyst
Grace Innis, Assistant City Solicitor
Jefferson Davis, Engineering Director

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

OLD BUSINESS

1. Meeting Minutes – August 18, 2026

Member Hobson moved to approve the minutes of August 18, 2026. Seconded by Member Huhn. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

2. Adopt Findings & Decisions for Grandview Ave and 375 Pushaw Road

Member Huhn moved to adopt the findings and decisions for Grandview Ave and 375 Pushaw Road. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

- 1. Land Development Permit Application – Major Site Development – 201 Odlin Road – Map-Lot 001-700 – City of Bangor Fire Department** – Land Development Permit Application – Major Site Development for the construction of a 24' x 66' fire training facility for the City of Bangor Fire Department located at 201 Odlin Rd, Map-Lot 001-700, in the Airport Development District (ADD). Applicant/Owner City of Bangor Fire Department

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

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, September 1, 2026

Chair Boucher introduced the agenda item.

Vice Chair Jonas moved that the Board finds the application was deemed complete on September 1st, 2026, all applicable fees for the project have been paid, and the proposed project is a Major Site Development and Site Location of Development (SLODA) modification. Seconded by Member Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Fire Chief Pelletier presented on the project. Engineering Director Davis noted he can help answer technical questions on the project.

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

Chair Boucher opened public comment – there were none. Public comment closed.

Member Huhn moved that the Board finds that, based on Exhibits 2 and 9, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control. Seconded by Member Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2 and 11, the applicant satisfied Land Development Code §165-58's requirements for compliance with Federal Aviation Regulations in effect in the vicinity of Bangor International Airport. Seconded by Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-68's requirements for lot frontage. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2, 5, 6, 11, and 13, the applicant satisfied Land Development Code §165-79 requiring adequate utility service, including water, electricity, fire protection, and provision for stormwater runoff. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2 and 13, 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. Seconded by Member Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hayes 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 voting members in favor, none opposed. Motion passed.

Member Brush moved that he Board finds that, based on Exhibits 2 and 8, the applicant satisfied the Land Development Code §165-84 requiring provisions for surface water and storm drainage. Seconded by Member Whitford. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board finds that, based on the findings made in Part 1 of Section IV of this document, the Project meets the requirements of § 165-95B for uses within the Airport Development District (ADD). Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114C'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 voting members in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, 6, and 8, 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 Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2 and 5, 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 Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board finds that the Project meets the requirements for a Land Development Permit for a Major Site Development and therefore, the Board grants the Land Development Permit for the proposed Project, with the following condition: Before building permits are issued, the Project must receive SLODA modification approval from the Maine Department of Environmental Protection. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

2. Land Development Permit – Minor Subdivision – 8-10 Harlow Street – Map-Lot 041-089 – Land Development Permit Application – Minor Subdivision for the development of 2 commercial spaces and 14 dwelling units at a property located at 8-10 Harlow St, Map-Lot 041-089, in the Downtown Development District (DDD). Applicant: Zack Pike. Owner: Pike Property Management, LLC.

Chair Boucher introduced the agenda item.

Member Brush moved that the Board finds that the application was deemed complete on September 1, 2026, the applicant paid all applicable fees, the proposed Project is a Minor Subdivision, and the City Engineer reviewed the final subdivision plat and provided a written report on August 31 2026. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Applicant Representative Zachary Pike presented on the project.

Planning Officer Collette noted the condition on the decision. Applicant Representative Pike discussed working with Engineering Director Davis moving forward.

Chair Boucher asked the Board for questions.

Vice Chair Jonas asked about the hotel versus residential units. Applicant Representative Pike discussed wanting to utilize the units for long-term rentals, meaning anything over 30 days. Pike expressed wanting to be transparent that rather than 14 residential units, some units may fall more into the use of a long-term rental. Jonas asked about whether every level has a fireplace or just one level. Pike discussed that on multiple floors, the look of the original fireplace will be maintained, but it will not be an active fireplace. Jonas asked staff if the fireplace needs to be noted on all floors of the plans – Planning Officer Collette responded that for this permitting, the exterior of the site is what is considered.

Chair Boucher opened public comment – there were none. Public comment closed.

Chair Boucher asked for Board discussion – there was none.

Member Huhn moved that the Board finds that, based on Exhibit 2, 10, 13, 14, and 20-21, the applicant satisfied §165-79 of the Land Development Code regarding providing the necessary utility services required, §165-80's requirements regarding providing adequate water and sewerage services, and 165-83's requirements regarding providing adequate electrical service. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 13, the applicant satisfied §165-82 of the Land Development Code regarding providing adequate fire protection. Seconded by Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board finds that, based on the findings made in Part 1 of Section IV of this document, the Project meets the requirements of § 165-93B for uses within the Downtown Development District (DDD). Seconded by Member Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that based on Exhibits 2, 4, 10, 14, and 20-21, the Project meets the requirements of Land Development Code §165-126F(1), regarding compliance with State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. §4404. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that based on Exhibits 2 and 10 the Project meets the requirements of Land Development Code §165-126F(2) regarding conforming to the existing lot dimension and area regulations of the zoning district and §165-126F(3)'s requirement of abutting an existing improved public road. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that based on Exhibit 2, the Project meets the requirements of Land Development Code §165-126F(6), regarding the plat containing all information required in 165-126D(1-8). Seconded by Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hobson 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 requirements that the

proposed subdivision meets the 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 Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board finds that the Project meets the requirements for a Land Development Permit for a Minor Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project with the following condition: The applicant coordinates with the Engineering Department on surface restoration of the sidewalk and road, and receives any other required permits from the Engineering Department. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

OTHER BUSINESS

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

Planning Officer Collette discussed progress made with reviewing the zoning map.

Planning Officer Collette noted that the Milford Street Extension plan needs to be resigned for recording at the Registry of Deeds.

Meeting adjourned at 7:29 PM.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

September 15, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner:

City of Bangor Fire Department
Attn: Eric Pelletier
289 Main Street
Bangor, ME 04401

Agent:

City of Bangor Engineering Department
Attn: Eric Baron
73 Harlow Street
Bangor, ME 04401

Property Address:

201 Odlin Road, Map-Lot 001-700

Zoning District:

Airport Development District (ADD)

Permit Request:

Land Development Permit for Major Site Development

Description:

Proposal to construct a 24' x 56' Fire Training Facility and new paved maneuvering area

Public Hearing Date:

September 1, 2026

Permitting Requirements:

§165.111A(5)

Board Members Present:

Chair Boucher; Vice Chair Jonas; Members Brush, Hayes, Huhn, Hobson, and Whitford

Board Vote:

Motion carried 7 to 0 to approve the Land Development Permit

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit Application, submitted by City of Bangor Engineering Department on 08.07.2026
2. Revised Site Plan Set, submitted by City of Bangor Engineering Department on 08.18.2026
3. Inter-Account Transfer Voucher Payment, submitted by City of Bangor Fire Department on 05.14.2026, and refund follow-up, sent via email on 08.26.2026
4. Owner-Applicant-Agent Authorization Form, submitted by City of Bangor Engineering Department on 08.07.2026
5. Land Development Permit Application Narrative, submitted by City of Bangor Engineering Department on 08.07.2026
6. SLODA Application Overview, submitted by City of Bangor Engineering Department on 08.07.2026
7. Pre-Development HydroCAD Reports, submitted by City of Bangor Engineering Department on 08.07.2026
8. Post-Development HydroCAD Reports, submitted by City of Bangor Engineering Department on 08.07.2026
9. Erosion and Sedimentation Control Plan, submitted by City of Bangor Engineering Department on 08.07.2026
10. USDA Web Soil Survey Map, submitted by City of Bangor Engineering Department on 08.07.2026
11. Federal Aviation Administration Notice of Proposed Construction or Alteration, submitted by City of Bangor Engineering Department on 08.07.2026
12. FEMA FIRM Map, submitted by City of Bangor Engineering Department on 08.07.2026
13. Bangor Water District Sign-Off, received via email 08.10.2026
14. Land Development Permit Checklist, sent to submitted by City of Bangor Engineering Department on 08.13.2026
15. Code Enforcement Sign-Off, received via email 08.18.2026
16. Response to Planning Comments, received via email 08.18.2026
17. List of abutters within 100ft of the subject property, generated by staff on 08.20.2026
18. Public Notice, sent to abutters within 100ft of the subject property on 08.20.2026
19. Notice of Mailing, generated by staff on 08.20.2026

II. Project Description and Permit Requirements

The Project will consist of construction of a 24' x 56' Fire Training Facility and new paved maneuvering area. The Project is located at 201 Odlin Road, Map-Lot 001-700, in the Airport Development District (ADD).

As a permitted use in the Airport Development District (ADD), per §165-95, the Project must meet the requirements of Article II through XII and any applicable development standards of Article XIX. This Project must also meet the Land Development Approval Standards outlined in §165-114.

This Project also requires a SLODA modification since it's in the Bangor International Airport SLODA area; however, Maine DEP has taken responsibility for reviewing this

SLODA instead of the City.

III. Procedural Background

1. The Application was deemed complete on September 1, 2026.
2. All applicable fees for the Project have been paid (Exhibit 3).
3. The proposed Project is a Major Site Development and SLODA modification.

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 9, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control.
2. The Board finds that, based on Exhibits 2 and 11, the applicant satisfied Land Development Code §165-58's requirements for compliance with Federal Aviation Regulations in effect in the vicinity of Bangor International Airport.
3. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-68's requirements for lot frontage.
4. The Board finds that, based on Exhibits 2, 5, 6, 11, and 13, the applicant satisfied Land Development Code §165-79 requiring adequate utility service, including water, electricity, fire protection, and provision for stormwater runoff.
5. The Board finds that, based on Exhibits 2 and 13, 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.
6. The Board finds that, based on Exhibit 2, the applicant satisfied the Land Development Code §165-83 requiring adequate electrical services.
7. The Board finds that, based on Exhibits 2 and 8, the applicant satisfied the Land Development Code §165-84 requiring provisions for surface water and storm drainage.

Part 2 – The Project meets the requirements of §165-95 Airport Development District (ADD)

The Board finds that, based on the findings made in Part 1 of Section IV of this document, the Project meets the requirements of § 165-95B for uses within the Airport

Development District (ADD).

Part 3 – The Project meets the requirements of §165-114 – Land Development Approval Standards

1. The Board finds that, based on Exhibit 2, 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.
2. The Board finds that, based on Exhibit 2, 6, and 8, the applicant satisfied Land Development Code §165-114D's requirements regarding minimizing adverse effects from stormwater runoff and ensuring adequate stormwater collection capacity.
3. The Board finds that, based on Exhibits 2 and 5, 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.

V. Decision

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

- **Before building permits are issued, the Project must receive SLODA modification approval from the Maine Department of Environmental Protection.**

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. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- 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](#).
- D. Applicant must commence construction within one year from the date of approval and

complete the project by September 1, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.

- E. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved plan.

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:

- Contact the Code Enforcement and Engineering Departments for any other permits that may be necessary.

- The Project must receive SLODA modification approval from the Maine Department of Environmental Protection.

Before applying for a Certificate of Occupancy:

- o Digital as-built plan or plans shall be submitted to the Code Enforcement Officer.
Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

September 15, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner: Pike Property Management, LLC
Attn: Zachary Pike
210 Exchange Street
Bangor, ME 04401

Property Address: 8-10 Harlow Street, Map-Lot 041-089

Zoning District: Downtown Development District (DDD)

Permit Request: Land Development Permit for Minor Subdivision

Description: Development of 2 commercial spaces and 14 dwelling units

Public Hearing Date: September 1, 2026

Permitting Requirements: §165-111.A.(6) & §165-126

Board Members Present: Chair Boucher; Vice Chair Jonas; Members Brush, Hayes, Huhn, Hobson, and Whitford

Board Vote: Motion carried 7 to 0 to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit Application, submitted by Pike Property Management, LLC on 07.01.2026
2. Final Site Plan Set, submitted by Pike Property Management, LLC on 08.13.2026
3. Payment Receipt, generated by staff on 07.01.2026
4. Flood Map, submitted by Pike Property Management, LLC on 08.10.2026
5. Quitclaim Deed, submitted by Pike Property Management, LLC on 08.10.2026
6. Planning comments, sent to Pike Property Management, LLC via email on 07.07.2026

7. Bangor Water District comments, sent to Pike Property Management, LLC via email on 07.13.2026
8. Meter Sizing and Cross-Connection Control form, sent to Pike Property Management, LLC via email by Bangor Water District on 07.13.2026
9. New Construction Information Sheet, sent to Pike Property Management, LLC via email by Bangor Water District on 07.13.2026
10. Code Enforcement sign-off, 07.13.2026
11. Communication regarding building use, sent to Pike Property Management, LLC via email 07.17.2026
12. Land Development Permit Checklist, sent to Pike Property Management, LLC via email on 07.17.2026
13. Fire sign-off, received via email on 07.31.2026
14. Additional Bangor Water District comments, sent to Pike Property Management, LLC via email on 08.06.2026
15. Bangor Water District meter size info, sent to Pike Property Management, LLC via email on 08.06.2026
16. Responses to staff comments, received from Pike Property Management, LLC via email between 08.06.2026 and 08.10.2026
17. Additional Planning and Engineering comments and applicant responses, correspondence via email between 08.10.2026 and 08.14.2026
18. Engineering comments, received via email on 08.19.2026
19. Additional Engineering comments and applicant responses, correspondence via email between 08.19.2026 and 08.20.26
20. Bangor Water District sign-off, received via email on 08.26.2026
21. Engineer's Report, received on 08.31.2026
22. List of abutters within 100ft of the subject property, generated by staff on 07.30.2026
23. Public Notice, sent to abutters within 100ft of the subject property on 08.20.2026
24. Notice of Mailing, generated by staff on 08.20.2026

II. Project Description and Permit Requirements

The Project will consist of the development of 2 commercial spaces and 14 dwelling units at a property located at 8-10 Harlow St, Map-Lot 041-089, in the Downtown Development District (DDD).

As the Project consists of creation of five or more dwelling units in a 5-year period on a parcel, the proposal must meet the requirements for Land Development Permit as a Minor Subdivision. Additionally, as a use in the Downtown Development District, per §165-93B, the Project must also meet the requirements of Article II through XII, any applicable development standards of Article XIX.

III. Procedural Background

1. The Application was deemed complete on September 1, 2026.
2. The Applicant paid all applicable fees (Exhibit 3).

3. The proposed Project is a Minor Subdivision.
4. The City Engineer reviewed the final subdivision plat and provided a written report on August 31, 2026.

IV. Applicable Provisions and Findings

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

1. The Board finds that, based on Exhibit 2, 10, 13, 14, and 20-21, the applicant satisfied §165-79 of the Land Development Code regarding providing the necessary utility services required, §165-80's requirements regarding providing adequate water and sewerage services, and 165-83's requirements regarding providing adequate electrical service.
2. The Board finds that, based on Exhibit 13, the applicant satisfied §165-82 of the Land Development Code regarding providing adequate fire protection.

Part 2 – The Project meets the requirements of § 165-93 – Downtown Development District (DDD)

The Board finds that, based on the findings made in Part 1 of Section IV of this document, the Project meets the requirements of § 165-93B for uses within the Downtown Development District (DDD).

Part 3 – The Project meets the requirements of §165-126 – Minor Subdivision

1. The Board finds that based on Exhibits 2, 4, 10, 14, and 20-21, the Project meets the requirements of Land Development Code §165-126F(1), regarding compliance with State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. §4404.
2. The Board finds that based on Exhibits 2 and 10 the Project meets the requirements of Land Development Code §165-126F(2) regarding conforming to the existing lot dimension and area regulations of the zoning district and §165-126F(3)'s requirement of abutting an existing improved public road.
3. The Board finds that based on Exhibit 2, the Project meets the requirements of Land Development Code §165-126F(6), regarding the plat containing all information required in 165-126D(1-8).

Part 5 – 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 requirements that the proposed subdivision meets the 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.

V. Decision

The Board finds that the Project meets the requirements for a Land Development Permit for a Minor Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project with the following condition:

- **The applicant coordinates with the Engineering Department on surface restoration of the sidewalk and road, and receives any other required permits from the Engineering Department.**

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. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Department for any additional permits that may be required.
- C. The signed subdivision plan must be recorded at the Registry of Deeds after Planning Board approval.
- D. Applicant must commence construction within one year from the date of approval and complete the project by September 1, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. 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](#).
- F. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered

professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

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 subdivision plan for the Project must be recorded at the Registry of Deeds.
- All infrastructure needed to support said structure(s) has been constructed, installed, and inspected by the appropriate authority.

Concurrently with applying for a building permit:

- Coordinate with the Engineering Department on surface restoration of the sidewalk and road, and apply for any other required permits from the Engineering Department

Before applying for a Certificate of Occupancy:

- o Digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.
- o Surface restoration of the sidewalk and road must be completed to the approval of the Engineering Department and any required permits from the Engineering Department (e.g. road opening permit) must be received.

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: _____

Date: _____

Site Development Plan: ☒

*Conditional Use: _____

*Both: _____

Subdivision Development: _____

*Preliminary: _____

Final: _____

*Mobilehome Park: _____

Applicant: City of Bangor Attn: Community Connector

Telephone No. [REDACTED]

Address: 73 Harlow Street, Bangor ME

Location of Site: 511 Maine Avenue

Map:1 _____ Lot:001-G

Watershed: Birch Stream Total Area Proposed to be Disturbed: 66,025

Owner of Site if different from applicant: _____ Zoning District: G&ISD portion of S&PS

Address: _____

Primary Contact Person: Rayshelly Lizotte, P.E. (Agent) / Laurie Linscott & Hannah Peasley (COB)

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):

Owner _____ If not owner include copy of said agreement

Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):

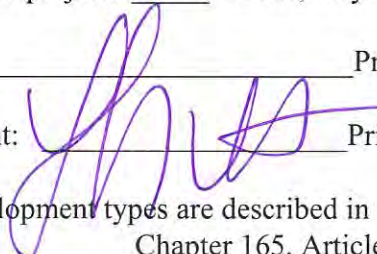
Construction of a new 6,070 S.F. training center and maintenance/restoration of existing cold storage building including drainage/stormwater improvements, new parking, access drives and other site features.

LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.

Were LID techniques used on this project? Yes _____ If not, why? _____

Projected Starting Date: 10-1-2026

Projected Completion Date: 12-31-2027

Signature of applicant(s) or agent: 

Printed Name: Laurie Linscott

Submittal Requirements

Submittal Requirements of development types are described in the Land Development Code for:

1. Site Development Plan, Chapter 165, Article XVI, Section 112
2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: _____ Advertising Fees: _____

A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION. PLEASE KNOW OUR FEE SCHEDULE IS AVAILABLE ON THE CITY'S WEBSITE, AND WE ALWAYS REQUIRE FEES UP FRONT BEFORE REVIEWING AN APPLICATION, NOT AFTER IT'S BEEN PUT ON A PLANNING BOARD AGENDA.

Date Received by Planning Division Office: _____

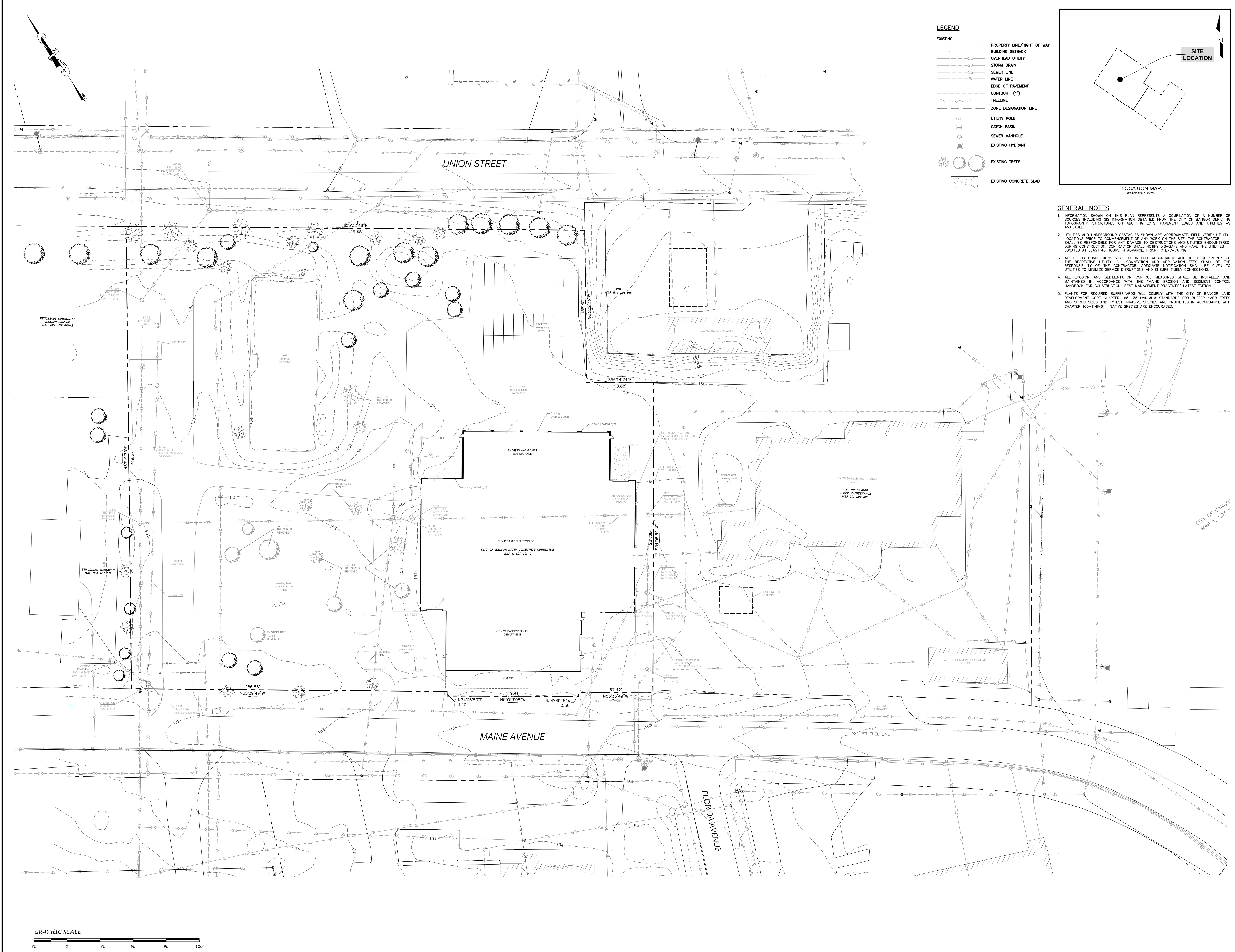
Decision and reason of Code Enforcement Office for Conditional Use: _____

Action taken by Planning

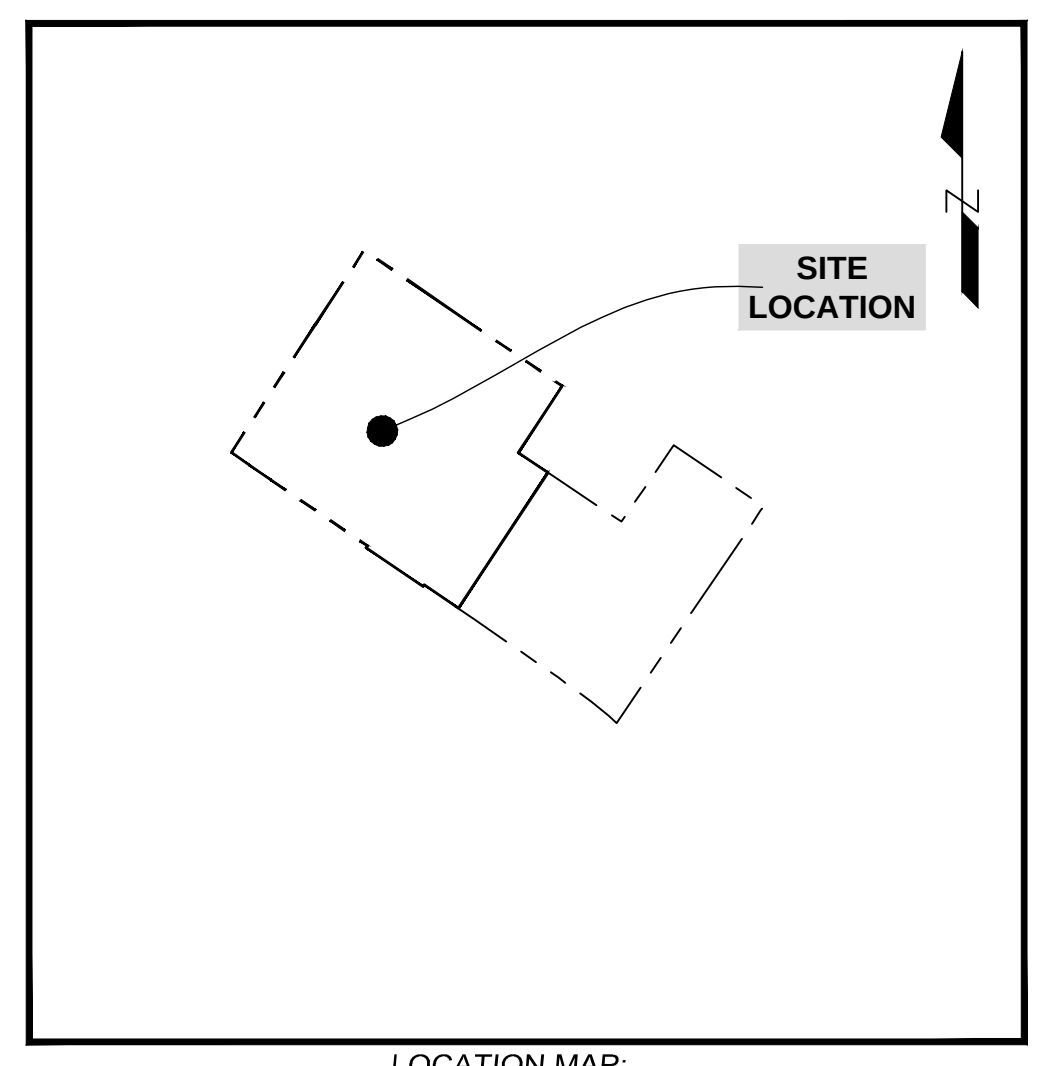
Board: _____

* Any advertising costs above the amount listed in Schedule of Fees must be paid by applicant

* There is no guarantee a project will be on a certain Planning Board meeting; agenda assignments depend on timing of application submission and extent of application completeness



- LEGEND**
- EXISTING
- PROPERTY LINE/RIGHT OF WAY
 - BUILDING SETBACK
 - OVERHEAD UTILITY
 - STORM DRAIN
 - SEWER LINE
 - WATER LINE
 - EDGE OF PAVEMENT
 - CONTOUR (1')
 - TREELINE
 - ZONE DESIGNATION LINE
 - UTILITY POLE
 - CATCH BASIN
 - SEWER MANHOLE
 - EXISTING HYDRANT
 - EXISTING TREES
 - EXISTING CONCRETE SLAB



- GENERAL NOTES**
1. INFORMATION SHOWN ON THIS PLAN REPRESENTS A COMPILATION OF A NUMBER OF SOURCES INCLUDING GIS INFORMATION OBTAINED FROM THE CITY OF BANGOR DEPICTING TOPOGRAPHY, STRUCTURES ON ADJUTING LOTS, PAVEMENT EDGES AND UTILITIES AS AVAILABLE.
 2. UTILITIES AND UNDERGROUND OBSTACLES SHOWN ARE APPROXIMATE. FIELD VERIFY UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DUG-SAFE AND HAVE THE UTILITIES LOCATED AT LEAST 48 HOURS IN ADVANCE, PRIOR TO EXCAVATING.
 3. ALL UTILITY CONNECTIONS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY. ALL CONNECTION AND APPLICATION FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADEQUATE NOTIFICATION SHALL BE GIVEN TO UTILITIES TO MINIMIZE SERVICE DISRUPTIONS AND ENSURE TIMELY CONNECTIONS.
 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" LATEST EDITION.
 5. PLANTS FOR REQUIRED BUFFERYARDS WILL COMPLY WITH THE CITY OF BANGOR LAND DEVELOPMENT CODE CHAPTER 165-135 (MINIMUM STANDARDS FOR BUFFER YARD TREES AND SHRUB SIZES AND TYPES). INVASIVE SPECIES ARE PROHIBITED IN ACCORDANCE WITH CHAPTER 165-114F(6). NATIVE SPECIES ARE ENCOURAGED.

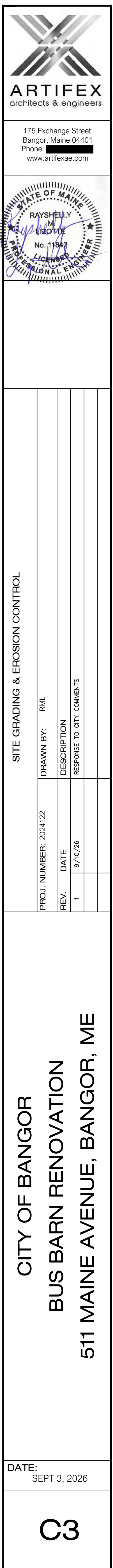
175 Exchange Street
Bangor, Maine 04401
Phone: 207.688.1111
www.artifexae.com

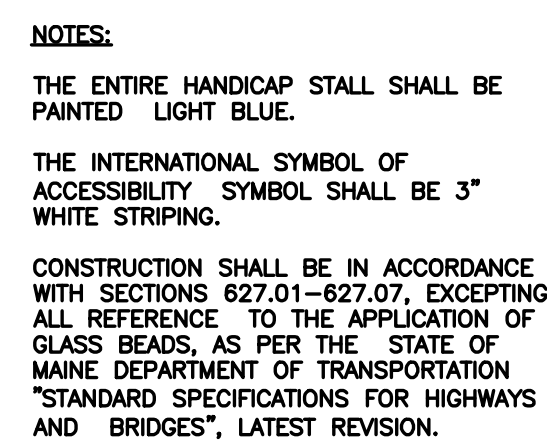
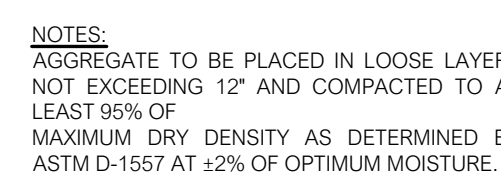
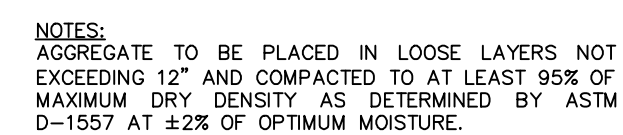
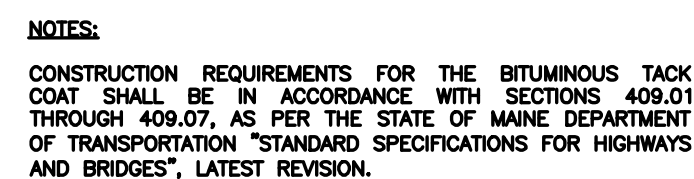
EXISTING CONDITIONS PLAN	
PROJ. NUMBER: 2024122	DRAWN BY: RAIL
REV. 1	DATE 9/10/26
RESPONSE TO CITY COMMENTS	

CITY OF BANGOR
BUS BARN RENOVATION
511 MAINE AVENUE, BANGOR, ME

DATE: SEPT 3, 2026

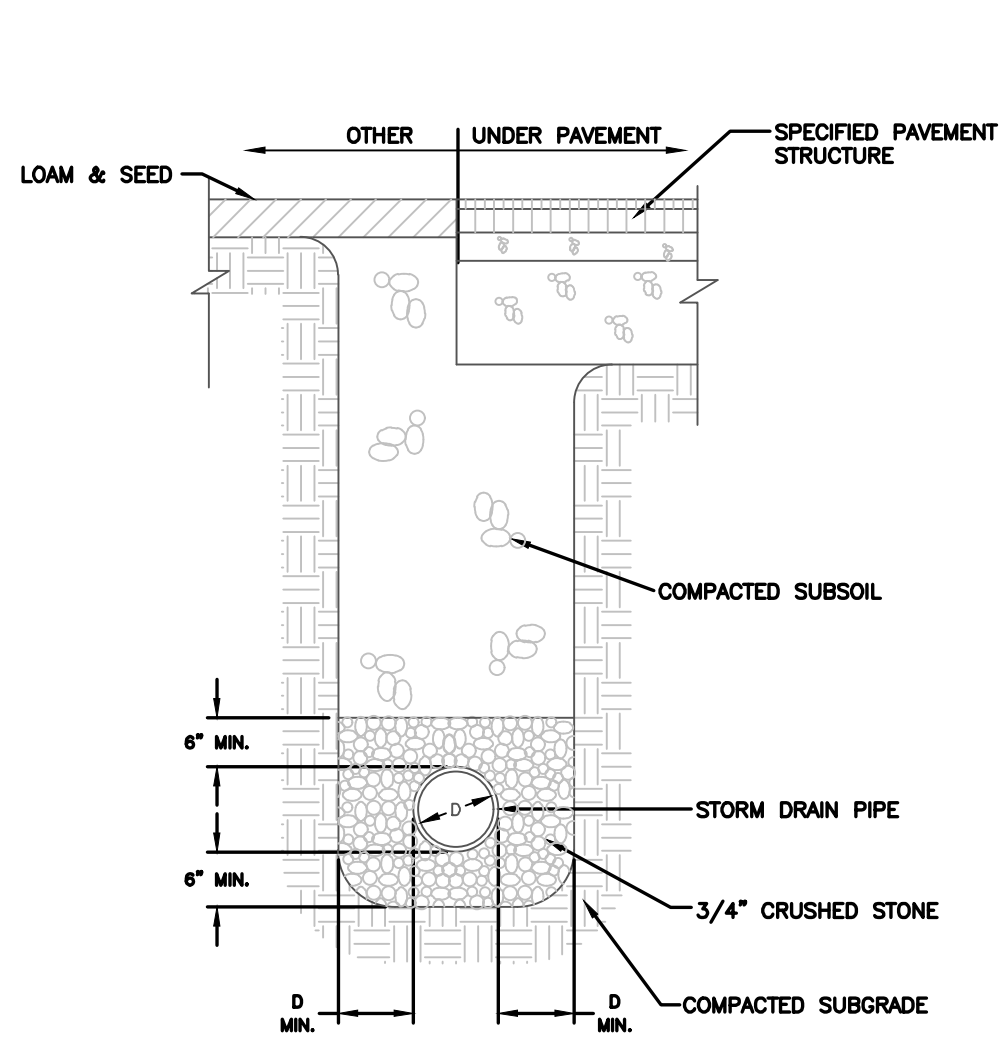
C1



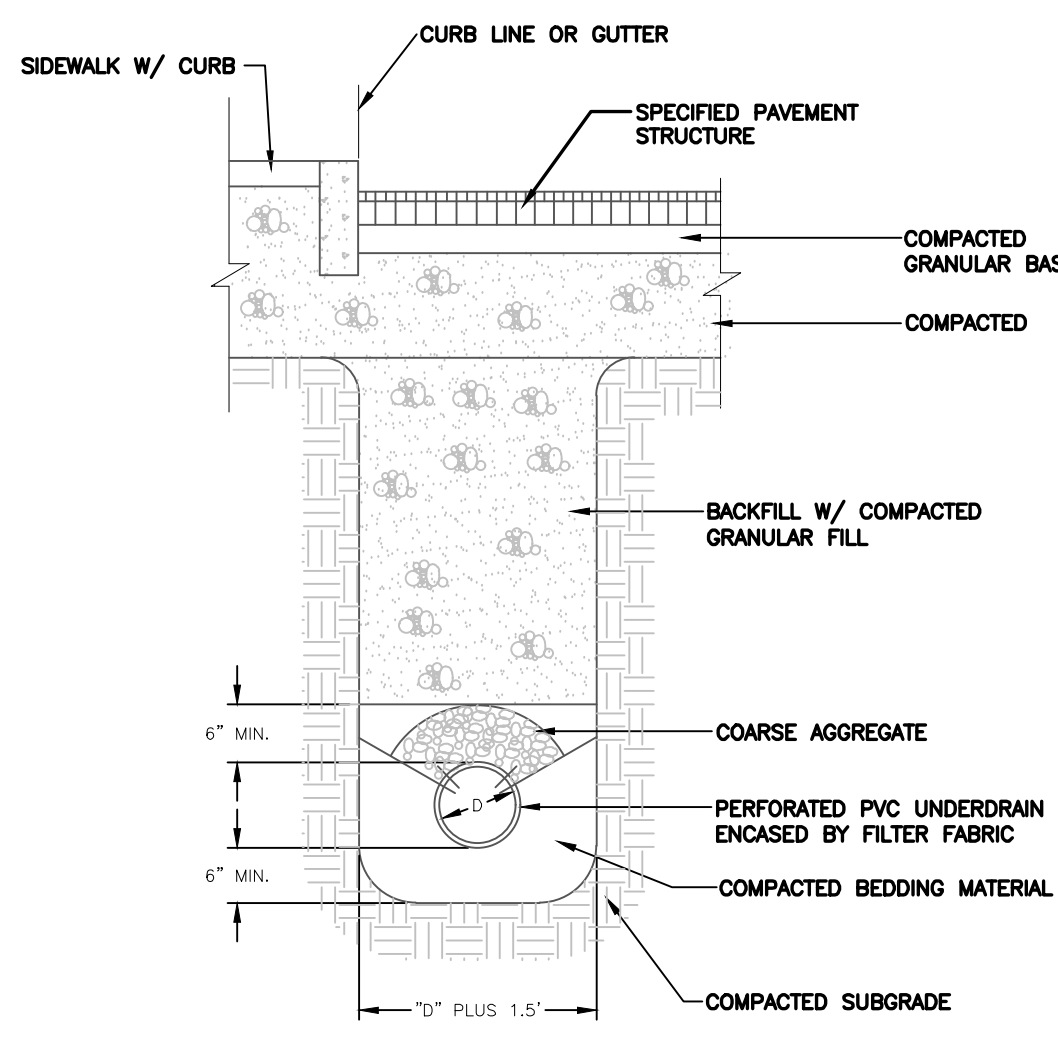


NOTE:
HAND RUB FINISH ON SURFACE
OF CONC. AND FILL IN VOIDS.
SMOOTH FINISH ON ALL EXPOSED
CONC. SURFACES. PAINT SAFETY
YELLOW ABOVE GRADE.

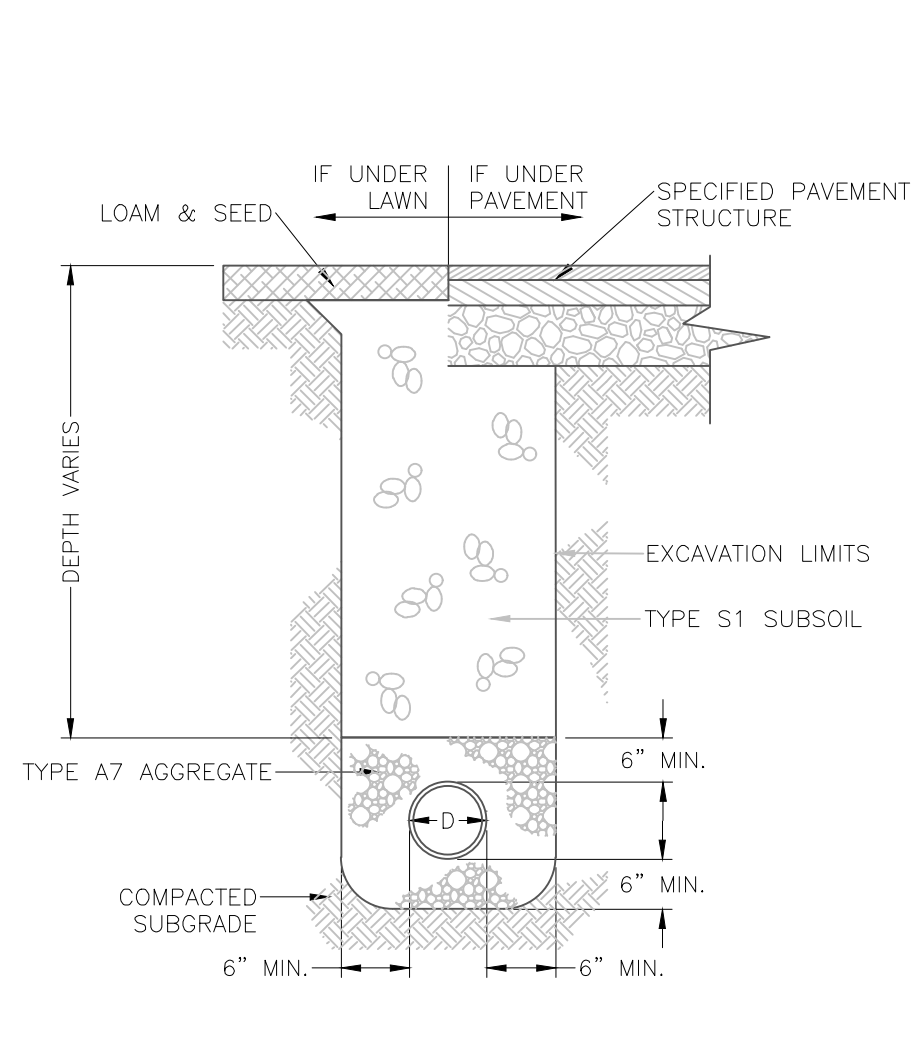




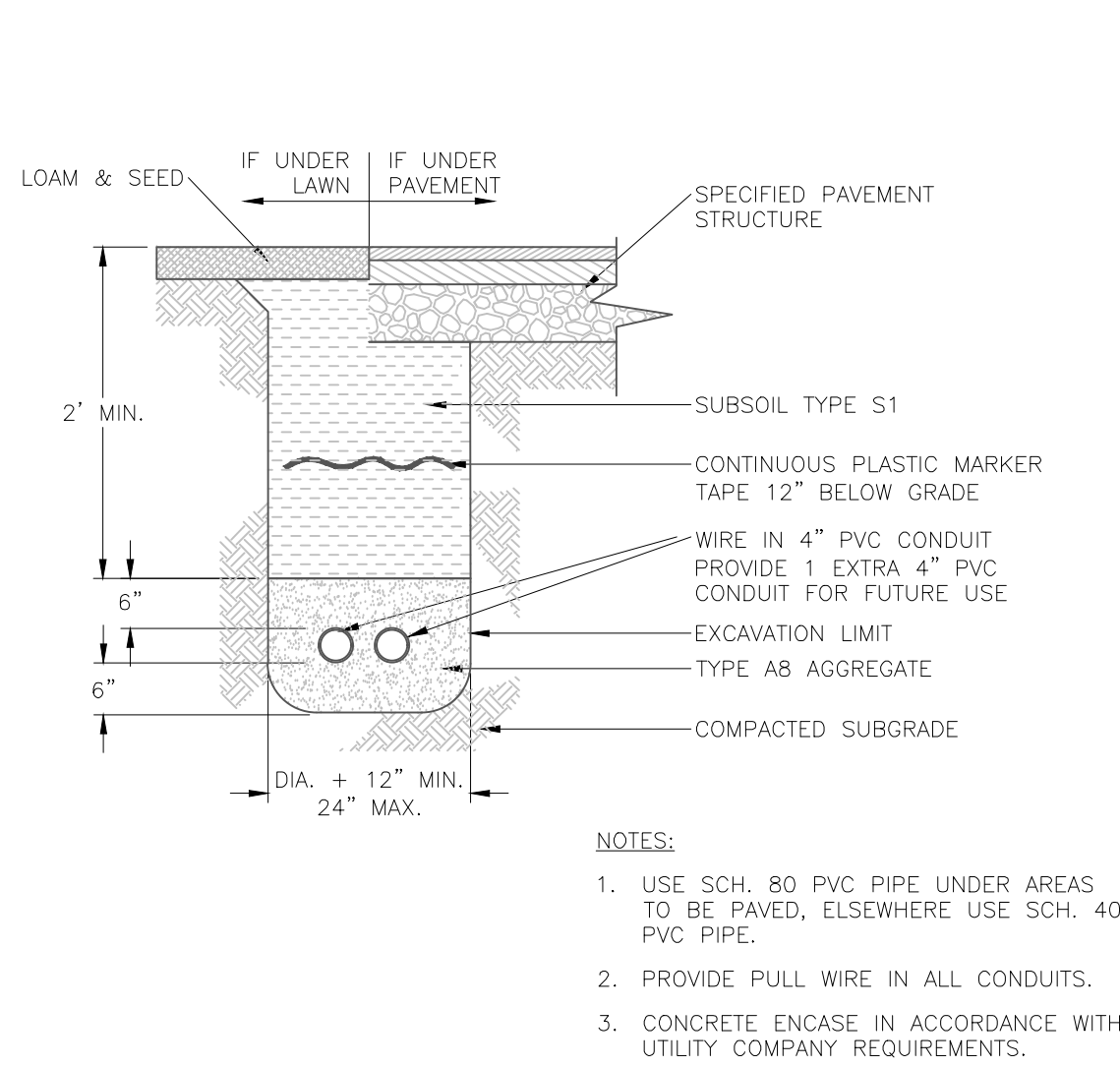
STORM DRAIN TRENCH DETAIL
NOT TO SCALE



TYPE "C" UNDERDRAIN TRENCH DETAIL
NOT TO SCALE

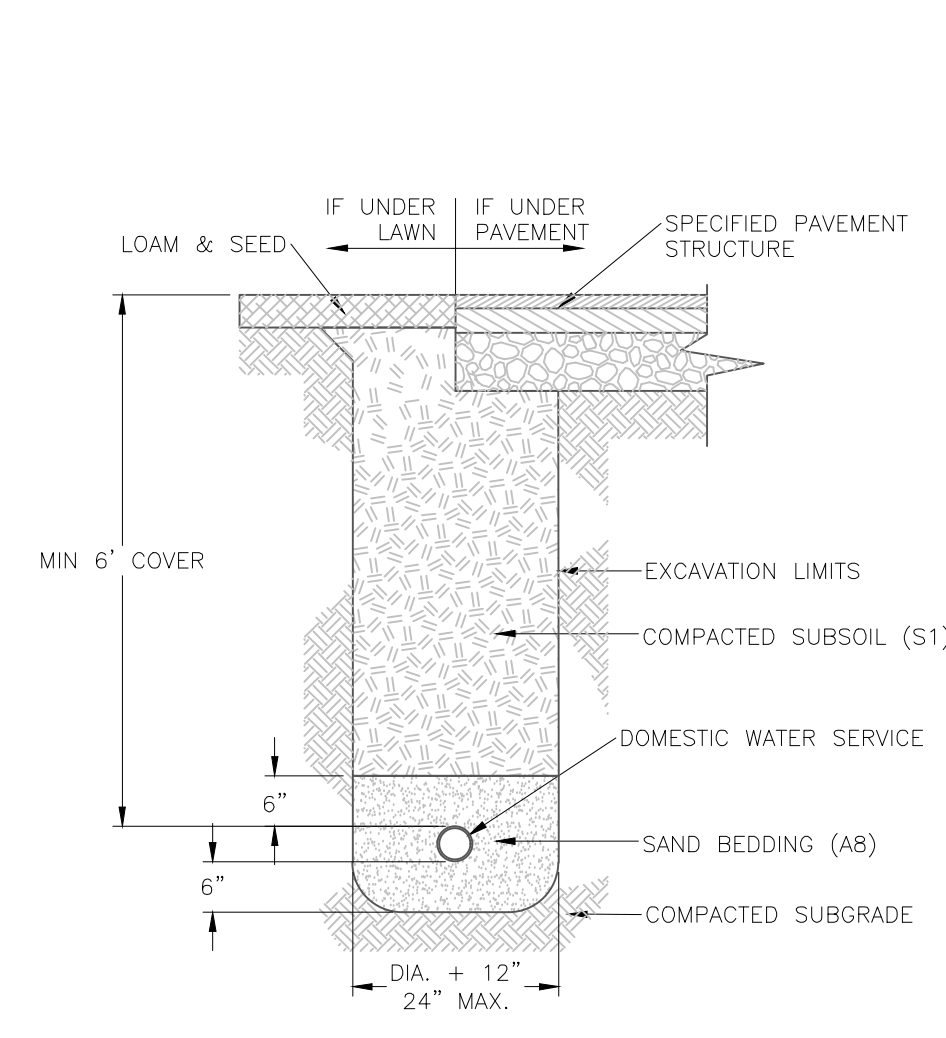


SANITARY SEWER TRENCH
NOT TO SCALE



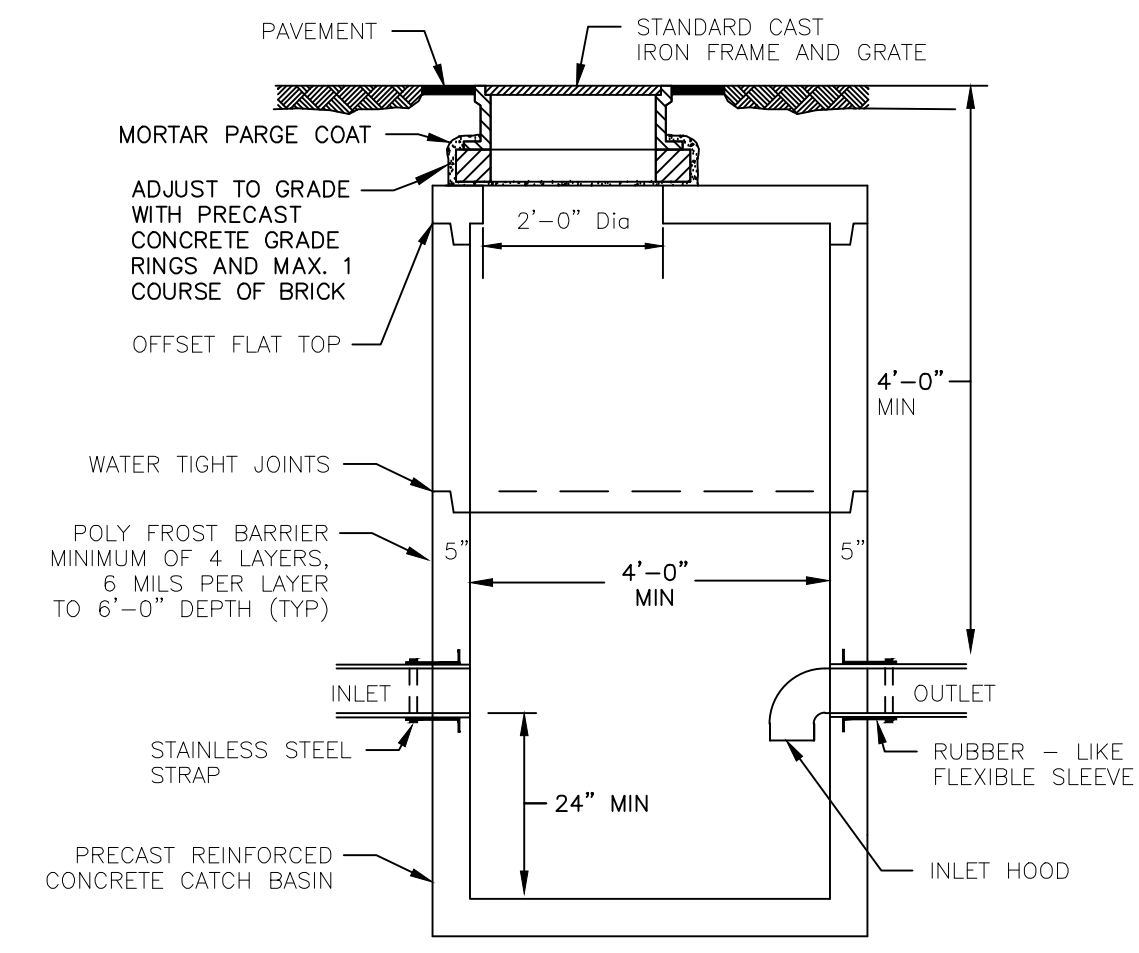
- NOTES:
1. USE SCH. 80 PVC PIPE UNDER AREAS TO BE PAVED, ELSEWHERE USE SCH. 40 PVC PIPE.
 2. PROVIDE PULL WIRE IN ALL CONDUITS.
 3. CONCRETE ENCASE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS.

UTILITY TRENCH
NOT TO SCALE

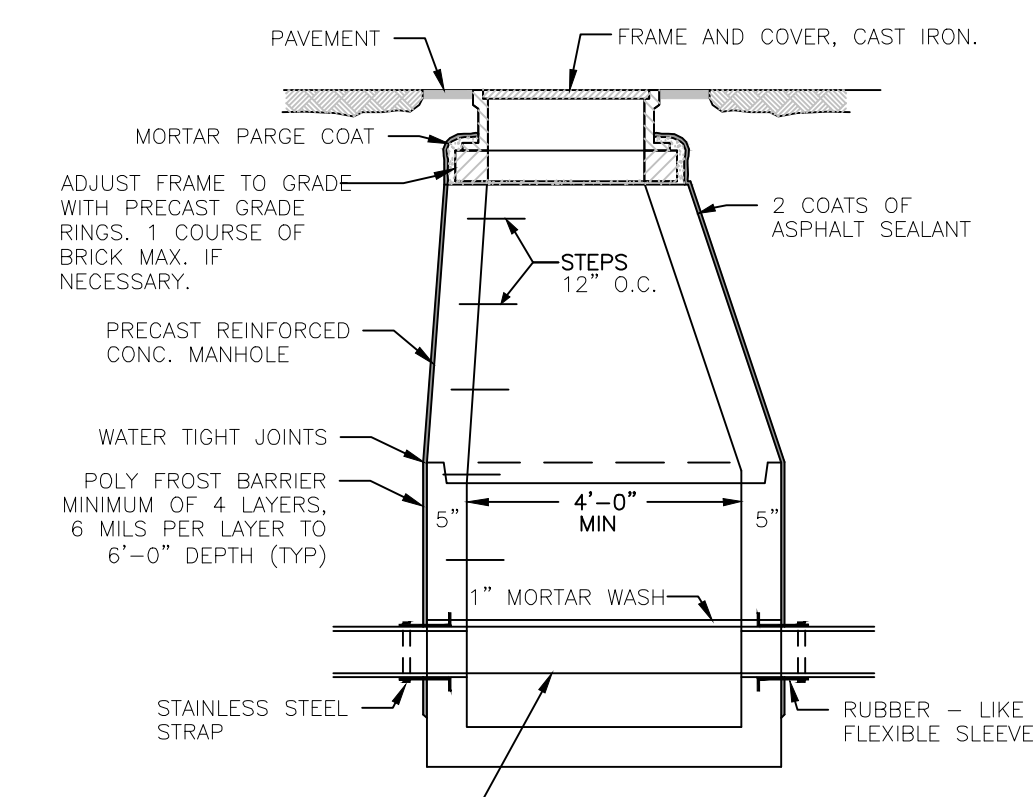


WATER SERVICE TRENCH
NOT TO SCALE

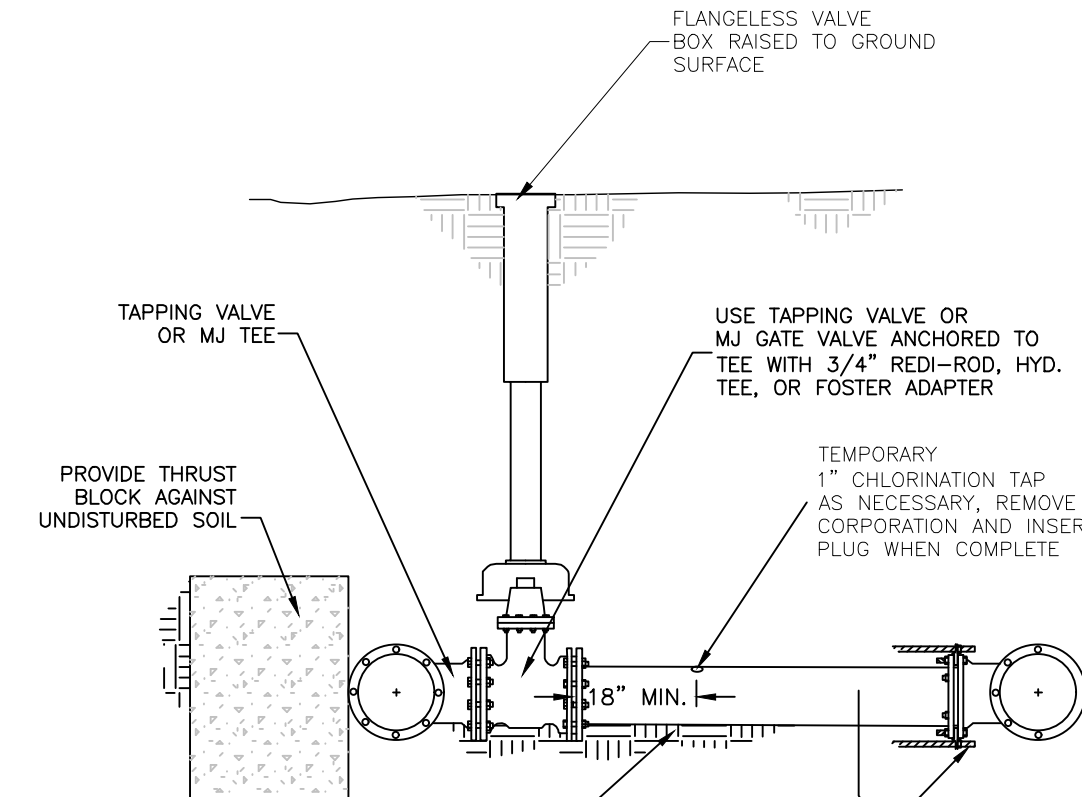
- UTILITY NOTES:
1. ALL UTILITY CONNECTIONS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY. ALL CONNECTION AND APPLICATION FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADEQUATE NOTIFICATION SHALL BE GIVEN TO UTILITIES TO MINIMIZE SERVICE DISRUPTIONS AND ENSURE TIMELY CONNECTIONS.
 2. CONTRACTOR SHALL COORDINATE WORK SUCH THAT UTILITIES AT DEEPEST ELEVATION ARE INSTALLED BEFORE UTILITIES AT LESSER DEPTHS.
 3. UTILITIES AND UNDERGROUND OBSTACLES SHOWN ARE APPROXIMATE. FIELD VERIFY UTILITY LOCATION PRIOR TO COMMENCEMENT OF UTILITY ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DIG-SAFE AND HAVE THE UTILITIES LOCATED AT LEAST 48 HOURS IN ADVANCE, PRIOR TO EXCAVATING.
 4. REFER TO ELECTRICAL DRAWINGS FOR ELECTRIC UTILITY REMOVALS AND INSTALLATIONS.
 5. NO OPEN TRENCHES WILL BE ALLOWED IN THE EVENING AFTER DAILY CONSTRUCTION OPERATIONS. CONTRACTOR TO PROVIDE CONSTRUCTION FENCING AROUND ANY TRENCHING AREA FOR PUBLIC SAFETY.
 6. ALL GROUT REQUIRED FOR SEWER SERVICE INSTALLATION SHALL BE NON-SHRINK.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING AS NECESSARY AND SHALL DISCHARGE IN ACCORDANCE WITH ALL STATE, FEDERAL, AND LOCAL REGULATIONS.
 8. CONTRACTOR SHALL PATCH AND REPLACE PAVEMENT WITHIN ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER BACK FILLING AND COMPACTION OF PIPE TRENCHES.
 9. PROVIDE PIPE BEDDING FOR ALL UNDERGROUND UTILITIES IN ACCORDANCE WITH AGGREGATE DETAILS AND SPECIFICATIONS



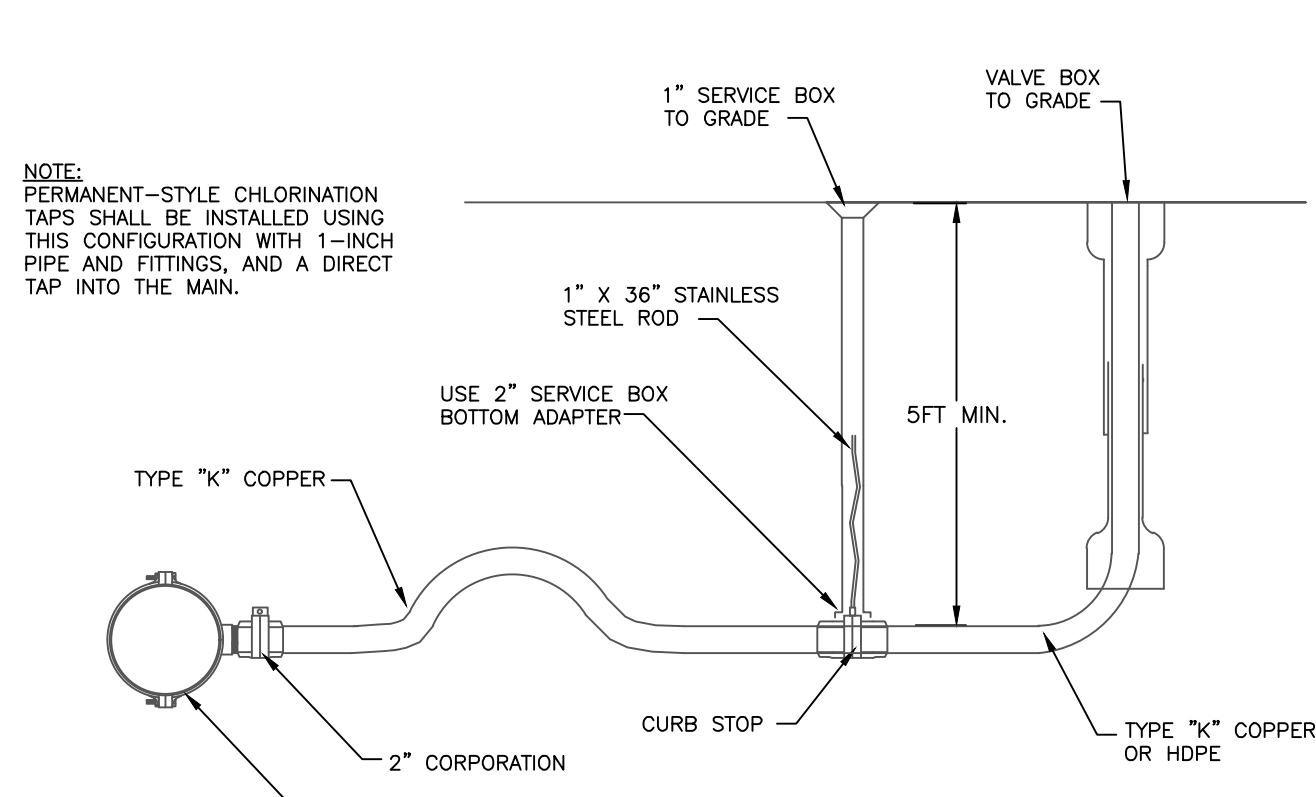
PRECAST CATCH BASIN
NOT TO SCALE



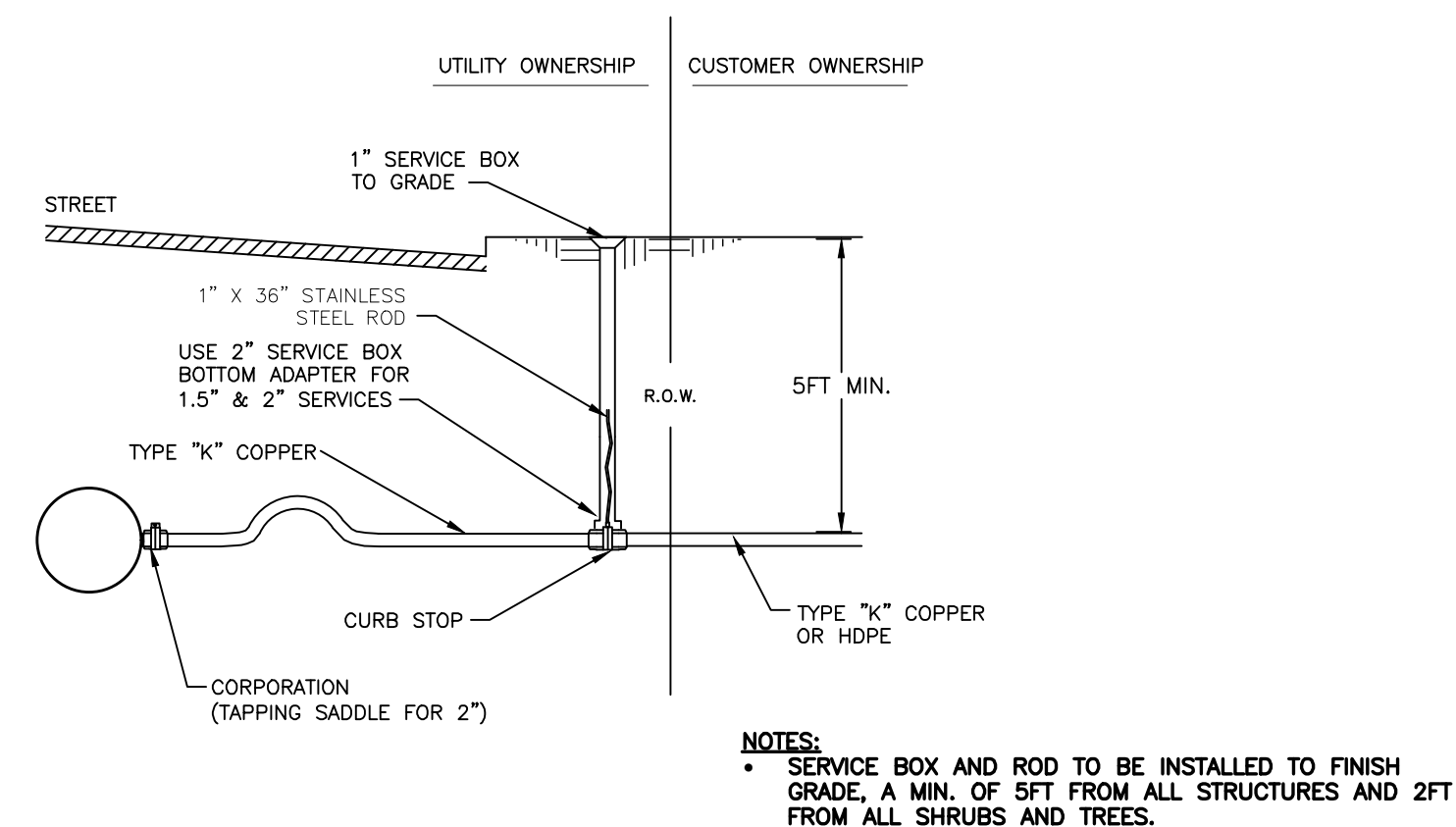
TYPICAL PRECAST SEWER MANHOLE
NOT TO SCALE



TYPICAL WATER MAIN CONNECTION
NOT TO SCALE



2" BLOWOFF ASSEMBLY
NOT TO SCALE



DOMESTIC SERVICE CONNECTION
NOT TO SCALE

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Bangor, Maine 04401
Phone: 207.688.1111
www.artifexae.com

TYPICAL UTILITY DETAILS

PROJ. NUMBER: 2024122	DRAWN BY: AOG	
REV.	DATE	DESCRIPTION

CITY OF BANGOR

BUS BARN RENOVATION

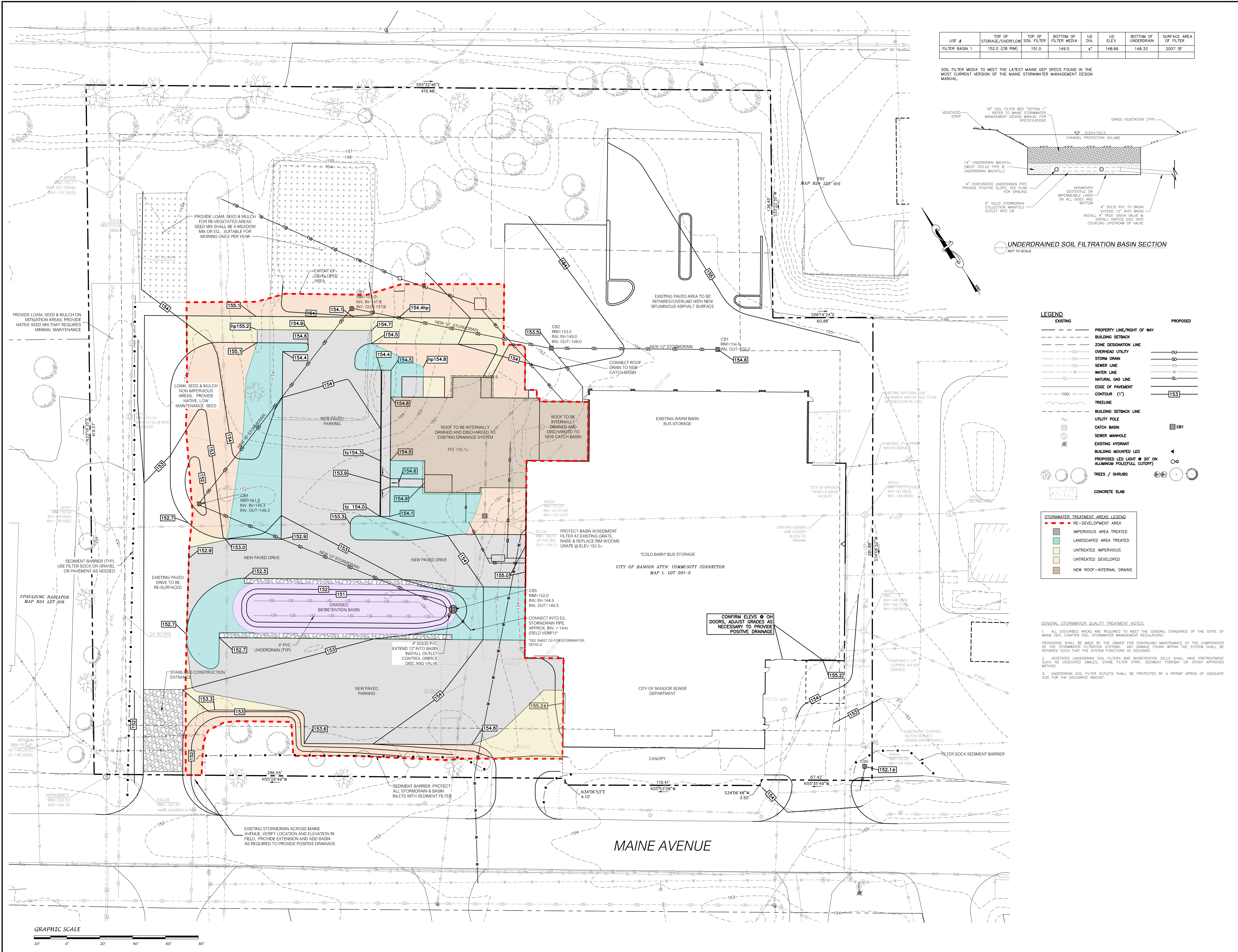
511 MAINE AVENUE, BANGOR, ME

DATE:

AUGUST 21, 2026

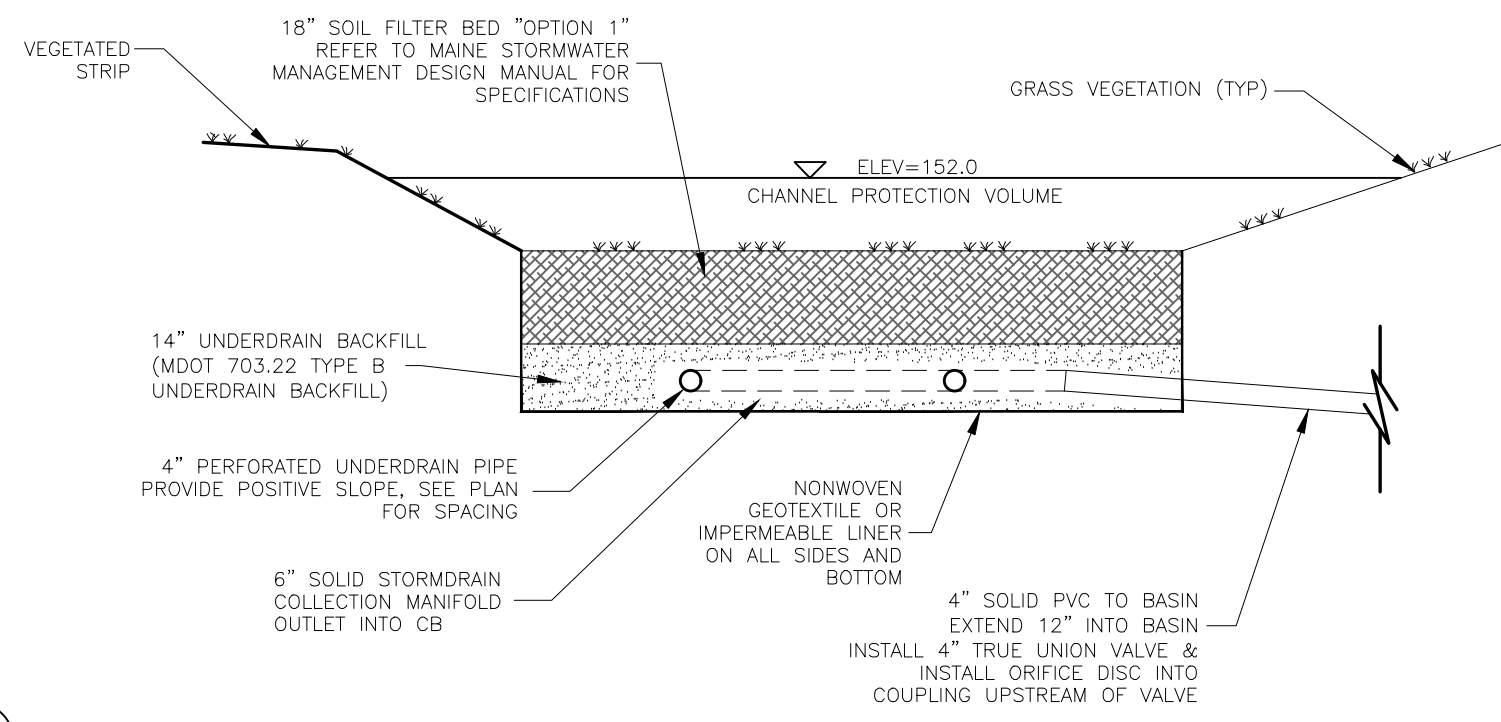
PERMIT PLANS - NOT FOR CONSTRUCTION

C5



USF #	TOP OF STORAGE/OVERFLOW	TOP OF SOIL FILTER	BOTTOM OF FILTER MEDIA	UD DIA.	UD ELEV.	BOTTOM OF UNDERDRAIN	SURFACE AREA OF FILTER
FILTER BASIN 1	152.0 (CB RIM)	151.0	149.5	4"	148.66	148.33	2007 SF

SOIL FILTER MEDIA TO MEET THE LATEST MAINE DEP SPECS FOUND IN THE MOST CURRENT VERSION OF THE MAINE STORMWATER MANAGEMENT DESIGN MANUAL.



UNDERDRAINED SOIL FILTRATION BASIN SECTION
NOT TO SCALE

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE/RIGHT OF WAY
---	BUILDING SETBACK
---	ZONE DESIGNATION LINE
---	OVERHEAD UTILITY
---	STORM DRAIN
---	SEWER LINE
---	WATER LINE
---	NATURAL GAS LINE
---	EDGE OF PAVEMENT
---	CONTOUR (1')
---	TREELINE
---	BUILDING SETBACK LINE
---	UTILITY POLE
---	CATCH BASIN
---	SEWER MANHOLE
---	EXISTING HYDRANT
---	BUILDING MOUNTED LED
---	PROPOSED LED LIGHT @ 20' ON ALUMINUM POLE(FULL CUTOFF)
---	TREES / SHRUBS
---	CONCRETE SLAB

STORMWATER TREATMENT AREAS LEGEND	
---	RE-DEVELOPMENT AREA
---	IMPERVIOUS AREA TREATED
---	LANDSCAPED AREA TREATED
---	UNTREATED IMPERVIOUS
---	UNTREATED DEVELOPED
---	NEW ROOF-INTERNAL DRAINS

GENERAL STORMWATER QUALITY TREATMENT NOTES:

- ALL DISTURBED AREAS ARE REQUIRED TO MEET THE GENERAL STANDARDS OF THE STATE OF MAINE DEP, CHAPTER 500, STORMWATER MANAGEMENT REGULATIONS. PROVISIONS SHALL BE MADE BY THE OWNER FOR CONTINUING MAINTENANCE OF THE COMPONENTS OF THE STORMWATER FILTRATION SYSTEMS. ANY DAMAGE FOUND WITHIN THE SYSTEM SHALL BE REPAIRED SUCH THAT THE SYSTEM FUNCTIONS AS DESIGNED.
- VEGETATED UNDERDRAIN SOIL FILTERS AND BIORETENTION CELLS SHALL HAVE PRETREATMENT SUCH AS VEGETATED SWALES, STONE FILTER STRIP, SEDIMENT FOREBAY OR OTHER APPROVED METHOD.
- UNDERDRAIN SOIL FILTER OUTLETS SHALL BE PROTECTED BY A RIPRAP APRON OF ADEQUATE SIZE FOR THE DISCHARGE AMOUNT.

175 Exchange Street
Bangor, Maine 04401
Phone: (207) 541-1111
www.artifexae.com

STORMWATER MANAGEMENT PLAN

PROJ. NUMBER:	2024122	DRAWN BY:	RAIL
REV.	1	DATE	9/10/26
		DESCRIPTION	RESPONSE TO CITY COMMENTS

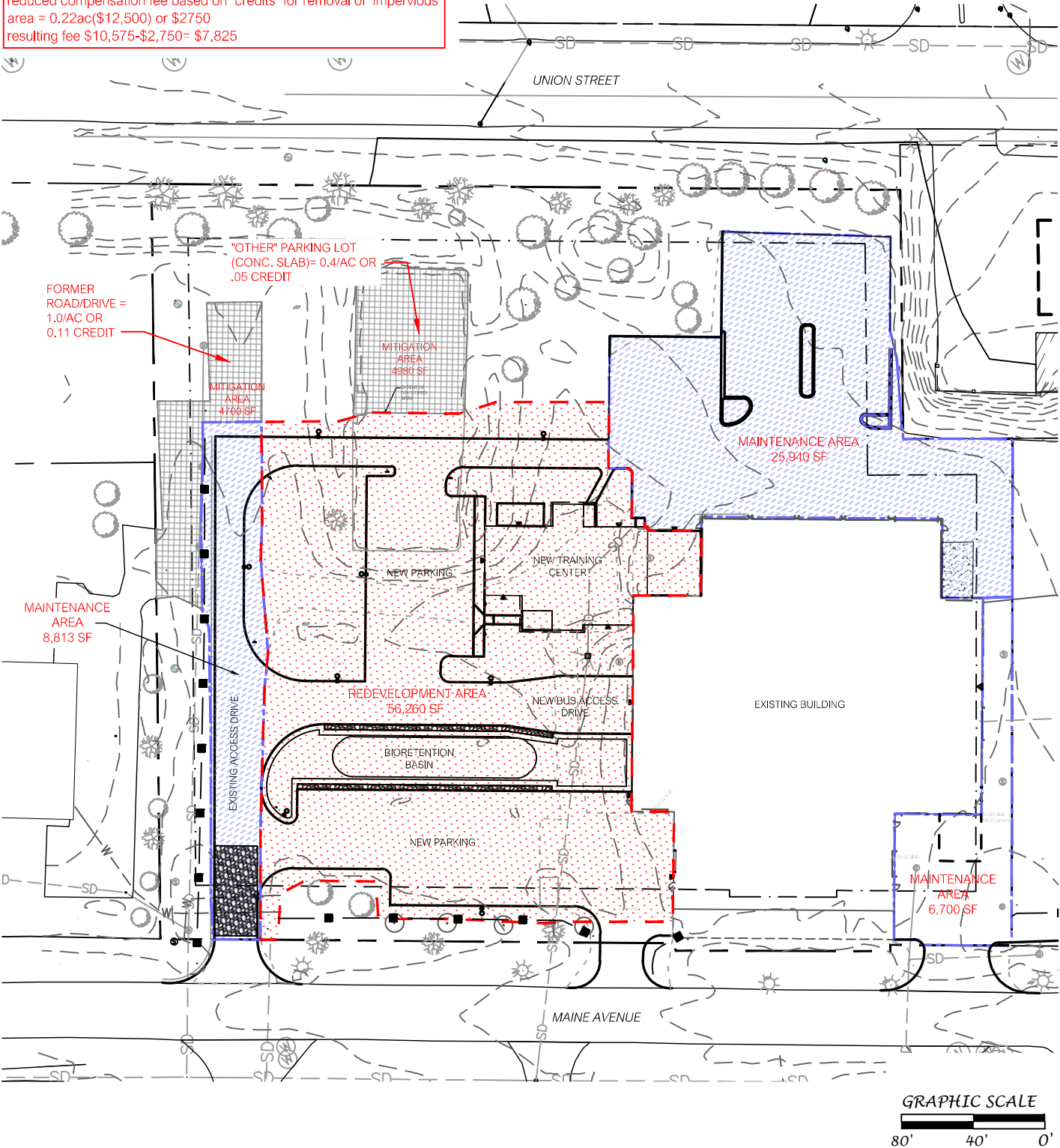
CITY OF BANGOR
BUS BARN RENOVATION
511 MAINE AVENUE, BANGOR, ME

DATE:
SEPT 3, 2026

C6

MITIGATION CALCULATION		CREDIT	COMP. FEE
PAVEMENT (0.70 AC*0.5) or \$12,500/ac =		0.35	\$ 8,750
ROOF (.14 AC*0.2) or \$5,00/ac =		0.028	\$ 700
LANDSCAPED (.45 AC*0.1) or \$2,500/ac =		0.045	\$ 1,125
FEE / CREDITS REQUIRED =		0.423	\$10,575

Total credits for removal of impervious = 0.16 (not enough) , instead use reduced compensation fee based on "credits" for removal of impervious area = 0.22ac(\$12,500) or \$2750
resulting fee \$10,575-\$2,750= \$7,825



 Phone: 2 [REDACTED] 175 Exchange Street, www.amesmaine.com Bangor ME 04401	SLODA REDEVELOPMENT & MAINTENANCE AREAS		Project No. 2024122	C7
	CITY OF BANGOR - BUS BARN RENOVATION 511 MAINE AVENUE, BANGOR ME		Date: 7-24-2026	
			Scale: 1"=80'	

37178

Date 8/31/26

DEPT. CHARGED Community Conn

DEPT. CREDITED Planning & Engineering

Quantity	Unit	Description	Unit Price	Amount
		Major Site Dev \$690.00		
		SLODA Mod \$535		
		Advertising \$735		
		Urban Impaired Stream Impact Fee		
		\$7825 TOTAL		\$9785.00

FUND/DIV. - ACCOUNT NUMBER	PROJECT #	DR.	CR.
[REDACTED]		9785.00	
[REDACTED]	Planning		1900.00
[REDACTED]	Engineering		7825.00
Cash -10010000			
Cash -10010000			

FUND NAME	FUND #	FUND NAME	FUND #	FUND NAME	FUND #	FUND NAME	FUND #
General	100	Park Woods	240	WWTP	420	Econ. Dev.	470
CDBG	210	Grants	250	Bass Park	440	T & A	600
UDAG	220	Capital	300	Parking	450	Payroll	900
Ec. Inc	230	Airport	410	Golf	460		

Bill Prepared by

Approved for Department Credited

Approved for Department Charged:

By [Signature] By [Signature] By [Signature]

#L- _____
ATS # _____
Fees Paid _____
Date Received _____

MINOR REVISION APPLICATION

For Site Location, Natural Resources Protection Act & Stormwater Projects

This form shall be used for minor revisions to a project that has received previous Site Law, NRPA or Stormwater Law approval from the Department, where the revision(s) significantly decreases or eliminates an environmental impact, does not significantly expand the project, does not change the nature of the project or does not modify any Department findings with respect to any licensing criteria. If significant project changes are proposed, then an amendment application will be required by the Department.

Please contact the DEP for current fee schedule information. The fee schedule is updated every November 1. The fee is payable to "Treasurer, State of Maine", and **MUST** accompany the application.

Please type or print in black ink only

1. Name of Applicant:	City of Bangor	5. Name of Agent:	Rayshelly Lizotte, PE Artifex AE
2. Applicant's Mailing Address:	73 Harlow Street Bangor Maine, 04401	6. Agent's Mailing Address:	175 Exchange Street Bangor Maine, 04401
3. Applicant's Daytime Phone #:	2 [REDACTED]	7. Agent's Daytime Phone #:	2 [REDACTED]
4. Applicant e-mail address (REQUIRED):	[REDACTED]	8. Agent e-mail address (REQUIRED):	[REDACTED]
LOCATION OF ACTIVITY			
9. Name of Project:	Community Connector Cold Storage Facility upgrades & new training center		
10. Name of Town where project is located:	Bangor	11. County:	Penobscot
REQUIRED INFORMATION:			
12. Existing DEP permit number:	L-2976-18-CI-D	13. DEP Project Manager for previous application (if known):	
14. Description of Proposed Change: (Use additional sheet, if necessary)	New 6,070 sf training center and upgrades to existing cold storage bldg		

Provide all documentation necessary to support the proposed change. This documentation should include, as appropriate, revised site plans, construction drawings, and technical data such as HHE-200 forms. (If you are unsure of what information to include, please contact the original DEP project manager, or the Division of Land Resource Regulation in the appropriate regional office for assistance.)

This completed application form, fee and all supporting documents summarized above shall be sent to the appropriate DEP Office in Augusta, Portland or Bangor.

Bureau of Land and Water Quality 17 State House Station Augusta, ME 04333 Tel: (207) 287-3901	Bureau of Land and Water Quality 312 Canco Road Portland, ME 04103 Tel: (207) 822-6300	Bureau of Land and Water Quality 106 Hogan Road Bangor, ME 04401 (207) 941-4570
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CERTIFICATIONS / SIGNATURES on PAGE 2

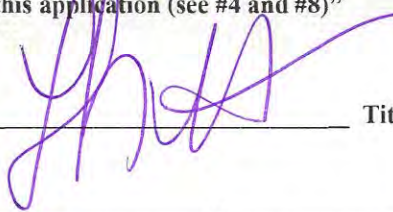
IMPORTANT: IF THE SIGNATURE BELOW IS NOT THE APPLICANT'S SIGNATURE, ATTACH LETTER OF AGENT AUTHORIZATION SIGNED BY THE APPLICANT.

By signing below the applicant (or authorized agent), certifies that he or she has read and understood the following :

CERTIFICATIONS / SIGNATURES

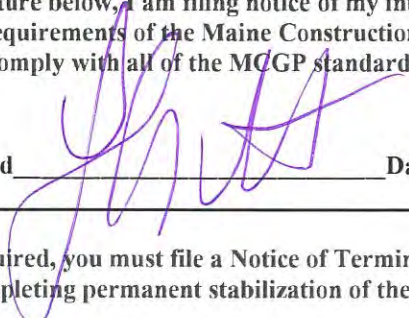
"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein.

Further, I hereby authorize the DEP to send me an electronically signed decision on the license I am applying for with this application by e-mailing the decision to the electronic address located on the front page of this application (see #4 and #8)"

Signed:  Title Laurie Linscott, City of Bangor Date: 8-26-26

Notice of Intent to Comply
with Maine Construction
General Permit

If over one acre of new disturbance will result as part of the proposed minor revision, please sign here acknowledging that with this minor revision form and signature below, I am filing notice of my intent to carry out work which meets the requirements of the Maine Construction General Permit. I have read and will comply with all of the MCGP standards.

Signed  Date: 8-26-26

NOTE: If a Notice of Intent is required, you must file a Notice of Termination (NOT form available from the Department) within 20 days of completing permanent stabilization of the project site.

August 21, 2026

City of Bangor
Planning Department
73 Harlow Street
Bangor Maine, 04401

RE: Cold Storage Facility, Community Connector – New Training Center
Maine Avenue, Bangor

Please find enclosed plans and supporting information for review under Articles XVI-Land Development Permit including plans and narrative for modification of the existing BIA Site Location of Development Act License. The property is located on two lots that have recently been merged; Map 001 Lot 001-G. The property is located at 511 Maine Avenue in the G&ISD district with a small portion of the rear of the property located in the S&PS District.

General description of project

The City of Bangor proposes constructing an approximately 6,070 square foot building that will be utilized as a new training facility for Community Connector work force development. The project also involves rehabbing approximately 26,000 square feet of the existing ~35,880 square foot structure currently housing the Community Connector warm and cold storage barn and the city sewer department. Parking lot reconstruction and reconfiguration will take place to improve site maneuvering and safety as well as providing adequate parking for the new training facility and the sewer department which is also occupying a portion of the building.

As part of this project, a new entrance to the existing cold storage building will be constructed as the current building access will be removed and a new electrical room addition will be constructed in that area to serve the existing bus storage areas, future EV bus charging and the electrical needs for the new training center.

The enclosed plans identify the existing conditions of the site, the proposed changes to the site including site features, modification of grading/drainage on the site to accommodate the new training center and typical details for site related features and utilities.

Additionally, the proposed site plan identifies the District Site Development Standards as identified under Article XIX of the Land Development Code. All of the development on this lot, not including areas of maintenance, are taking place within the G&ISD zone. For this zone, there are several standards that are not listed and therefore are not applicable including; Minimum lot area, minimum lot width and maximum impervious surface ratio. The standards that do have to be met for this zone are; maximum district height of 80 feet, maximum lot coverage of 30%, a front yard of 30', a side yard of 20' and a rear yard of 30'. The proposed development meets those standards.

This project is classified as a Major Site Development. Below is a list of the Land development approval standards under section 165-114 and a brief description of each item.

- A. Subdivision – not applicable
- B. On site parking, loading and access. The site plan shows the proposed parking, drives and maneuvering areas that are both existing and proposed on site. These areas are arranged in a reasonable and safe configuration and include provision for safe pedestrian travel to all on site uses.
- C. Driveways – All driveways on this site are existing. No new access is proposed.

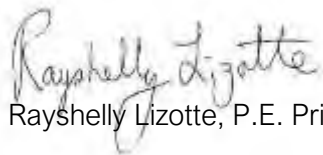
- D. Stormwater management – The site has been designed to comply with both the City of Bangor Stormwater Management Ordinance and the Stormwater Management section of the Site Location of Development Act permit. Narratives that explain these in more detail are included with this application within the narrative presented for the SLODA modification.
- E. Outdoor display storage and lighting. No new outdoor display or storage areas are proposed. Lighting on the new sections of the lot will be provided by new site lights and wall mounted lights as indicated on the site plan.
- F. Landscaping of unpaved areas or other treatment of the site. There are no bufferyards required for the proposed development. A parking lot buffer along Maine Avenue will be provided (E Bufferyard). Elsewhere on the site, areas that are to be revegetated following removal of old asphalt and concrete will be loamed and seeded and allowed to return to a natural field area. Many existing trees are to be retained on the site. A note indicating that the use of native species is encouraged is included on the site plan.
- G. The proposed addition is located within the lot sufficiently so that it will not interfere with any setbacks or pose any unreasonable adverse effects on adjacent properties or public rights of way.
- H. As part of the NEPA review of this proposed project for the FTA, it was determined that no unreasonable adverse environmental impacts are expected to occur.
- I. This property is not within the shoreland zone. It is not located within a 100 year floodplain.
- J. As noted previously, this project is considered a modification of an existing Site Location of Development Act permit and additional narrative addressing those sections is included with this application.
- K. See above item D and J

Additional information as required under Article XVI Section 165-112 B(2) as part of a major site development plan is summarized below: only items that are not typically found on the site plan area noted.

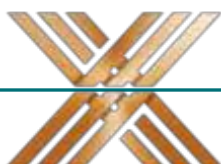
- c. Traffic: The proposed use of the will not be changed from the current use of the site. No new traffic generation is expected to occur
- d. Addressed within the SLODA narratives
- g. A post construction stormwater maintenance plan has been included with this application.

Please feel free to contact me with any questions or comments or if you require additional information.

Respectfully submitted,



Rayshelly Lizotte, P.E. Principal



SECTION 1. DEVELOPMENT DESCRIPTION

A. Narrative

1. Objectives and Details

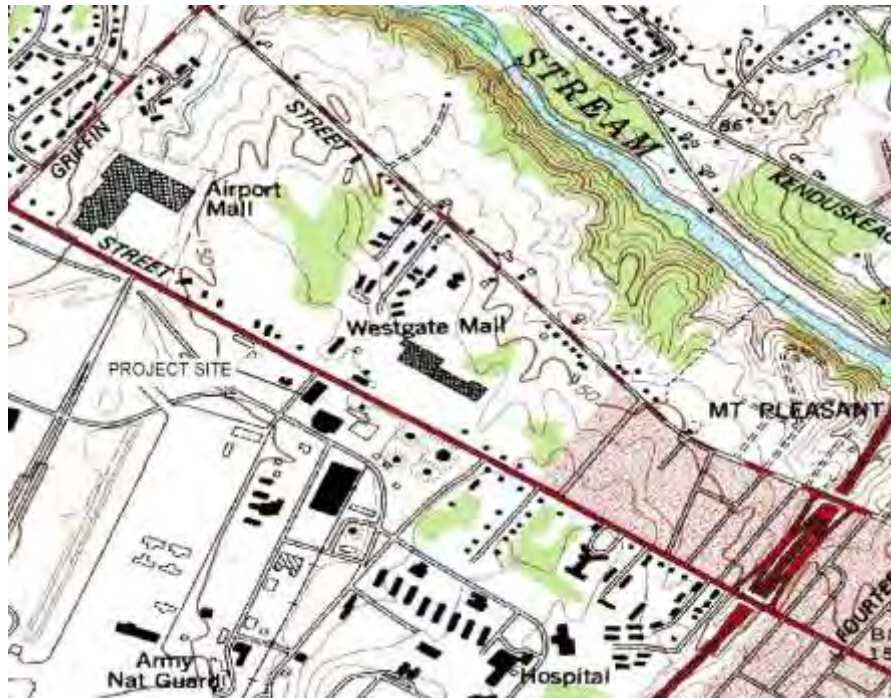
The proposed project is located at 511 Maine Avenue, Bangor, Maine. The City of Bangor proposes constructing an approximately 6,070 square foot building that will be utilized as a new training facility for Community Connector work force development. The project also involves rehabbing approximately 26,000 square feet of the existing ~35,880 square foot structure currently housing the Community Connector warm and cold storage barn and the city sewer department. Parking lot reconstruction and reconfiguration will take place to improve on site maneuvering and safety as well as provide adequate parking for the new training facility and the sewer department. The City of Bangor's Fleet Maintenance Building is located to the east of the proposed project on an adjacent parcel. Please see Attachment A for site plans depicting the proposed project location.

2. Existing Facilities

The site currently houses the City of Bangor's Community Connector cold and warm bus storage, the City's car wash, and the Sewer Department. The proposed project will not change the existing use of the site.



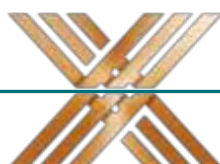
3. Topographic Map – a portion of the Bangor Quad



Construction Plan

1. Install temporary sedimentation controls around the site perimeter.
2. Sawcut and remove existing pavement.
3. Remove unsuitable soils.
4. Prepare building foundation.
5. Install all underground utilities.
6. Construct building.
7. Install stormwater treatment systems
8. Install and grade gravel for new parking area.
9. Parking lot repaving.
10. Paint proposed parking lot striping.
11. Loam and seed areas to remain grassed.
12. Clean-up site.
13. Remove temporary erosion control structures.

The construction schedule may be altered due to unforeseen elements such as ground conditions, contractor schedules, material delivery schedules, and weather conditions. The project is proposed to begin upon receipt of necessary permits with a construction schedule for completion of approximately eighteen months.



4. Drawings

The following drawings are included with this application in Appendix A.

DRAWING NO.	TITLE
C1	Existing Conditions Plan
C2	Permit Site Plan
C3	Site Grading & Erosion Control Plan
C4	Typical Site Details
C5	Typical Utility Details
C6	Stormwater Management Plan
C7	SLODA Redevelopment & Maintenance Areas (8.5"x11")

SECTION 2. TITLE, RIGHT, OR INTEREST

The City of Bangor is the owner of the existing lot.

SECTION 3. FINANCIAL CAPACITY

The overall project budget is approximately \$10,000,000.00. The project is being funded by the Federal Transit Authority (80%), Maine Department of Transportation (10%), and City of Bangor (10%).

SECTION 4. TECHNICAL ABILITY

All related engineering, including but not limited to design, cost, plans and permitting for the project site have been performed and prepared by ArtifexAE and the City of Bangor's Engineering Department. The Building Design will be prepared by a State of Maine licensed Engineer and/or Architect and all plans and specifications will be stamped and signed with the appropriate license number of each professional.

SECTION 5. NOISE

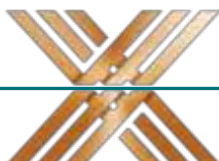
The project will not change the type of operations at the site; therefore, the project will not increase onsite noise.

SECTION 6. VISUAL QUALITY AND SCENIC CHARACTER

Visual quality will not be impacted by the proposed project. The site will remain as the Community Connector and Sewer Department and is located in a commercial and industrial area of the community.

SECTION 7. WILDLIFE AND FISHERIES

Per the Bangor International Airport SLODA Permit completed in 1991 and approved by DEP, there are no remaining wildlife or fisheries habitat in this area. Due to the urbanized nature of the area, nothing is expected to have changed since that time.



SECTION 8. HISTORIC SITES

The project site has been reviewed by the Maine Historic Preservation Commission in the past which has found that new projects in this area will have no effect upon any structure or site of historic architectural or archeological significance as defined by the National Historic Preservation Act of 1966.

There is no record of any known rare or unusual features on the property. This is based upon a previous review of the Maine Natural Heritage Program database.

SECTION 9. UNUSUAL NATURAL AREAS

No unusual natural areas have been identified on the site.

SECTION 10. BUFFERS

Buffers will be installed as is required by the City of Bangor Land Development Code. No new stormwater or visual buffers are anticipated at this time.

SECTION 11. SOILS

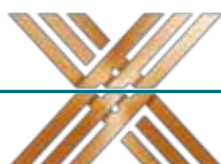
There is no change in the site soils due to the construction of the proposed facilities. A geotechnical investigation and report was completed to assist with design of the building and associated infrastructure. A copy can be provided for record.

SECTION 12. STORMWATER MANAGEMENT,

The project has been designed to comply with the requirements set forth in chapter 500 of the Maine Stormwater Management Law. Since the project is being proposed on property already included within a Site Location of Development Act permit, the standards identified in Section 4 of Chapter 500 must be met.

Table 2
Pollutant Impact Rankings of Various Redevelopment Land Uses

Land Use	Pollutant Ranking
Roads where idling may occur periodically due to traffic volume and intersections; High use parking lots	5
Other roads; Medium use parking lots	4
Other parking lots and driveways; Flat asphalt rooftops; Roofs on an industrial facility	3
Other rooftops; Bikeways; Grassed areas mowed more than twice per year; Walkways/foot traffic-only pavement	2
Non-grass landscaped areas; Stormwater treatment/storage systems (except buffers)	1
Forest; Meadow mowed no more than twice per year;	0



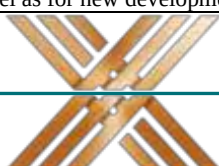
Since this is a “redevelopment” project, Section 2(d) of the general Standards outlines the required treatment for this project. Table 2 above was used to determine the impact rankings of the existing site and in comparison, the site as it will be at completion. Below is the spreadsheet showing the calculation for the impact rankings of this project.

SLODA Stormwater calculations & design - Bangor Cold Storage facility site redevelopment				
9/10/2026				
Existing Bus Barn lot (not including the fleet maintenance lot area)				
Existing Impact Rating, ch. 500.4.c.2.d				Weighted Ave.
Land use		Pollutant ranking	Area (sf)	Ranking * area
Roof on an industrial facility		3	0	0
Medium Use parking lots/other roads		4	11393	45572
Grassed areas mowed more than twice a year		2	48215	96430
		Total Lot area	59608	142002
				2.4
Proposed Impact Rating				Weighted Ave.
Land use		Pollutant ranking	Area (square feet)	Ranking * area
Other Rooftops and walkways		2	6934	13868
New medium use parking/ other roads		4	28643	114572
Concrete patio		2	325	650
Grassed areas mowed more than twice a year		2	20345	40690
non-grass landscaped areas (stormwater treatment)		1	3362	3362
		Total Lot area	59609	173142
				2.9
Ranked Impact change	0.5			
Required treatment level	60% for Site Law Projects			
from table 3 Chapter 500				

Using the above comparison, the Ranked Impact Change for this project due to redevelopment was calculated as 0.5. Based on Table 3 below, the required treatment for the redevelopment area is 60%, with the priority for treatment given to areas with the highest pollutant ranking (parking and drives). The treatment provided for this redevelopment is 61% of the developed area, shown in the table on the right.

Table 3
Treatment Levels for Redevelopment Projects

Ranked Impact Change Due to Redevelopment	Percentage of Developed Area that Must be Treated		
0.0 or less	0% (Stormwater projects) 50% (Site projects)	Developed area	59609 sf
≥ 0.0 to ≤ 1.0	60%	Landscaped area treated	8317 sf
> 1.0 to ≤ 2.0	70%	impervious area treated	25506 sf
> 2.0 to ≤ 3.0	80%	Treated area	33823 sf
> 3.0	Same treatment level as for new development	Stormwater treatment area	3807
		net developed area	55802
		% of developed area treated	61%



Treatment measures

To provide the required treatment as required by Chapter 500, Section C General Standards, a vegetated soil filter is proposed. This vegetated soil filter will detain a runoff volume equal to 1.0 inch of the runoff from the impervious area runoff plus 0.4 inch of the runoff from the landscaped area draining to it.

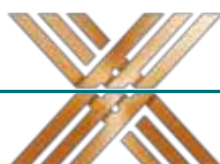
The areas draining to the vegetated soil filter are shown on plan sheet C6 STORMWATER MANAGEMENT, included with this submittal. No runoff from areas outside of the re-development area are directed to the soil filter basin. The sizing of the vegetated filter basin is shown in the portion of the spreadsheet included below: The treatment and surface area provided exceeds the minimum required. A valve and orifice disc will be provided to restrict the outflow so that the treatment time within the filter is at least 24 hours.

Total Area (SF)	IMPERV. AREA (SF)	LANDSC. AREA (SF)	IMPERVIOUS VOLUME (CF) 1"	LANDSCAPED VOLUME (CF) 0.4"	TOTAL VOLUME REQ'D (CF)	VOLUME PROVIDED (CF)
33823.00	25506	8317.00	2125.50	277.23	2402.73	2411.00
				2% Idscp	166.34	
				5% imperv	1275.30	
			surface area	minimum	1441.64	
			surface area	provided	2007.00	
VOLUME OF POND						
Elev	Area (sf)	Vol (cf)				
151	2007	0				
151.5	2407	1103.5				
152	2825	2411.5				
152.25	3035	3144.25				

Although this project does not use Low Impact Development credits to reduce the size of the treatment volume, several Low Impact Development strategies are incorporated into the design of the site to meet the intent of the Maine DEP Chapter 500 Low Impact Development mandates. These measures provide several benefits that enhance the quality and quantity of the stormwater resulting from the development on the site.

Careful consideration of the layout of the parking, drives, buildings and infrastructure on the site resulted in a design that allowed clean roof runoff and runoff from existing impervious areas to be hydraulically separated from the area of the site being treated by the new soil filter; reducing the footprint of the treatment structure. This design also allows runoff from the new parking and drive areas to drain naturally across the curbless edges, lessening the need for additional catch basins and closed storm drains that produce concentrated flows. The sequential treatment process (train) including over land flow through the stone shoulder prior to entering the filter basin is a LID strategy aimed at slowing runoff, preventing clogging of the treatment area and extending the life of the filtration media.

The landscaped areas, including the mitigation areas on the site, are to be planted with native landscaping that will also reduce impact and improve water quality of runoff from the development on the site. Native seeding and landscaping that requires minimal maintenance helps to naturally maintain soil permeability, absorb nutrients (nitrogen/phosphorus), and facilitate evapotranspiration without the need for high maintenance, fertilizers, or pesticides.



Flooding standard

This project is also required to meet the Flooding Standard as described in Chapter 500(F) because it is part of an existing Site Law Permit that is being modified. A waiver from the flooding standard is requested, as outlined under section 3(b) for insignificant increases in peak flow rates from the project site.

To improve drainage on a very flat portion of the site and to prevent water intrusion into the open bus bay doors, a series of catch basins will be installed to collect runoff and re-route it around the proposed new training center back to the existing storm drain system.

As part of this, the runoff from half of the large cold storage area roof and all the warm-bus-storage roof will be collected and discharged to a new catch basin on the north side of the site, adding approximately 350 linear feet of storm drain to the existing drainage path. Additionally, the net amount of impervious surface being created on this site is approximately 5,570 square feet – with approximately 33,000 square feet of the developed area draining to a new vegetated filter. The filter is required to detain the water for at least 24 hours, also slowing the discharge of the runoff from the site. In our opinion, these items, when combined with LID strategies described above; should result in lower peak flow from the 2-, 10-and 25-year storms.

SECTION 13. URBAN IMPAIRED STREAMS SUBMISSION

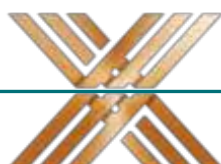
The proposed project area is within the Birch Stream Urban Impaired Stream watershed. Due to its location, the project will require mitigation/compensation to offset the impacts to the Impaired Stream. Plan sheet C7 included with this submittal identifies the Redevelopment area, the areas included in “maintenance” on the site and areas of Mitigation. In summary, the project will include mitigation for approximately 9700 square feet of existing impervious (pavement and concrete slab). The new impervious areas proposed are calculated to require 0.423 credits or a compensation fee of \$10,575. Since some mitigation is occurring (0.16 credits) but it is not enough to offset the total amount required, a combination of mitigation and a compensation fee will be provided. Reducing the compensation fee for the area of mitigation proposed for this project results in a net compensation fee for this project of \$7,825.00

SECTION 14. BASIC STANDARDS SUBMISSION

This project will be required to meet the Basic standards along with the General Standards and the Urban Impaired Stream standard as described above. Drawing Sheet C3-Site Grading & Erosion Control provides existing and finished grade contours along with the proposed Erosion control measures and Permanent stabilization measures to be used on the site during and at completion of construction. Additionally, a section included within the project specifications, EROSION CONTROL, identifies the requirements of the contractor for this project and provides reference to the Maine DEP Best Management Practices.

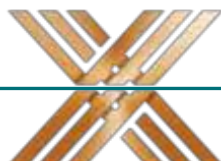
Housekeeping items including performance standards that apply to this project include Spill Prevention during construction, Groundwater Protection, Fugitive sediment and Dust, Debris and other materials, Excavation de-watering and any unauthorized or authorized non stormwater discharges. Appendix C of Chapter 500 identifies when these items need to be applied and how to prevent potential impact on the watershed and any downstream natural resources.

The primary concern for this project is sedimentation control during construction, prior to final stabilization and ongoing future maintenance. As is required by the City of Bangor Stormwater ordinance chapter 268, a Post Construction Stormwater Maintenance Plan is required.



SECTION 15. GROUNDWATER

The project is not located over a known sand and gravel aquifer or over a known fractured bedrock aquifer. Buildings surrounding the site are served with public water supplied by the Bangor Water District.



SECTION 16. WATER SUPPLY

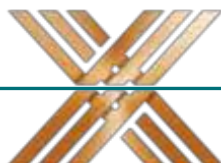
Water service is planned for the proposed training center. A new 2" domestic service and a new 8" fire suppression line will be supplied from the existing water main on Maine Avenue. Bangor Water District has been contacted and has confirmed capacity to serve the new building. A fixture count sheet will be provided to the Bangor Water District to confirm service and meter sizing.

SECTION 17. WASTEWATER DISPOSAL

Wastewater disposal will continue to be provided by the Bangor Sewer Department. There is an existing sewer line that runs across the property and discharges to the existing 8" PVC line that runs between Union Street and Maine Avenue. This line will remain active and a new 4" service from the new training center will tie into this line. Communication with the Sewer department has been ongoing and the desired method of wastewater discharge from the existing bus barn building being renovated and the new training center has been discussed. At this time, no additional requirements from the Sewer Department have been identified. A copy of the email from the Sewer Department is attached.

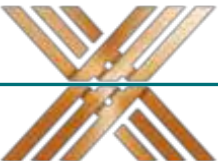
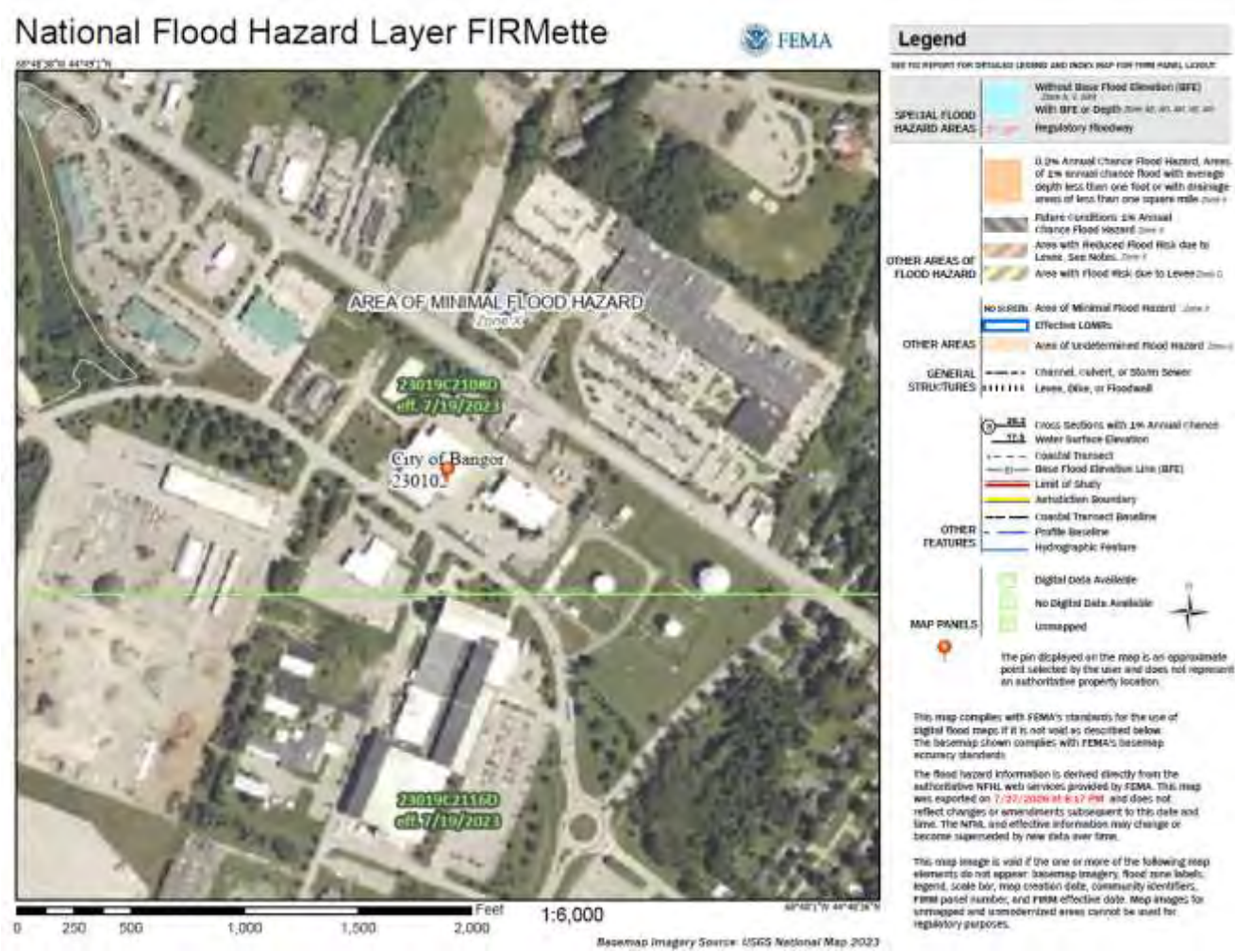
SECTION 18. SOLID WASTE DISPOSAL

- a. Commercial Solid Waste Facility: No changes will occur due to this project. The City of Bangor has a contract with Waste Management for disposal of universal solid waste.
- b. Off-Site Disposal of Construction and/or Demolition Debris: The contractor will be responsible for disposal of all construction and demolition debris. Disposals will comply with all applicable State and City standards.
- c. On-Site Disposal of Wood waste or Land Clearing Debris: Not applicable.
- d. Special or Hazardous Waste: The City of Bangor has a contract with Clean Harbors for removal of Hazardous Waste if any are found during construction. None is known to exist on the site.



SECTION 19. FLOODING

The site is not located within any Special or Other Flood hazard areas as shown on the below portion of the FIRM map, generated from the FEMA website.



SECTION 20. BLASTING

No blasting is expected to occur at the project site. If it is found that blasting is required, it will be carried out under DEP Blasting Guidelines and the City of Bangor Blasting ordinance.

SECTION 21. AIR EMISSIONS

There will be no air emissions from this project.

SECTION 22. ODORS

No sources of odors have been identified.

SECTION 23. WATER VAPOR

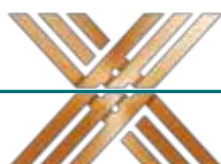
No sources of water vapor have been identified.

SECTION 24. SUNLIGHT

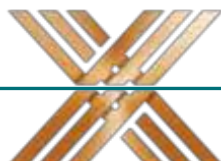
No adverse impact on the amount or quality of sunlight has been identified.

SECTION 25. NOTICES

The parcel where the work area is located is shown on the enclosed drawings. A public notice will be listed in the Bangor Daily News if required.



APPENDIX A. PROJECT PLANS





Stormwater Maintenance Plan

The following Post-construction Stormwater Maintenance Plan and Report describes and documents the maintenance tasks, frequency for performing each task and description for the various drainage features designed and constructed to comply with Maine's Erosion Control Law and The City of Bangor's Stormwater Ordinance Chapter 268. The site shall be inspected annually under the direction of the Owner and/or its Designee, and a report shall be prepared and submitted to the City of Bangor. Once every five years this report shall be prepared by a qualified post-construction stormwater inspector.

A. Stormwater Facilities

1. Stormwater Storage, detention and retention ponds (as required)
2. Swales, Ditches and culverts
3. Catch Basins and Drainage manholes
4. Drives, parking areas and common property.
5. Stormwater treatment ponds, riprap and stone shoulders, stone drip edge filters and/or bio-retention filters

B. Inspection

All Stormwater management facilities must be maintained in effective operating conditions. A person with knowledge of erosion and stormwater control, including the standards and conditions of the City and State permits (as required) shall conduct the inspections. The facilities must be inspected and identified, and deficiencies must be corrected. Areas other than those listed in section A above that may require repair or maintenance shall be documented in the annual report.

NOTE: Expanded and more-detailed descriptions for specific maintenance tasks may be found in the Maine DEP's "Stormwater Management for Maine: Best Management Practices." And also in the City of Bangor Stormwater Ordinance Chapter 268

1. The following is a description of tasks to inspect and maintain any dam, embankment or retaining wall structure.
 - The upstream face of any retaining wall structure should be examined for erosion around individual blocks and/or for cracks within any concrete structure.
 - The elevation and alignment of the top of the wall should be measured at intervals of one to two years to check on movement in embankment foundation.
 - Trees and shrubs must be kept from growing on slopes above and nearby the retaining wall because their roots can open cracks and paths for seepage behind the wall.
 - Animal burrows should be filled and riprap and grass replaced where deemed necessary.
2. Inspect vegetated areas, particularly slopes and embankments, preferably early in the growing season or after heavy rains to identify active or potential erosion problems.



- Replant bare areas or areas with sparse growth.
 - Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
3. Inspect ditches, swales and other open stormwater channels preferably in the spring or in late fall, and after heavy rains to remove any obstructions to flow.
- Remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining.
 - Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity.
 - Any woody vegetation growing through riprap linings must also be removed.
 - Repair any slumping side slopes as soon as practicable.
 - If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged.
 - The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.
4. Inspect culverts preferably in the spring or in late fall, and after heavy rains to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit
 - repair any erosion damage at the culvert's inlet and outlet.
5. Inspect and, if required, clean-out catch basins at least annually, preferably in early spring.
- Clean-out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at inlet grates, at any inflow channels to the basin, and at any pipes between basins.
 - If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads).
6. Inspect treatment ponds at least once a year for evidence of erosion, compaction of filter materials and vegetation growth.
- If erosion is occurring within the pond, the efficiency of the filter will be lessened. Surface materials should be reapplied or regraded to allow even distribution of flows over the surface of the pond.
 - Note any slow filtration through ponds, if ponds retain water for more than 24 hours than material may be too compacted for adequate treatment. Further evaluation of filtration structure should be conducted, and filter materials should be removed and replaced if found necessary.

- 
- If the surface of the filter pond is vegetated, check for poor vegetation grown and replant areas as necessary.
 - If treatment structure is a stone filter, check for sediment or soil deposited within the filter and remove areas where sediment is accumulating. Note any slow draining filters and make repairs if ponding occurs.

C. Regular Maintenance

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.
- Manage any stormwater treatment buffer's vegetation consistently with the requirements in any deed restrictions for the buffer. Wooded buffers must remain fully wooded and have no disturbance to the duff layer. Vegetation in non-wooded buffers may not be cut more than three times per year and may not be cut shorter than six inches.

D. Documentation.

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal.

The log must be made accessible to DEP and/or the City of Bangor staff and a copy provided to the City annually. The Owner shall retain a copy of the log for their records.

E. Maintenance contract.

No proprietary stormwater systems or devices are planned for this site, therefore no maintenance contract is expected.

F. Report frequency

Submit a report on the above maintenance items to the City annually or as required by current ordinance. A copy is required to be submitted to the DEP when the project includes a Stormwater Permit or a Site Location of Development Act Permit. Submit within three months of the expiration of each five-year interval from the date of issuance of the permit.

G Duration of maintenance.

Perform maintenance as described and required in the permit unless and until the system is formally accepted by the municipality or quasi-municipal district or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a



stormwater system, it must provide a letter to the city and DEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with department standards. (if applicable)

H. Additional requirements.

Additional requirements may be applied on a site-specific basis. Any changes to the Stormwater Management plan and facilities shall be documented in the annual report.

Annual Inspection Log

Date: _____ Stormwater Professional: _____

Provide a separate form for each drainage area with plan attached for reference photographs

<i>Retention structures, sediment basin, riprap aprons or level spreaders</i>	<i>Current Condition</i>	<i>Comments / recommendation</i>
Check embankment slopes for erosion		
Check riprap for erosion and rock movement		
Check dams or berms for seepage, wet spots, springs, etc.		
Check riprap aprons for vegetation and sediment build up		
Report amount of sediment build up at inlets		
Check for Tree/shrub growth into embankments.		
Check for Animal Burrows structures		
Check for significant oil build up		
Check outlet structure for damage		
Check for blocked/broken piping		



<i>Roof dripline filters and outlets, pipe culverts</i>	<i>Current Condition</i>	<i>Comments / recommendation</i>

<i>Ditches, swales and grassed areas</i>	<i>Current Condition</i>	<i>Comments / recommendations</i>
Identify erosion in ditch bottom or side slopes		
Check areas for poor drainage		
Report sediment buildup		
Check for Tree/shrub growth		
Check for Animal Burrows		
Check grassed slopes for erosion and poor vegetation		
Check for Blocked inlet structures		

<i>Parking areas and drives, including stone shoulders</i>	<i>Current Condition</i>	<i>Comments / recommendations</i>
Settling, frost heaves or cracking		
Pot holes		
Poor drainage		
Sediment buildup		
Trash/excessive oil buildup		
Snow storage		
Additional comments:		

Cree® XSP Series

XSP™ LED Street/Area Luminaire



YOU'LL WANT TO GET THIS SHOW ON THE ROAD

Outstanding Performance

Capable of reducing energy usage by 60% compared to traditional light source technologies, the XSP Series couples high efficiency with improved light quality to help make neighborhoods safer without wasting resources.

Unbeatable Value

Engineered to optimize both illumination and economic performance in roadway lighting, the XSP Series is an affordable LED solution that delivers unbeatable value to the street light market.

Exceptional Reliability

Built in our state-of-the-art ISO9001 facility, the XSP Series is designed to provide more than a decade of near-maintenance-free service. And it's backed by our industry-leading 10-year limited warranty.

Easy Installation

With a lightweight body, tool-less entry and quick connection features, the XSP Series can be reliably installed in a few short minutes. This means less disruption to drivers and residences as well as reduced safety risks for installers.

CREE 

THE SHAPE YOU KNOW WITH THE PERFORMANCE YOU NEED.

The Cree® XSP Series LED street and area luminaires share the same cobra-head style housing you've seen for years, but delivers up to 23,800 lumens with incredible efficiency and illumination performance you need. In addition to substantial energy and maintenance savings, the XSP Series achieves better optical control with the NanoOptic® Precision Delivery Grid™ optic over incumbent street lighting solutions from — up to 400W.

PERFORMANCE SUMMARY

Utilizes NanoOptic® Precision Delivery Grid™ optic

Efficacy: Up to 129 LPW

Initial Delivered Lumens: Up to 23,800 lumens

CCT: 2700K, 3000K, 4000K, 5000K, 5700K

Color Rendering Index (CRI): Minimum 70 CRI

Input Voltage: 120-277V or 347-480V, 50/60Hz

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish*

Assembled in the U.S.A. of U.S. and imported parts

* See lighting.cree.com/warranty for warranty terms. Product specifications subject to change at any time. Visit lighting.cree.com to find the most up-to-date information.

TRADITIONAL LIGHTING REPLACEMENTS

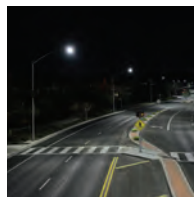
HID Lamps	XSP Series
70HPS/50HPS/70MH/100MV/35LPS	XSPSM 5L
100HPS/100MH/175MV/55LPS	XSPSM 5L
150HPS/175MH/250MV/90LPS	XSPSM 8L
200HPS/250MH/400MV/135LPS	XSPMD 12L
250HPS/320MH/180LPS	XSPLG 18L
400HPS/310HPS/400MH	XSPLG 24L

APPLICATIONS



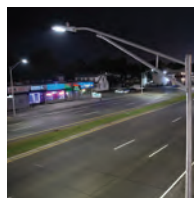
Residential Street Lighting

With NanoOptic® Precision Delivery Grid™ optics, the XSP Series delivers light only where it's needed. With a range of CCTs, the XSP Small luminaire efficiently delivers warm or cool uniform light away from windows and back on the streets for safer-feeling communities.



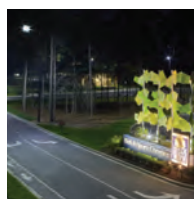
Collector Roads

Driving in a busy commercial area can be stressful. The XSP Medium luminaire ensures that you have the visibility needed to see a pedestrian in the crosswalk and an open parking spot! Plus, energy consumption is reduced up to 60% compared to HPS technologies.



Major Roads & Highways

Virtually maintenance-free, the XSP Large LED Street Luminaire is designed to last 100,000 hours. Now, maintenance crews can focus on more important projects, rather than replacing burnt out lamps.



Area Lighting

Upgrade municipal lighting for walkways, parking structures, and around the site. Not only will this help keep your operating and maintenance budget in check, it will provide dramatically better visibility — making public areas safe and secure.

ORDERING INFORMATION

Example: XSPSM-D-HT-2LG-5L-27K7-UL-SV-N

Product	Version	Mounting	Optic	Lumen Package	CCT/CRI	Voltage	Color*	Utility Label/Receptacle	Options†
XSPSM Small	D	HT Horizontal Tenon	Asymmetric 2LG	5L 5,000 Lumens	27K7 2700K/70CRI	UL Universal 120-277V	BK Black	N Utility Label and NEMA® 7-Pin Photocell Receptacle	F Fuse
XSPMD Medium			Type II Long	8L 8,000 Lumens	30K7 3000K/70CRI	UH Universal 347-480V	BZ Bronze		G Small Four Bolt Mounting
XSPLG Large			2ME Type II Medium	12L 12,000 Lumens	40K7 4000K/70CRI		SV Silver		J Large Four Bolt Mounting
			3ME Type III Medium	18L 18,000 Lumens	50K7 5000K/70CRI		WH White		Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output
			4ME Type IV Medium	24L 24,000 Lumens	57K7 5700K/70CRI				X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output

* XSPSM only available in Silver

† Options vary by size. Please consult spec sheet for specific configurations.

Visit lighting.cree.com or contact a Cree lighting representative to learn more
info@cree.com | 800.236.6800

© 2019 Cree, Inc. All rights reserved. For informational purposes only. Not a warranty or specification. See lighting.cree.com/warranty for warranty and specifications. Cree®, the Cree logo, NanoOptic®, and Colorfast DeltaGuard® are registered trademarks, and Precision Delivery Grid™ and XSP™ are trademarks of Cree, Inc. The DLC QPL logo is a registered trademark, and the DLC Premium logo is a trademark of Northeast Energy Efficiency Partnerships, Inc. CAT/SSHT-C123 Rev. Date: 02/28/19



Catalog Number	
Notes	Type

HLWPC2

Wallpack® Full Cutoff LED



Mechanical

- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- 3/4" painted threaded entry (3/4" - 14 NPT) on each side and on top, accepts 3/4" and 1/2" conduit
- 3/4" threaded plugs are painted on each side
- Vibration tested to 1.5G per ANSI C136.31.

Electrical

- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, non CEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/10kA
- Standard surge protection is 20kV/10kA per ANSI C136.2
- Optional surge protection is 10kV/5kA per ANSI C136.2

Optical

- Light engine housing is IP66 rated
- Acrylic optical system
- Type V: E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls

- Field adjustable output (AO)
- Button style photocontrol (PE)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

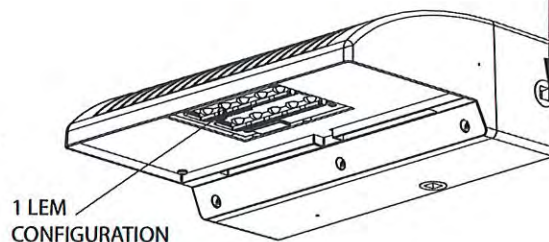
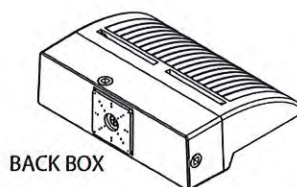
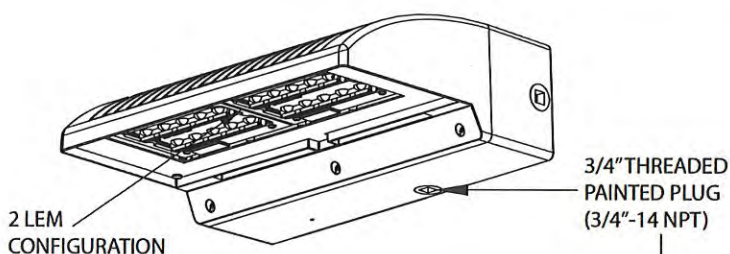
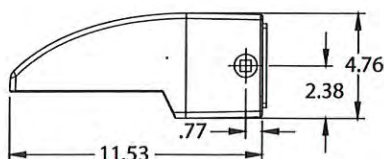
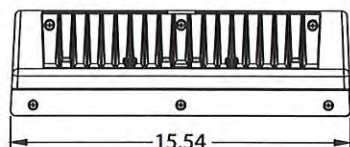
Certification and Standards

- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Design lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

HLWPC2

Wallpack® Full Cutoff LED



ORDERING INFORMATION

Example: HLWPC2 P20 40K AS T3M BZSDP

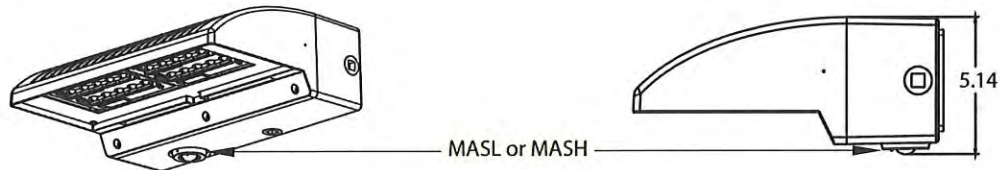
Series	Lumen Package	Color Temperature	Voltage	Optics	Color	CRI
HLWPC2 Wallpack Full Cutoff LED	1 LEM Package	AMB True Amber	120 120 volts	T2S Type 2 Short	BKSDP Black	Blank 70 CRI (STD)
	P10 3,100 lm	30K 3,000 K CCT	208 208 volts	T2M Type 2 Medium	BZSDP Bronze	80CRI 80 CRI
	P20 5,600 lm	40K 4,000 K CCT	240 240 volts	T3S Type 3 Short	GYS DP Grey	
		50K 5,000 K CCT	277 277 volts	T3M Type 3 Medium	WHS DP White	
	2 LEM Package		347 347 volts	T4M Type 4 Medium		
	P30 7,800 lm		480 480 volts	TFTM Forward Throw Medium		
	P40 9,900 lm		HVOLT 347/480 volts	ASYDF Asymmetric Diffuse		
	P50 11,700 lm		MVOLT 120-277 volts	SYMDF Symmetric Diffuse		
	(Nominal Lumens, 4000K)					

Options:		
Adjustable/Programmable Options AO Field Adjustable Output Circuit Options 2CI 2 Independent Circuits Control - Motion Sensor Options MASL ¹ Motion / Ambient Sensor, 8-15' Mounting Height Ambient Sensor Enabled at 1 FC MASH ¹ Motion / Ambient Sensor, 15-30' Mounting Height Ambient Sensor Enabled at 1 FC	Control - Photocontrol Options PE Button Style Photocontrol P3 N.E.M.A. Twistlock Receptacle Mount -3 PIN P7 N.E.M.A. Twistlock Receptacle Mount -7 PIN PCLL DTL Long Life Twistlock Photocontrol for Solid State PSC Shorting Cap	Fuse Option SF Single Fuse DF Double Fuse Safety Option EM Integral Emergency Battery TP Tamper Resistant Hardware Surge Protection Option - 20kV/10kA is Standard 10KV 10kV/5kA Surge Protection, in place of 20kV/10kA

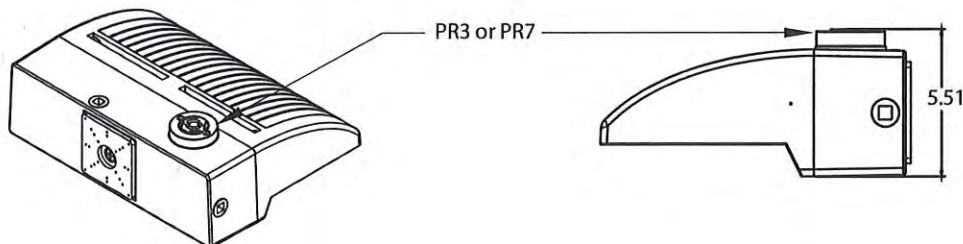
Notes
1 MASL and MASH sensors are not allowed with P10 lumen package option selected.

Options Location

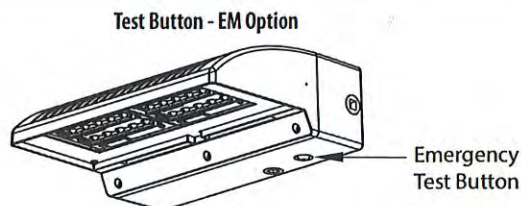
Motion/Ambient Sensor mount options for Low (8-15') (MASL) and Height (15-30') (MASH) applications



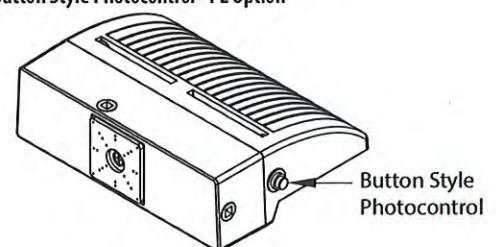
N.E.M.A. Twistlock Receptacle P3 and P7 Options, P7 Shown



Internal Emergency Battery Test Button - EM Option



Button Style Photocontrol - PE Option



From: [Holmquist, Jim](#)
To: [Smith, Amanda](#); [Peasley, Hannah](#)
Cc: [Shelly Lizotte](#); [Davis, Jefferson](#); [Baron, Eric](#)
Subject: Re: Cold Storage Facility - Sewer Capacity Confirmation Request
Date: Tuesday, August 25, 2026 9:32:52 AM
Attachments: [image001.png](#)

Hey Everyone,

I did run the calcs on this one and I have no concerns with this additional flow

—Jim

Get [Outlook for iOS](#)

From: Smith, Amanda <amanda.smith@bangormaine.gov>
Sent: Tuesday, 25 August 2026 09:13:29
To: Peasley, Hannah <[REDACTED]>; Holmquist, Jim <jim.holmquist@bangormaine.gov>
Cc: Shelly Lizotte <[REDACTED]>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>
Subject: RE: Cold Storage Facility - Sewer Capacity Confirmation Request

I'm sorry, Hannah. I told you I'd ask Jim to take a look and I completely forgot.
Jim – I don't see any issue here, but you usually run the calcs.

From: Peasley, Hannah <[REDACTED]>
Sent: Tuesday, August 25, 2026 8:24 AM
To: Smith, Amanda <amanda.smith@bangormaine.gov>
Cc: Shelly Lizotte <[REDACTED]>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>
Subject: Re: Cold Storage Facility - Sewer Capacity Confirmation Request

Hi Amanda,

Just reaching out to see if you have had a chance yet to verify capacity at 511
Maine Avenue.

Thanks,

Hannah Peasley, P.E.
Civil Engineer
City of Bangor
73 Harlow Street
Bangor, Maine 04401
[REDACTED]



From: Peasley, Hannah

Sent: Friday, July 31, 2026 8:47 AM

To: Smith, Amanda <amanda.smith@bangormaine.gov>

Cc: Shelly Lizotte <[REDACTED]>; Davis, Jefferson
<jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>

Subject: Cold Storage Facility - Sewer Capacity Confirmation Request

Hi Amanda,

I am reaching out to confirm that the City's Wastewater Collection System has the capacity to be able to accept the approximate 710 GPD wastewater flow from the proposed Community Connector Cold Storage Facility Project located at 511 Maine Avenue.

Thank you,

Hannah Peasley, P.E.

Civil Engineer

City of Bangor

73 Harlow Street

Bangor, Maine 04401





CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Pre-application Meeting Date: ___05.01.2026___

Date submitted: ___08.28.2026___

Date Reviewed: ___08.31.2026___

Initials: ___MRA___

Project: Community Connector Cold Storage Expansion

Project Location: 511 Maine Ave

Applicant: City of Bangor Community Connector

Applicant Representative: Shelly Lizotte & Hannah Peasley

Phone Number or Email: [REDACTED] & [REDACTED]

Project Zoning District: Government and Institutional Service District (G&ISD) & Shopping and Personal Service District (S&PS)

Allowed Use: Facilities operated by public agencies or private nonprofit organizations limited to health, education, social welfare and cultural uses, but excluding chemical dependency treatment facilities.

Yes	No	Not applicable / Other	Site Plan Element
X			Scale
X			North Arrow
X			Building/Lot dimensions
X			Building locations/uses
X			Parking/access/loading locations
		X	Signage
X			Lighting
X			Screening and Buffer
X			Erosion and sedimentation



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
X			Stormwater
X			Manholes/catch basins
X			Sewer
			Water
			Fire Hydrants / fire pond
X			Electric/Communication
X			Curbs and gutters
X			Paved/un-vegetated/vegetated areas
		X	Trash
		X	Outdoor display/storage
X			Existing trees
		X	Deed or other instrument allowing pursuit of permits
X			Topo
X			Adjacent buildings and features
		X	Traffic
X			Location sketch
X			Post Construction Stormwater Maintenance Plan
			Fire Comments
		X	Shoreland delineation/zoning compliance
X			Floodplain location
		X	Effects on scenic, etc
X			Table showing compliance with dimensional Requirements
	X		Table showing compliance with Parking Requirements
		X	Additional Conditional Use General Requirements Traffic Study Support Letter for paragraph (4)
		X	Additional Conditional Use Specific Requirements for Use or District
		X	Additional Subdivision Requirements Lot lines Existing street connections



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
			Open space reservation Abutters Onsite wastewater Easements Soils Wetlands
		X	Additional Solar applications Height Yard Buffers Glare Decommissioning plan Utility Connections Confirmation of use

Staff Comments

Please show that you meet the minimum parking requirements

Please show the aisle width of all new parking areas

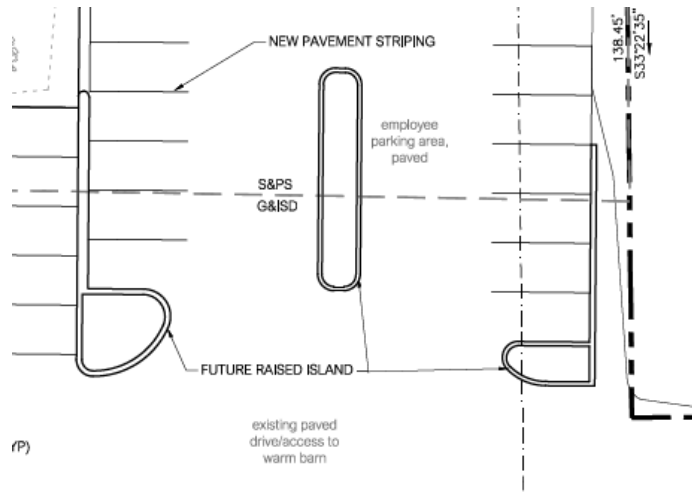


CITY OF BANGOR

Planning Division

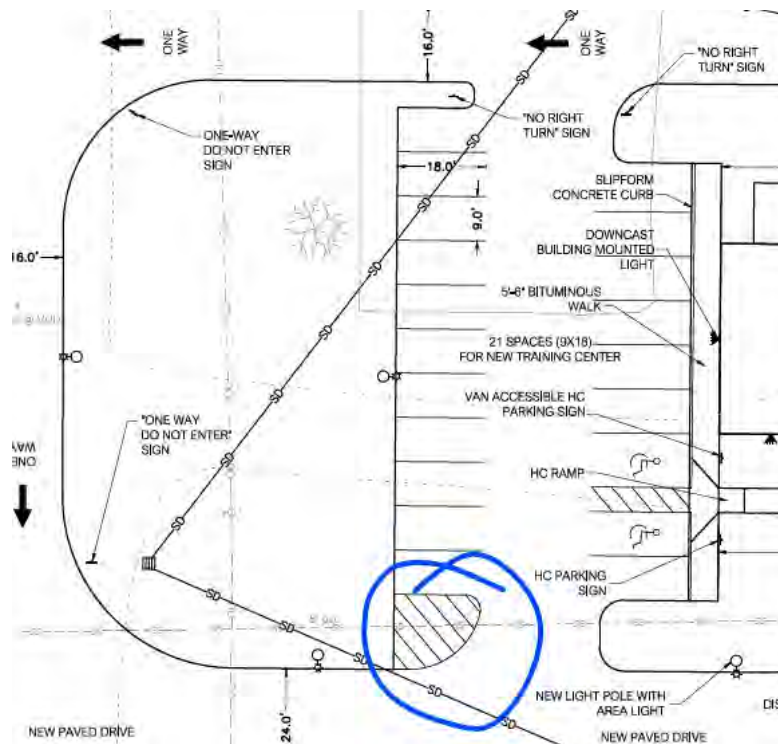
Checklist for Land Development Applications

Can you provide clarification for the “future raised island” label?



Need 3 ADA spaces

Can this circled island be raised/landscaped?





CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Sheet C 3 - It's not a requirement, but as a City project (and as a designated Bee City), it would be nice to use a pollinator lawn seed mix for the permanent re-seeding instead of the typical grass mix. Here are some options (these are low-growing and do well with less frequent to no mowing):

- [Bee Lawn Seed Mix – OPN Seed](#)
- [Pollinator Paradise Flowering Lawn Seed Mix | American Meadows](#)
- [TCS Bee Lawn Seed Mixture™ - Twin City Seed Company](#)

Alternatively, if there's areas where taller vegetation would be okay, you could also consider sowing a meadow mix, which would only need mowing once a year in early spring (Prairie Moon Nursery and Ernst Seed offers meadow mixes for different growing conditions, including where shorter species are desired).

It would be nice to include a plant list for the trees being planted; we have a draft City tree list available if that's helpful.

***Please do not submit hard copies until we have notified you that the plans are good to go for a Planning Board agenda.**

Possible Planning Board agenda: 9/15/2026

Deadline to advertise: 9/8/2026 (9/4/2026 to send in)

Deadline to post to abutters: 9/3/2026

Deadline for edits or amendments: 9/2/2026

BWD Comments:

A newly installed domestic water service shutoff shall be located in a non-driveway or paved location. Please relocate slightly.

Please provide BWD with fixture count forms and we will size the domestic service. (see attached form)

Please provide BWD with the Fire Marshall approved fire suppression plans.

Please provide BWD with a completed new construction form. (see attached form)

Once a contractor is selected, BWD will issue an inspection estimate.

Forestry Comments:

Would like to show existing trees to be removed for site improvements be shown on plan, these trees are inventoried City assets.

E Buffer on Maine Ave , and any interior tree planting should be cognizant of Versant three phase ROW along Maine Ave and along proposed ONE WAY. 50' horizontal clearance for large overstory trees to prevent eventual clearance pruning.



BANGOR WATER DISTRICT

P.O. BOX 1129 • BANGOR, ME 04402-1129
TEL: (207) 947-4516 • FAX: (207) 947-5707
www.bangorwater.org

Information for Meter Sizing and Cross-Connection Control

Service Address 511 Maine Avenue, Bangor

Customer: CITY OF BANGOR: ATTN: COMMUNITY CONNECTOR Phone: [REDACTED]

Contractor/plumber: Sheridan Phone: [REDACTED]

Each unit receiving service will be individually metered. A variance for a master meter in a multi-unit building may be allowed if the units share central hot water (heating or domestic use); however the water bill will be calculated based on the number of units plus consumption, i.e. a three-unit building with a master meter will be charged for three minimum water bills plus consumption over the minimum.

Variances to the meter policy for any other reason requires written application and approval by the Board of Trustees.

Accounts in a multi-unit building remain the responsibility of one entity unless there is a separate outside shut-off for each unit, or the meters are clustered in one location to which the District has unrestricted access. Failure to maintain access can result in denial of service.

Total number of units in building:

Type of use: ☒ Commercial ☐ Industrial ☐ Governmental
☐ Residential ☐ Fire protection ☐

Describe use: Offices and training center for Community Connector bus service - no public access

Predominately flushometers: ☐ Y ☒ N Used by public: ☐ Y ☒ N

#	FIXTURE	#	FIXTURE	#	OTHER FIXTURES
	Bathtubs/showerheads	1	Utility sinks		
5	Toilet – tank		Laundry tub/sink		
	Toilet- flushometer		Bar sinks		
	Urinal – flushometer		Dishwashers		
	Urinal – tank	5	Lavatory sinks		
	Urinal – pedestal		Clothes washers		
1	Drinking fountains		Soda fountains		
	Cuspidors		Ice maker no refrigeration		
1	Kitchen sinks	1	Hose connections		

Complete and sign reverse side

Rev 11/13

Additional Notes or Comments (i.e. continues flow needs or other water-use items):

Please check all that apply to this facility:

Chemical use/injection	Swimming pool/hot tub
Recycled water connection	Well
Sewer septic tank	Sewage treatment/pumping
Booster pump/pressure tank	Medical /dental/lab facilities
Irrigation system	Commercial laundry/dry cleaning
Solar panels	Plating facilities
Steam generation	Cooling system
Industrial processing	Car wash
Sand/gravel processing	Fire protection X
Food prep/dishwashing	Photo development/printing

Addition notes or comments (i.e. other connections or processes related to cross-connection classification:

I certify that the information provided above is true and accurate.

Signature: _____

Print name: Rayshelly Lizotte, PE - agent for applicant Date: 9/1/26

BWD USE

Calculated fixture units: _____

Estimated peak flow demand: _____

Required meter size: _____ Required backflow device: _____

Completed by: _____ Date: _____

Re: Bangor Community connector training/offices fixture count

From Vaughan Littlefield <vaughan@bangorwater.org>

Date Wed 9/2/2026 3:18 PM

To Shelly Lizotte <[REDACTED]>

Cc Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Peasley, Hannah <[REDACTED]>; Ellen Angel <[REDACTED]>; Aaron Goodine <[REDACTED]>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Shelly,

We are working to size the domestic service, and I will provide that to you soon. Where you have relocated the water lines is perfect, thank you. When you get the new construction form complete, please send that to me. I agree with your last comment regarding the planning board.

Regards,

Vaughan Littlefield

Project Manager

Bangor Water District

PO Box 1129

Bangor, ME 04402-1129

TEL (207)947-4516 EXT. 208

FAX (207)947-5707

CELL (207)299-6309

EMAIL: vaughan@bangorwater.org

From: Shelly Lizotte <[REDACTED]>

Sent: Tuesday, September 1, 2026 5:58 PM

To: Vaughan Littlefield <vaughan@bangorwater.org>

Cc: Altiero, Matthew <matthew.altiero@bangormaine.gov>; Peasley, Hannah <[REDACTED]>; Ellen Angel <[REDACTED]>; Aaron Goodine <[REDACTED]>

Subject: Bangor Community connector training/offices fixture count

Hi Vaughan,

Attached is the fixture count for the community connector project.

To address your other comments please see below:

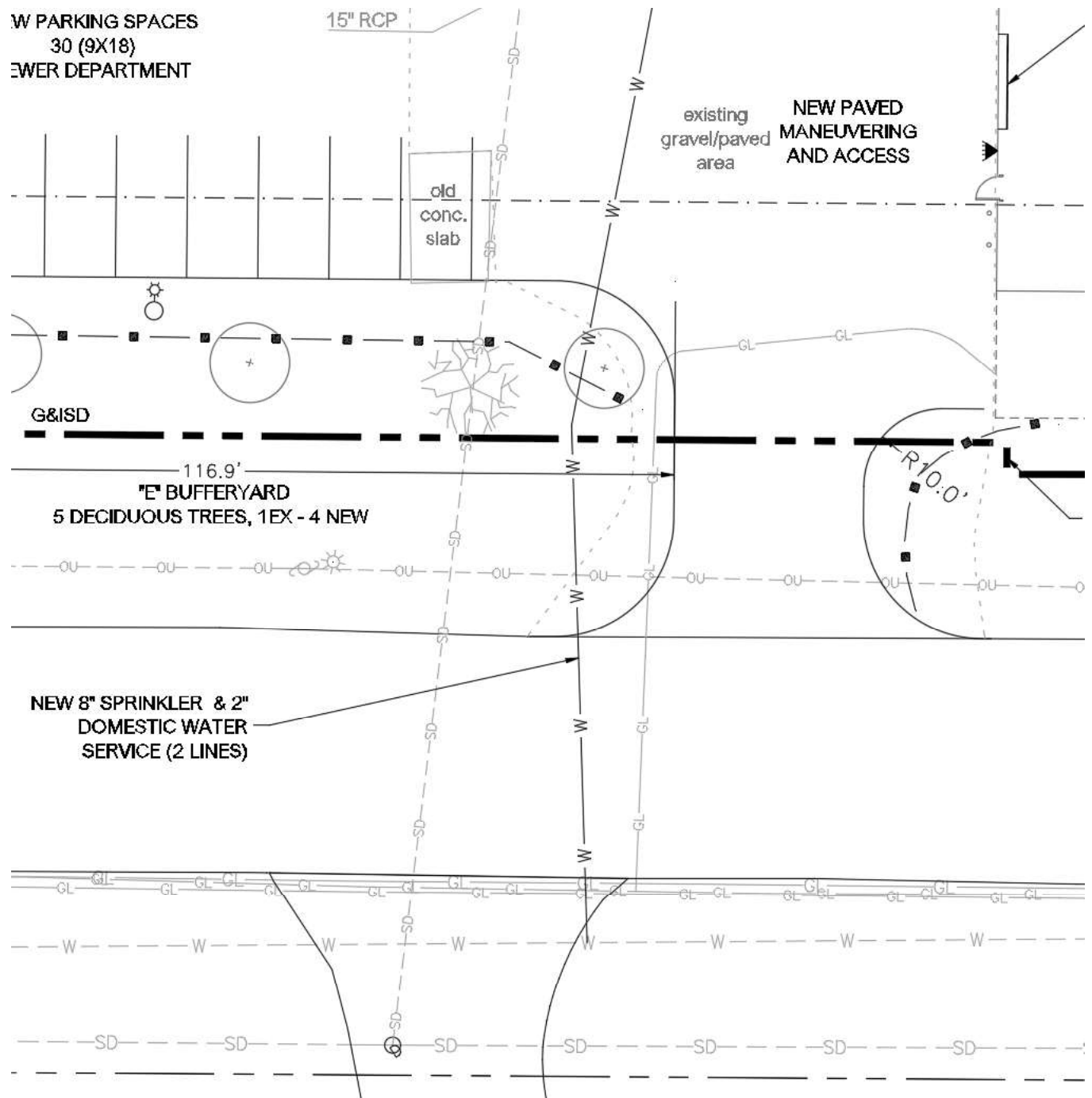
- I've adjusted the new service so that it crosses the parking area, see below. Will this be acceptable, or would you prefer it be installed along the edge of the building and cross more easterly?
- The fixture form is attached, I did not receive a construction form with the email, but I will locate that and provide that when the flows and fire protection info are finalized.
- The fire marshal plans have not yet been approved but will be submitted as soon as it is received. I do not have the info/data yet on the flows required for fire protection. Hannah has done an estimate of wastewater flow for this project so that should reflect the demand.
- The city has contracted with Sheridan to complete this project as Construction Manager.

I'm copying Hannah Peasley from the City of Bangor who may want to add to these comments. If you send a response, please copy both of us. We expect that this project should be able to be placed on the planning board agenda and completion of any outstanding water district items will be included as a condition.

Thanks

Shelly

W PARKING SPACES
30 (9X18)
FIRE DEPARTMENT



Rayshelly Lizotte PE, LEED AP

Principal, Civil Engineer



T. [REDACTED]

C. [REDACTED]

W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

511 Maine Ave Stormwater Comments

9/2/26

RRM

1. Redevelopment calculations per Chapter 500 4.A.(d)(i) are only based on the redevelopment area, not the entire parcel. Please recalculate the treatment requirements for the redevelopment area.
2. Once redevelopment treatment levels are recalculated, please show clearly that the required treatment percentage is being met.
3. Narrative states that this project proposes to use low impact development credits. I do not believe that applies to this project since it is a redevelopment project.
 - a. Volume of pond does not meet requirements.
4. Sheet C3 indicates there will be 2 separate roof drain connections for the new building, one to the existing storm, and one to the proposed. Only one connection is shown on the plans.
5. CB0 is located adjacent to an existing stormwater inlet that handles drainage for much of the existing area in front of the cold barn and fleet maintenance. CB0 seems redundant and may not be needed.
6. Is the hatch along the edge of pavement adjacent to the soil filter proposed rip rap? It looks like most of this area will not see high volume/velocity of stormwater, except possibly from the parking area to the northeast. Consider using vegetation where velocities allow.

Stormwater narrative

From Shelly Lizotte <[REDACTED]>

Date Wed 9/2/2026 3:30 PM

To May, Richard <richard.may@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc Ellen Angel <[REDACTED]>

 1 attachment (558 KB)

SLODA Narrative revised 9-2-26.pdf;

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Hi Rich,

I am attaching a revised stormwater narrative and calculation.

Your other comments are addressed below.

1. This has been adjusted and is reflected in the above narrative.
2. Due to the above, the required percentage is increased from 50% to 60% because the areas being mitigated are no longer part of the "redevelopment area". This is contradictory to your earlier email on this subject where you stated *"In terms of the old skate park area, I believe that is redevelopment, which should be included in your calculations. However, I believe you can use this as onsite mitigation for the UIS standard.* I did not change the "redevelopment area" to include the mitigation area, but that does push the treatment requirement to the next tier. The difference in the weighted impact ratings is 0.5, not 0 as it was before, so it bumps the percentage required to be treated to 60% from 50%. In the earlier calculation, because we only needed to meet the 50%, I did not use the net developed area to determine the percentage (the stormwater treatment basin itself was included in the total). Now, if I remove the stormwater treatment area itself from the total area, the treatment percentage is 58%. (with the pond area it is 51%). In either case, the 60% is not met. The only impervious area that we are unable to treat is the new roof, which is also the lowest impact rating. All the highest rated impervious areas are being treated. This is a case of providing treatment "to the greatest extent practicable" and it changes significantly based on the definition of "redevelopment area". I am not able to re-grade the proposed site or collect more of the redevelopment area to provide treatment because the roof is internally drained and the discharge of that roof runoff will be below the level of the inlet to the treatment basin.
3. The Low Impact Development Credit is used when determining the size of the treatment basin and its use is not exclusive to traditional or non-redevelopment "basic standards" projects. It is listed under its own section in chapter 500 – c(3). The intent of the credit is to encourage LID methods regardless of the way the treatment percentages are calculated.
4. The architectural drawings are still being developed, and the location of the internal drains is not yet determined. It will be discharged to the basin closest to the side of the building that has the least conflicts in the interior structure.
5. CBO was requested by engineering to handle excess drainage from the vehicle wash
6. The hatch is a stone shoulder which is a pre-treatment measure for the design of the basin. It is almost always included in these filter basin designs.

Please let me know if you have any questions.

Thanks

Shelly

Rayshelly Lizotte PE, LEED AP

Principal, Civil Engineer



T. [REDACTED]

C. [REDACTED]

W. www.artifexae.com

175 Exchange Street

Bangor, ME 04401

Re: 511 Maine Ave LDP Checklist

From Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

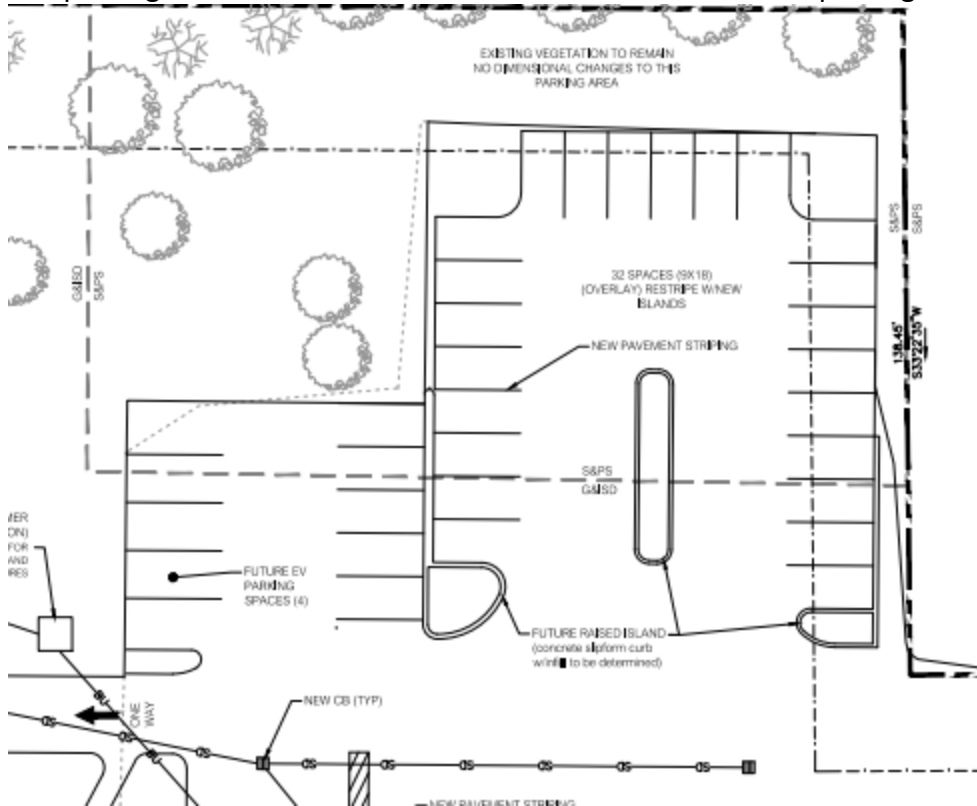
Date Wed 9/16/2026 9:47 AM

To Shelly Lizotte <[REDACTED]>

Cc Peasley, Hannah <[REDACTED]>; Collette, Anja <anja.collette@bangormaine.gov>;
Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Hi Shelly,

The parking aisle width will also need to be shown for the two parking areas below:



Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the

City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Shelly Lizotte <[REDACTED]>
Sent: Monday, September 14, 2026 12:39 PM
To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Peasley, Hannah <[REDACTED]>
Subject: RE: 511 Maine Ave LDP Checklist

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Hi Matt,
Attached are the revised plans, narrative, and submittal letter to address the city comments.

Let me know if you need anything else.
Thanks
Shelly

Rayshelly Lizotte PE, LEED AP
Principal, Civil Engineer



T. [REDACTED]
C. [REDACTED]
W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Sent: Friday, September 11, 2026 12:30 PM
To: Shelly Lizotte <[REDACTED]>
Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Peasley, Hannah <[REDACTED]>
Subject: Re: 511 Maine Ave LDP Checklist

Hi Shelly,
I just wanted to let you know that we will need revisions/answers to remaining comments early next week in order to have time to review before sending out the ad.
Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Shelly Lizotte <[REDACTED]>
Sent: Thursday, September 3, 2026 4:16 PM
To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Peasley, Hannah <[REDACTED]>
Subject: RE: 511 Maine Ave LDP Checklist

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Thank you,
I did get this info from Hannah, and I have provided 4 ADA spaces. There are two spaces near the new training center and 2 near the sewer department entrance.

If Hannah is on board with including a bike rack, I will show it on the plan.

Hannah: let me know if you think that Laurie would want this and where – and would it be like the one at the transit center or a single one like they've been installing downtown.

Shelly

Rayshelly Lizotte PE, LEED AP
Principal, Civil Engineer



T. [REDACTED]

C. [REDACTED]

W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Thursday, September 3, 2026 4:05 PM

To: Shelly Lizotte <[REDACTED]>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Peasley, Hannah <[REDACTED]>;

Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 511 Maine Ave LDP Checklist

Hi Shelly,

Engineering came up with a minimum of 28 parking spaces. You will need to put that minimum number on the plans with the proposed number of parking spaces just to show that you meet that.

With the 51 new parking spaces, 3 ADA spaces are required, and they will need to be spread across the parking areas. More ADA spaces are preferred, but 3 is the minimum.

Also, since this is a City project, it would be nice to show a bike rack close to the door.

Thank you,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Shelly Lizotte <[REDACTED]>

Sent: Tuesday, September 1, 2026 1:14 PM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Subject: RE: 511 Maine Ave LDP Checklist

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Hi Matt,

I've reviewed the planning department comments and here is my comment regarding parking.

I feel that the only logical way to demonstrate parking for "this site" which is part of the larger city owned use including the adjacent parcel, would be to demonstrate the increased parking need generated by the new building area being added (the training center/office addition)

I have provided 21 new parking spaces for the new addition (the new building) on the site. For the 21 spaces, there should only be 1 handicapped space required, we have provided 2.

We are also adding parking for the sewer department use, currently now occupying the space on the opposite site of the building near the new exit for the vehicle wash.

Is there a specific way that the planning department would like this to be shown? Since the two lots owned by the city here are so interconnected, the parking requirement for these uses is subjective.

Without studying both parcels and the uses, at this time, I do not have a reasonable way to demonstrate that the uses together meet the requirements.

Let me know your thoughts.

Thanks

Shelly

Rayshelly Lizotte PE, LEED AP

Principal, Civil Engineer



T. [REDACTED]

C. [REDACTED]

W. www.artifexae.com

175 Exchange Street

Bangor, ME 04401

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, August 31, 2026 1:57 PM

To: Shelly Lizotte <[REDACTED]>; Peasley, Hannah <[REDACTED]>; Linscott, Laurie <laurie.linscott@bangormaine.gov>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: 511 Maine Ave LDP Checklist

Hi all,

Please see the attached LDP checklist with Planning comments. Once the other departments have a chance to review this application, I will send those over. In the meantime, if you have any questions, please feel free to reach out.

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

September 14, 2026

City of Bangor
Planning Department
73 Harlow Street
Bangor Maine, 04401

RE: Cold Storage Facility, Community Connector – New Training Center
Maine Avenue, Bangor

Below are responses to the comments from department staff regarding the Land Development Permit and SLODA submittal for the Community connector new training center project.

From the comments on the checklist dated 8-31-26;

We have provided a summary of parking requirements and the spaces provided on the site plan, as discussed with Hannah Peasley via. email on 9/2/26. The direction that was given by the city was to calculate parking generation based on the combination of uses on the parcel as follows:

- Training center - 6,070 SF - designated use: Place of assembly; 1 space/4 seats - 54 seats = 14 spaces required
- Bus Barn - 24,000 SF - designated use: Wholesale, warehouse business, industrial plant @ 1 space for each 1 ½ employees plus visitor and customer parking (visitors and customers are not applicable) - 12 employees per shift = 8 spaces required
- Sewer - 11,880 SF - designated use: Wholesale, warehouse, @ 1 space for each 1 ½ employees plus visitor and customer parking (visitors and customers are not applicable)- 8 employees per shift = 6 spaces required

The required number of parking spaces determined based on the above uses is 28. We are providing a total of 83 parking spaces on the parcel for the uses. The parking is disbursed around the building, concentrating spaces for each use adjacent to the access for that use. We are providing two accessible spaces near the new training center, and two near the entrance of the sewer department.

In response to the comments on page 4 of the checklist, there is now a note on the site plan stating that the “future raised islands” are to be slip form concrete curb with an infill material to be determined. These future raised islands and new pavement striping in this area will be completed when the city has the funds to do these maintenance/repair items on that portion of the site.

The striped area shown at the lower portion of the new training center parking area, as designed, allows drainage from the parking area to sheet flow to the stormwater treatment area. If the “island” is raised, or landscaped, it will inhibit the drainage as designed to meet the SLODA permit requirements.

On page 5 of the checklist there are several comments that relate to the city’s preference for landscaping materials for the project. As stated, these items are not part of the requirements for this permit, however, these suggestions have been taken into consideration. As part of the construction process, the landscaping plan for the project will be developed in coordination with the city’s forestry department and appropriate materials for the different areas of the site will be chosen.

The Bangor Water District has sized the new water service for the Training Center and the note on the site plan has been modified to reflect that the domestic service is to be a 1 ½" line.

Comments regarding stormwater treatment and the requirements of the Site Location of Development Act-stormwater management have been addressed and the narratives/plans have been modified to reflect the changes.

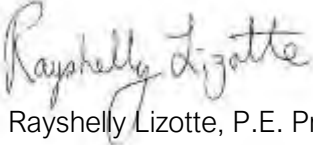
The existing conditions plan C1 has been modified to indicate the trees to be removed as part of this project. Added to sheet C-2, Proposed site plan is a note that references the separation requirement for the Versant Power Line, as stated in the easement. Sheet C3 includes notes on vegetated areas that indicate the desired seed mix for specific areas.

A bike rack has now been shown on the site plan Sheet C2, near the Training Center entrance.

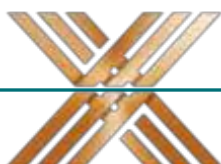
We will provide paper copies of the plans following confirmation from the planning department that the application is ready to go to the planning board.

Please feel free to contact me with any questions or comments or if you require additional information.

Respectfully submitted,

A handwritten signature in dark ink, reading "Rayshelly Lizotte". The signature is fluid and cursive, with the first name and last name clearly legible.

Rayshelly Lizotte, P.E. Principal



Re: 511 Maine Ave LDP Checklist

From Arruda, Ben <ben.arruda@bangormaine.gov>

Date Wed 9/16/2026 9:06 AM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Cameron, Sophia <sophia.cameron@bangormaine.gov>; Peasley, Hannah <[REDACTED]>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

-Thank you for indicating which twelve trees will be removed for the parking lot construction.

-From the City perspective, will there be adequate replanting/funds transfer to replace trees removed once landscape plan is drafted? Obviously not enough room on this site for the replanting of overstory trees.

-Parking space requirements of 28 spaces versus proposed 83, is there a reason I've missed why nearly 3 times the number of spaces required is proposed? Only ask as BPW plows this facility in the winter, as well as the potential for increasing impermeable surface.

Regards,

Ben

Ben Arruda
City of Bangor
Urban Forestry Manager- Interim Cemetery Sexton
Bangor Public Works Department
530 Maine Avenue
Bangor, ME 04401
(207) 992-4514
<https://www.bangormaine.gov/407/Forestry-Division>



CITY OF
BANGOR

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, September 14, 2026 1:08 PM

To: Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Cameron, Sophia <sophia.cameron@bangormaine.gov>; Arruda, Ben

Re: 511 Maine Ave LDP Checklist

From Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>

Date Wed 9/16/2026 9:24 AM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

No comments

Best Regards,



Brenda Hanscom Bilotta
Deputy Director of Code Enforcement

Code Enforcement Office

Phone: 207-992-4224

Fax: 207-992-4196

<http://www.bangormaine.gov>



From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Wednesday, September 16, 2026 8:12 AM

To: Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 511 Maine Ave LDP Checklist

Hi all,

Just following up on this.

Thanks in advance,

Re: 511 Maine Ave LDP Checklist

From Vachon, Adam <adam.vachon@bangormaine.gov>

Date Wed 9/16/2026 8:22 AM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

No additional comments from Fire.
Adam



CITY OF BANGOR

Adam Vachon

Fire Inspector, CFI-1

Fire Prevention Division

Phone: 207-992-4180

Fax: 207-942-8213

<http://www.bangormaine.gov>

adam.vachon@bangormaine.gov

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Wednesday, September 16, 2026 8:12 AM

To: Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 511 Maine Ave LDP Checklist

Hi all,

Re: 511 Maine Ave LDP Checklist

From Vaughan Littlefield <vaughan@bangorwater.org>

Date Wed 9/16/2026 8:16 AM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

BWD comments have been addressed, pending the fire design (which won't hold up our approval).

Regards,

Vaughan Littlefield

Project Manager

Bangor Water District

PO Box 1129

Bangor, ME 04402-1129

TEL (207)947-4516 EXT. 208

FAX (207)947-5707

CELL (207)299-6309

EMAIL: vaughan@bangorwater.org

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Wednesday, September 16, 2026 8:12 AM

To: Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 511 Maine Ave LDP Checklist

Hi all,

Just following up on this.

Thanks in advance,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

RE: 511 Maine Ave LDP Checklist

From Shelly Lizotte <[REDACTED]>

Date Mon 9/21/2026 5:36 PM

To Collette, Anja <anja.collette@bangormaine.gov>

Cc Davis, Jefferson <jefferson.davis@bangormaine.gov>; Peasley, Hannah <[REDACTED]>;
Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

 1 attachment (1,009 KB)

C2 PROPOSED SITE PLAN W-LANDSCAPING 9-21-26.pdf;

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Hi Anja,

Attached is the revised site plan showing the landscaping as proposed by Jefferson – it didn't make sense to add another sheet for this, so it's included on the site plan. This also shows the aisle widths in the parking lot area that were not shown previously.

For the meeting, do you need me to print a full set of these drawings and/or do you need full size copies for the board members? These are 30"x42" sheets so they will be much larger than the typical set of site drawings that we submit. I can provide you with as many as you need for signatures and then could print 11x17 reduced copies (not to scale) for the board members. I know that they get them digitally but wasn't sure if paper copies are needed as well.

Thanks,
Shelly

Rayshelly Lizotte PE, LEED AP

Principal, Civil Engineer



T. [REDACTED]

C. [REDACTED]

W. www.artifexae.com

175 Exchange Street

Bangor, ME 04401

From: Collette, Anja <anja.collette@bangormaine.gov>

Sent: Monday, September 21, 2026 12:29 PM

To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>;

Shelly Lizotte <[REDACTED]>; Peasley, Hannah <[REDACTED]>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 511 Maine Ave LDP Checklist

Street buffers for the parking and any extra plantings you might be doing in the open spaces/parking areas to replace trees that are being removed per the conversation with Forestry. The extra plantings aren't required, but if there's enough in the project budget, as a City project, it would be good to do, particularly since we're removing trees. This won't hold up the Planning Board meeting; we're already working on the notices for this to be on the 10/6 agenda. But it would be good to have the plan in the next week or so since notices are going out this week and we're putting the packet together next week.

Also, Shelly, since this will be a separate item from the overall site plan, if you could send us the revised site plan with the aisle widths noted that Matt requested, that would be good.

From: Davis, Jefferson <jefferson.davis@bangormaine.gov>

Sent: Monday, September 21, 2026 11:45 AM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Shelly Lizotte <[REDACTED]>; Peasley, Hannah <[REDACTED]>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: RE: 511 Maine Ave LDP Checklist

Hi all,

I'm marking up a plan now but I don't want to hold this up over a landscape plan. What is required to be shown? Street Buffers? I'll make sure at least that is updated for Thursday.

Jefferson Davis, PLA
Director of Engineering
Maine Licensed Landscape Architect
City of Bangor
73 Harlow Street
Bangor, Maine 04401
207-992-4244
jefferson.davis@bangormaine.gov



From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, September 21, 2026 11:41 AM

To: Shelly Lizotte <[REDACTED]>; Peasley, Hannah <[REDACTED]>; Davis, Jefferson <jefferson.davis@bangormaine.gov>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: Re: 511 Maine Ave LDP Checklist

Hi all,

Just following up on this. Do you expect to have the landscape plan ready by Thursday?
Thank you,



CITY OF BANGOR

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Thursday, September 17, 2026 11:51 AM
To: Shelly Lizotte <[REDACTED]>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Peasley, Hannah <[REDACTED]>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Davis, Jefferson <jefferson.davis@bangormaine.gov>
Subject: Re: 511 Maine Ave LDP Checklist

Hi Shelly, Jefferson indicated he would be working with you and Hannah to create a landscape plan, so I would wait until that's done to send us new copies.

Regards,



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

*The City of Bangor has recently experienced a scam involving emails that create fake invoices and request payment for application fees, typically after packets containing application materials have been made public. Please note that **the City of Bangor will never ask you to wire funds, do not follow any such instructions**. If you receive an email you believe to be a scam, please contact anja.collette@bangormaine.gov or planning@bangormaine.gov directly.*

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

From: Shelly Lizotte <[REDACTED]>
Sent: Thursday, September 17, 2026 11:29 AM
To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Peasley, Hannah <[REDACTED]>; Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: RE: 511 Maine Ave LDP Checklist

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Hi Matthew,
I made the edits, do you want me to send another copy of the digital files or just bring a paper copy?
Shelly

Rayshelly Lizotte PE, LEED AP
Principal, Civil Engineer



T. [REDACTED]

C. [REDACTED]

W. www.artifexae.com

175 Exchange Street
Bangor, ME 04401

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Sent: Wednesday, September 16, 2026 9:47 AM
To: Shelly Lizotte <[REDACTED]>
Cc: Peasley, Hannah <[REDACTED]>; Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: Re: 511 Maine Ave LDP Checklist

Hi Shelly,
The parking aisle width will also need to be shown for the two parking areas below:

Owner

ENI 928 UNION STREET LLC

BANGOR NATURAL GAS COMPANY

BANGOR CITY OF

R. H. FOSTER ENERGY, LLC

PENOBSCOT COMMUNITY HEALTH CENTER

SPAULDING RADIATOR

Eastern Maine Healthcare Systems

931 UNION STREET, LLC

Owner 2

Owner Address 1

2 INTERNATIONAL WAY

498 MAINE AVENUE

ATTN FLEET MAINTENANCE 73 HARLOW STREET

110 MECAW RD

1048 UNION STREET SUITE 5

541 MAINE AVENUE

c/o AP DEPT. INFOR CONTRACT #4030 43 WHITING HILL RD., SUITE 350

931 UNION STREET

Owner Address 2

LAWRENCE MA 01843

BANGOR ME 04401

BANGOR ME 04401

HAMPDEN ME 04444

BANGOR ME 04401

BANGOR ME 04401

BREWER ME 04412

BANGOR ME 04401



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

September 21, 2026

Dear Property Owner,

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, October 6th, 2026, beginning at 7:00 p.m. in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Major Site Development and Major Site Location of Development (SLODA) Modification for the construction of a 6,070 sq. ft. training center and restoration of existing cold storage building, including drainage and stormwater improvements, new parking, and access drives. The project is located at 511 Maine Avenue, Map-Lot 001-001-G, in the Government and Institutional Service District (G&ISD). Applicant/ Owner: City of Bangor Community Connector.

To receive a copy of the proposed application or to submit comments, please call 207.992.4257 or email planning@bangormaine.gov. Please submit any comments by 4 p.m. on October 5th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff. Bangor City Hall is open to attend the meeting in person. Interested parties may also attend the meeting on Zoom. Public comments are allowed over Zoom; however, you must register before 9 a.m. on October 6th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the City's website under www.bangormaine.gov/calendar. The meeting may also be streamed live via the City of Bangor's YouTube page; however, comments are not enabled on this page. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
207-992-4280

planning@bangormaine.gov



Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

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



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

Re: SDP-SLODA – 511 Maine Ave – Community Connector – Notice of Mailing

On September 21, 2026, the Public Notice for 511 Maine Ave – Community Connector advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, October 6, 2026, was mailed by the Planning Division.

Kayleigh Rienas



CITY OF BANGOR

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, October 6th, 2026, beginning at 7:00 p.m. in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

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Anja Collette, AICP
Planning Officer

Sept. 24, 29, 2026

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: _____
Date: _____

Site Development Plan: _____ *Conditional Use: _____ *Both: _____
Subdivision Development: ✓ *Preliminary: _____ Final: ✓
*Mobilehome Park: _____

Applicant: WATERSTONE BANGOR, LLC ATTN: JOE FORD Telephone No.:
Address: 40 FRANKLIN STREET, SUITE 1, NEEDHAM, MA 02494
Location of Site: 6 BANGOR MALL BLVD, BANGOR, ME 04401 Map: R61 Lot: 016-A
Watershed: PENJAJAWOC STREAM Total Area Proposed to be Disturbed: 0 SF
Owner of Site if different from applicant: SAME AS APPLICANT Zoning District: SHOPPING & PERSONAL SERVICE (S&PS)
Address: SAME AS APPLICANT

Primary Contact Person: SEAN THIES, PE (AGENT)

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):
OWNER If not owner include copy of said agreement

Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):
THE PROJECT INVOLVES THE SUBDIVISION OF ONE NEW LOT. THE APPLICANT IS NOT PROPOSING ANY DEVELOPMENT ON THE PARCEL.

LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.

Were LID techniques used on this project? N/A If not, why? NO STORMWATER IS GENERATED BY THE PROJECT.

Projected Starting Date: 10/06/2026 Projected Completion Date: 10/09/2026

Signature of applicant(s) or agent:  Printed Name: SEAN THIES, PE (AGENT)

Submittal Requirements

Submittal Requirements of development types are described in the Land Development Code for:

1. Site Development Plan, Chapter 165, Article XVI, Section 112
2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: \$732 Advertising Fees: N/A

A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION. PLEASE KNOW OUR FEE SCHEDULE IS AVAILABLE ON THE CITY'S WEBSITE, AND WE ALWAYS REQUIRE FEES UP FRONT BEFORE REVIEWING AN APPLICATION, NOT AFTER IT'S BEEN PUT ON A PLANNING BOARD AGENDA.

Date Received by Planning Division Office: _____

Decision and reason of Code Enforcement Office for Conditional Use: _____

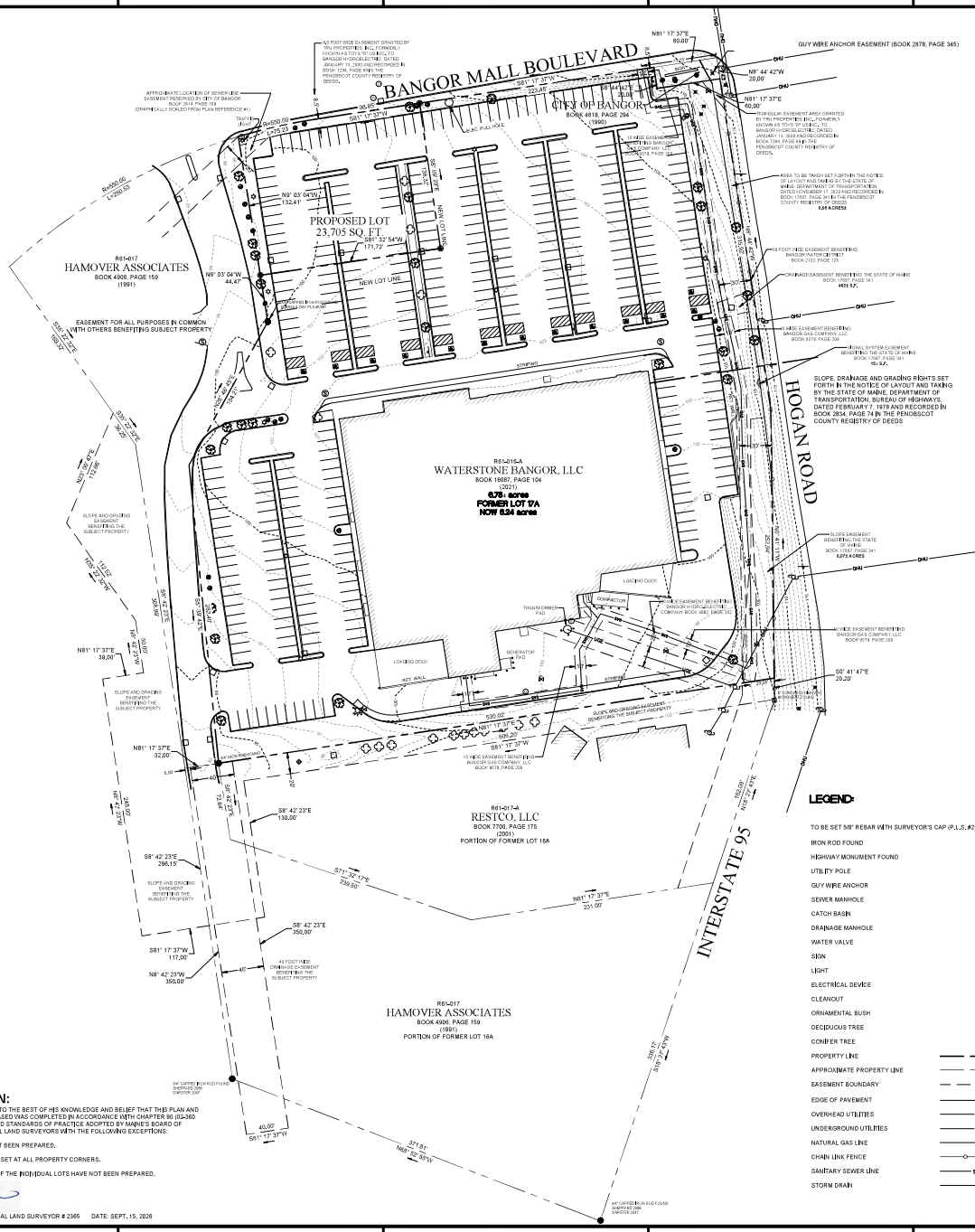
Action taken by Planning Board: _____

- * Any advertising costs above the amount listed in Schedule of Fees must be paid by applicant
- * There is no guarantee a project will be on a certain Planning Board meeting; agenda assignments depend on timing of application submission and extent of application completeness

BASIS OF BEARINGS
THIS SURVEY IS ORIENTED TO THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 DATUM (CSRS86).

FLOOD NOTE:
BY GRADING PLATTING ONLY THE SUBJECT PROPERTY HEREON IS SITUATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FROM COMMUNITY PANEL NUMBER 2301020103 WHICH BEARS AN EFFECTIVE REVISION DATE OF MARCH 4, 2020. THE MAP DOES NOT INDICATE THAT THE PROPERTY IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH THE 100 YEAR FLOOD.

SOURCE DEED:
WARRANTY DEED FROM TOYS R US-BELLEVUE, INC. TO TRU 2005 REE I, LLC DATED NOVEMBER 30, 2005, RECORDED IN DEED BOOK 1508, PAGE 282 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.



THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION PLAN SHOWING THE PLANNED GROUP DEVELOPMENT AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN TITLE 35-A, MRS. SECTION 400 AS AMENDED, AND SECTION 15-B(1) OF THE CITY OF BANGOR LAND USE ORDINANCE, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION PLAN SHOWN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION AND PLANNED GROUP DEVELOPMENT IS APPROVED.

APPROVED BY THE CITY OF BANGOR PLANNING BOARD ON:

PLANNING BOARD SERVED ON:

CHAIRMAN

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

Attest _____ Register
RECORDED AS MAP FILE

RECORD OWNER:

WATERSTONE BANGOR, LLC
40 FRANKLIN STREET, SUITE 1
NEEDHAM, MA 02464

CERTIFICATION:

THE UNDERSIGNED CERTIFIES TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE PLAN AND THE SURVEY ON WHICH IT IS BASED WAS COMPLETED IN ACCORDANCE WITH CHAPTER 80, 80A-80B, CHAPTER 80C OF THE RULES AND STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF LICENSEE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:

- 1.) A WRITTEN REPORT HAS NOT BEEN PREPARED.
- 2.) IRON RODS HAVE NOT BEEN SET AT ALL PROPERTY CORNERS.
- 3.) SANITARY DESCRIPTIONS OF THE INDIVIDUAL LOTS HAVE NOT BEEN PREPARED.

Jeff Teunissen

JEFF TEUNISSEN - PROFESSIONAL LAND SURVEYOR # 2365 DATE: SEPT. 15, 2028

PLAN REFERENCES:

1. REVISED SUBDIVISION PLAN OF LOT 19 & LOT 18A, HOVAN ROAD & BANGOR MALL BOULEVARD, BANGOR, MAINE FOR BANMARK ASSOCIATES, DATED SEPTEMBER 22, 1989, PREPARED BY PUSGA & DAY LAND SURVEYORS, RECORDED IN MAP FILE 05048 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
2. FINAL SUBDIVISION PLAN BANGOR MALL, BANGOR, MAINE DATED AUGUST 15, 1989, PREPARED BY THE AMES CORPORATION RECORDED IN MAP FILE 02458 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
3. FINAL SUBDIVISION PLAN BANGOR MALL, BANGOR, PENOBSCOT COUNTY MAINE DATED OCTOBER 13, 1978, PREPARED BY AMES & SERRAL COMPANY, RECORDED IN MAP FILE 02474 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
4. SURVEY PLAN SHOWING UNDERGROUND ELECTRIC EASEMENT PROPERTY OF TOYS R US, BANGOR MALL BOULEVARD & HOVAN ROAD, BANGOR, MAINE FOR BANGOR GAS COMPANY DATED OCTOBER 9, 2004, PREPARED BY PUSGA & DAY LAND SURVEYORS, RECORDED IN DEED BOOK 878, PAGE 212 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
5. SITE LAYOUT AND GRADING PLAN TOYS R US, BANGOR MALL, BANGOR, MAINE, PREPARED BY THE AMES CORPORATION.
6. STATE AD HWY. NO. 21 & STATE HWYS. 270 & 90 HOVAN ROAD & 148 RAMP & REVERSE DIRECTION LOOP, BANGOR, PENOBSCOT COUNTY DOT FILE NO. 15444 SHEET NUMBER 436 OF 438
7. 84A HOV. 21, 84A, 270 & 90 HOVAN ROAD - ON-RAMP RAMP 548 SOUTH, BANGOR, PENOBSCOT COUNTY DOT FILE NO. 15444 SHEET NUMBER 436 OF 438

NOTES:

1. THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY HALEY WARD ON MAY 26, 2021.
2. THIS SURVEY IS ORIENTED TO THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 DATUM.
3. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD83).
4. HALEY WARD HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF SUBTERRANEAN UTILITY INFRASTRUCTURE.
5. AS A PLANNED GROUP DEVELOPMENT, CURRENT AND FUTURE OWNERS WILL HAVE SHARED ACCESS TO THE STREET, PARKING AND COMMON AREAS OPEN SPACES.

AMENDMENT NOTE:

THIS PLAN AMENDS AND SUPERSEDES A PLAN ENTITLED "REVISED SUBDIVISION PLAN OF LOT 19 & LOT 18A, HOVAN ROAD & BANGOR MALL FOR BANMARK ASSOCIATES, CREATED BY PUSGA & DAY LAND SURVEYORS AND RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS IN MAP FILE 05048.

LEGEND:

- TO BE SET 5' REBAR WITH SURVEYOR'S CAP (P.L.S. #2365)
- IRON ROD FOUND
- HIGHWAY MONUMENT FOUND
- UTILITY POLE
- GUY WIRE ANCHOR
- SEWER MANHOLE
- CATCH BASIN
- DRAINAGE MANHOLE
- WATER VALVE
- SEIN
- LIGHT
- ELECTRICAL DEVICE
- CLEANOUT
- ORNAMENTAL BUSH
- DECIDUOUS TREE
- CONIFER TREE
- PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- EASEMENT BOUNDARY
- EDGE OF PAVEMENT
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- NATURAL GAS LINE
- CHAIN LINK FENCE
- SANITARY SEWER LINE
- STORM DRAIN

REV.	DATE	DESCRIPTION	BY	CHK.
1	SEPT. 15, 2028	1" = 50'		

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
One Merchants Road, Suite 101
Bangor, Maine 04401
(207) 759-4054
www.haleyward.com

WATERSTONE PROPERTIES GROUP, INC.
6 BANGOR MALL BLVD., BANGOR, PENOBSCOT COUNTY, MAINE

**PLANNED GROUP DEVELOPMENT
SECOND AMENDED SUBDIVISION PLAN**

STATE OF MAINE
JEFF A. TEUNISSEN
No. 2365
Professional Land Surveyor

DATE: SEPT. 15, 2028
DRAWN BY: JHAT
PROJECT: 13483.019
SHEET NO.: V101

NOTES

RECEIPT

DATE 9/21/20

NO.

019074

RECEIVED FROM Waterstone Bangor, LLC

ADDRESS 220 Reservoir St Ste E

Newham, MT 02494

\$ 732.00

FOR LDP App Bangor Mall Rd

ACCOUNT			HOW PAID	
AMT. OF ACCOUNT			CASH	
AMT. PAID			CHECK	732 00
BALANCE DUE			MONEY ORDER	

Received via mail

BY

WK

September 18, 2026

City of Bangor
Attn: Anja Collette, Planning Officer
73 Harlow Street
Bangor, ME 04401

Re: Minor Subdivision Application | 6 Bangor Mall Boulevard | Bangor, ME

Dear Anja,

On behalf of Waterstone Bangor LLC, (the “Applicant”), our office is pleased to submit this Subdivision Amendment Application for a proposed subdivision located at 6 Bangor Mall Boulevard in Bangor, Maine. The proposed subdivision involves the creation of a new 23,705 square foot lot from an existing 6.78-acre parcel identified by City of Bangor Tax Map R61, Lot 016A. The existing lot following the subdivision will be 6.24 acres. The existing parcel includes a strip mall currently occupied by Bob’s Discount Furniture, Burlington Coat Factory, and associated parking lot. The proposed lot will divide the northern corner of the parking lot into a separate parcel. The subdivision is located entirely within the City of Bangor’s (the “City”) Shopping and Personal Service (S & PS) District.

The proposed subdivision is a Planned Group Development (PGD) in accordance with City Code Section 165-69. This application involves only the amendment of existing property boundaries; no construction, land disturbance, change in use, or other site development is proposed at this time. As a PGD, the proposed and existing parcels will be considered as one parcel when evaluating compliance with zoning standards.

This application is being submitted in accordance with the City of Bangor’s applicable subdivision review standards, with the intention of being placed on the agenda for the next available Planning Board meeting. The following narrative and supporting attachments are provided to demonstrate the proposed subdivision’s compliance with applicable local and state standards.

MINOR SUBDIVISION STANDARDS ORDINANCE

The following section states the requirements of the Minor Subdivision’s as discussed in Article XVIII, Section 165-126 of the City Code in bold, followed by how the standard has been addressed in standard text:

- A. Application. The subdivider seeking approval of a minor subdivision shall file an application for minor subdivision plat approval with the Staff Coordinator. The application shall include the submission of prints consistent with the requirements**



of § 165-112, and at least two reproducible copies of the final lotting plan meeting the recording requirements of the Penobscot County Registry of Deeds and the submission of a topographic map of the subdivision having contours of not greater than two-foot intervals.

The Minor Subdivision Application can be found in **Attachment 1**. The final lotting plan including topography at 1' intervals can be found in **Attachment 6**. Two copies of the plan have been submitted with this application.

- B. Review.** The Planning Officer shall review the application for compliance with the provisions of this chapter and shall, within 10 days, either place the application on the agenda for the next Planning Board meeting or notify the subdivider, in writing, of the deficiencies in the application and recommend modifications. The subdivider may then either amend the application in accordance with the recommendations of the Planning Officer or request review thereon without amendment at the next regularly scheduled Planning Board meeting.

The following package has been prepared to facilitate the Planning Officer's and Planning Board's review.

- C. Preparation.** The final subdivision plat for a minor subdivision and the topographic map required in Subsection B above shall be prepared or approved by a professional land surveyor or a licensed professional engineer, shall contain a signature block, and shall bear the stamp of such registered person.

The attached plan includes the stamp of the professional surveyor that prepared it.

- D. Contents.** The final subdivision plat for a minor subdivision shall contain the following:
- (1) The date; the names of the owner, subdivider and subdivision; arrow showing true North; the lot area(s) and total acreage of the subdivision; and the scale, not less than 100 feet to the inch.
 - (2) The boundary lines and the individual lot lines with dimensions and a tie to some existing known mark approved by the City Engineer.
 - (3) The location of existing and proposed monuments and pins.
 - (4) The relation of the proposed subdivision to the existing street system.
 - (5) All lands reserved for open space, public as well as private, or for future access.
 - (6) The location of abutting properties and the names of the abutting property owners.



- (7) The location and use of all existing or proposed easements within the subdivision.**
- (8) Evidence of the feasibility of provision of on-site waste disposal on each lot where public sewerage is not available.**

Items D (1) through D (8) where applicable are shown on the Planned Group Development Second Amended Subdivision Plan included in **Attachment 6**. There is no open space required and public sewerage is available; therefore Items 5 and 8 above are not applicable.

- E. Additional information. The subdivider shall provide any other information that the Planning Board deems necessary in order to adequately review the minor subdivision proposal, including but not limited to data on soils, wetlands and drainage.**

At this time, no additional information beyond what is required by the City's Code or the State's Subdivision Standards has been requested.

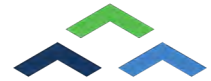
- F. Minor subdivision approval standards. When reviewing a final plan of a minor subdivision, the Planning Board shall determine that the subdivision meets the following standards:**

- (1) The subdivision shall meet the State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. § 4404, as may be amended.**

Refer to the following section for a discussion on how the proposed subdivision meets the approval standards outlined by Title 30-A M.R.S.A. § 4404.

- (2) The plat shall conform to existing zoning regulations regarding lot dimensions and areas.**

The applicable dimensional standards pertaining to lot dimensions are minimum lot area and width. While these standards vary by use, most permitted uses within the S&PS district require a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet. The proposed lot is 23,705 square feet and has a minimum width of 172' which exceeds the dimensional requirements for majority of the proposed uses within the zone. The proposed lot dimensions will restrict future development to only the uses which require the dimensional standards listed above. The District does not have a requirement pertaining to minimum open space.



The existing and proposed lots collectively comprise a PGD and are therefore considered one site development parcel for purposes of applying applicable zoning regulations regarding lot dimensions and areas. The proposed subdivision does not involve any additional development; therefore, it will have no impact on the existing development's compliance with zoning standards. The remaining dimensional standards pertaining to development activities (i.e. required yards, building height, lot coverage, impervious surface ratio, etc.) will be evaluated for compliance when the Applicant decides to move forward with a specific development proposal.

Overall, with certain limitations on future uses, the proposed subdivision maintains compliance with the applicable zoning regulations regarding lot dimensions and areas.

- (3) At least one side of every lot shall abut an existing improved public street or a Planning Board approved private street.**

Both the proposed and retained lot include frontage along Bangor Mall Boulevard.

- (4) The side lot lines shall be at right angles to straight street lines and radial to curved street lines unless a variation from this will provide improved solar access.**

The proposed side lot lines have been set perpendicular to the existing street lines.

- (5) Corner lots shall have adequate width to permit required building setbacks from both streets.**

While no development is proposed at this time, the proposed lot has adequate width to maintain building setbacks. Additionally, the subdivision does not cause a conflict with any existing building setbacks on the retained parcel.

- (6) The subdivision plat shall contain all the information required in Subsection D(1) through (8) above.**

The Planned Group Development Second Amended Subdivision Plan included in **Attachment 6** provides all the applicable information identified in Subsection D(1) through (8) above.



- G. Review by Engineering Department.** Before approval of the final subdivision plat by the Planning Board, a review of such plat shall be made by the Engineering Department for compliance with health, sanitation and engineering standards, and in no case shall a final plat of a minor subdivision be approved by the Planning Board without a written report from the City Engineer.

The following application has been submitted to the City with the intention of being reviewed by the Engineering Department.

- H. Action by the Planning Board.** The signature of a majority of the Planning Board members (four members) on this final lotting plan shall constitute final approval of a minor subdivision. If disapproved, the Planning Officer shall notify the subdivider, in writing, of the reasons for such disapproval and shall return the reproducible copies of the final plat to the subdivider.

A planning board signature block has been provided on the Planned Group Development Second Amended Subdivision Plan included in **Attachment 6**.

TITLE 30-A M.R.S. SECTION 4404 – REVIEW CRITERIA

The following section states the requirements of Title 30-A M.R.S. Section 4404, as referenced in Section 165-126, F (1) of the City's Code in bold, followed by a description of how each standard has been addressed in plain text:

When adopting any subdivision regulations and when reviewing any subdivision for approval, the municipal reviewing authority shall consider the following criteria and, before granting approval, must determine that:

- 1. Pollution.** The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:
 - a. The elevation of the land above sea level and its relation to the flood plains;**
 - b. The nature of soils and subsoils and their ability to adequately support waste disposal;**
 - c. The slope of the land and its effect on effluents;**
 - d. The availability of streams for disposal of effluents; and**
 - e. The applicable state and local health and water resource rules and regulations;**

The proposed lot is not located within any flood prone areas as indicated on the FEMA Flood Map in **Attachment 4**. There is no development proposed at this time; therefore, the subdivision will have no impact on items b through d above. Lastly, there are no additional state or local health or water resources rules that apply to the proposed subdivision.



- 2. Sufficient water. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision;**

No additional development or water use is proposed. Therefore, the subdivision will not create a demand for water.

- 3. Municipal water supply. The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used;**

The subdivision does not propose any water usage; therefore, it will have no additional impact on the municipal water supply.

- 4. Erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;**

The subdivision is not proposing any land disturbance or changes to cover type; therefore, it will not cause erosion or have any impact on the land's capacity to hold water.

- 5. Traffic. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway located outside the urban compact area of an urban compact municipality as defined by Title 23, section 754, the Department of Transportation has provided documentation indicating that the driveways or entrances conform to Title 23, section 704 and any rules adopted under that section;**

No development, new access, or change in use is proposed. Therefore, the subdivision will not generate traffic or affect the safety or capacity of surrounding roads.

- 6. Sewage disposal. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized;**

No wastewater will be generated by the proposed lot. Therefore, the subdivision will not have an additional impact on municipal sewage disposal services.



- 7. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized;**

The proposed lot does not involve any solid waste generation; therefore, the subdivision will not increase the burden on the City's solid waste disposal services.

- 8. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;**

No construction, vegetation removal, or other physical alteration of the property is proposed. Therefore, the subdivision will not adversely affect scenic, historic, cultural, wildlife, or natural resources.

- 9. Conformity with local ordinances and plans. The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans;**

As demonstrated above, the proposed Planned Group Development conforms to the zoning standards of the S&PS District and the City's subdivision standards.

- 10. Financial and technical capacity. The subdivider has adequate financial and technical capacity to meet the standards of this section;**

No public or private improvements are proposed. The Applicant has retained qualified professionals to prepare the subdivision plan and application and has adequate financial and technical capacity to complete the proposed land division.

- 11. Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.**

- a. When lots in a subdivision have frontage on an outstanding river segment, the proposed subdivision plan must require principal structures to have a combined lot shore frontage and setback from the normal high-water mark of 500 feet.**



- i. To avoid circumventing the intent of this provision, whenever a proposed subdivision adjoins a shoreland strip narrower than 250 feet which is not lotted, the proposed subdivision shall be reviewed as if lot lines extended to the shore.
- ii. The frontage and set-back provisions of this paragraph do not apply either within areas zoned as general development or its equivalent under shoreland zoning, Title 38, chapter 3, subchapter I, article 2-B, or within areas designated by ordinance as densely developed. The determination of which areas are densely developed must be based on a finding that existing development met the definitional requirements of section 4401, subsection 1, on September 23, 1983;

No development, land disturbance, or alteration of any surface water or shoreline is proposed. Therefore, the subdivision will not adversely affect surface water quality or shorelines. The property does not have frontage on an outstanding river segment.

12. Ground water. The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;

The subdivision does not propose excavation, wastewater disposal, water withdrawal, or other activity that could affect groundwater. Therefore, groundwater quality and quantity will not be adversely affected.

13. Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;

Per the FEMA Flood Map provided in **Attachment 4**, the proposed development is not located within a mapped flood hazard zone.

14. Freshwater wetlands. All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the local soil and water conservation district;

The proposed parcel is fully developed commercial land and does not include any wetlands.



14-A. Farmland. All farmland within the proposed subdivision has been identified on maps submitted as part of the application. Any mapping of farmland may be done with the help of the local soil and water conservation district;

The proposed parcel is fully developed commercial land and does not include any farmland. As demonstrated in **Attachment 5**, the Site is not located on land designated at Prime Farmland by the United States Department of Agriculture (USDA).

15. River, stream or brook. Any river, stream or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, section 480-B, subsection 9;

The proposed parcel does not include any river, streams or brooks within or abutting the parcel.

16. Storm water. The proposed subdivision will provide for adequate storm water management;

The subdivision will not alter existing grades, land cover, impervious area, or drainage patterns. Therefore, existing storm water conditions will remain unchanged.

17. Spaghetti-lots prohibited. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, section 480-B, none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than 5 to 1;

The proposed lots do not have shore frontage; therefore, this standard is not applicable.

18. Lake phosphorus concentration. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision;

No development, land disturbance, or stormwater discharge is proposed. Therefore, the subdivision will not increase the phosphorus concentration of any great pond.



- 19. Impact on adjoining municipality.** For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located;

The subdivision is located entirely within the City of Bangor and will not cross a municipal boundary. Therefore, this standard is not applicable.

- 20. Lands subject to liquidation harvesting.** Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14. If a violation of rules adopted by the Maine Forest Service to substantially eliminate liquidation harvesting has occurred, the municipal reviewing authority must determine prior to granting approval for the subdivision that 5 years have elapsed from the date the landowner under whose ownership the harvest occurred acquired the parcel. A municipal reviewing authority may request technical assistance from the Department of Agriculture, Conservation and Forestry, Bureau of Forestry to determine whether a rule violation has occurred, or the municipal reviewing authority may accept a determination certified by a forester licensed pursuant to Title 32, chapter 76. If a municipal reviewing authority requests technical assistance from the bureau, the bureau shall respond within 5 working days regarding its ability to provide assistance. If the bureau agrees to provide assistance, it shall make a finding and determination as to whether a rule violation has occurred. The bureau shall provide a written copy of its finding and determination to the municipal reviewing authority within 30 days of receipt of the municipal reviewing authority's request. If the bureau notifies a municipal reviewing authority that the bureau will not provide assistance, the municipal reviewing authority may require a subdivision applicant to provide a determination certified by a licensed forester. For the purposes of this subsection, "liquidation harvesting" has the same meaning as in Title 12, section 8868, subsection 6 and "parcel" means a contiguous area within one municipality, township or plantation owned by one person or a group of persons in common or joint ownership. This subsection takes effect on the effective date of rules adopted pursuant to Title 12, section 8869, subsection 14.

The property is an existing developed commercial site and has not been subject to liquidation harvesting. Therefore, this standard is satisfied.

CONCLUSION

The enclosed application materials are submitted to obtain final minor subdivision approval for the proposed division of the property at 6 Bangor Mall Boulevard. We respectfully request that the City review the enclosed materials and place the application on the next available Planning Board agenda.



Please find the following items included with this submission:

ATTACHMENT	SECTION
1	Application
2	Agent Authorization
3	Title, Right, and Interest
4	FEMA Flood Map
5	USDA Prime Farmland Classification
6	Planned Group Development Second Amended Subdivision Plan

If you have any questions regarding the information being submitted, please contact our office.

Sincerely,
Haley Ward, Inc.

Sean Thies, P.E.
Senior Project Manager
Regional Manager

ECM/SMT/leb
Attachments

Re: Bangor ME - Subdivision & Pylon

From Joe Ford <[REDACTED]>
Date Wed 9/16/2026 4:02 PM
To Douglas Richardson <[REDACTED]>; Sean Thies <[REDACTED]>
Cc Ethan Miester <[REDACTED]>; Jeff Teunisen <[REDACTED]>

Sean,

Per our conversation we give you authorization to act as our agent for subdivision permitting in Bangor.

Thank you,
Joe Ford | Onyx Partners Ltd
Assistant Asset Manager
40 Franklin Street, Suite 1, Needham, MA 02494
W [REDACTED]
M [REDACTED]
[REDACTED]

From: Joe Ford <[REDACTED]>
Sent: Tuesday, September 15, 2026 3:24 PM
To: Douglas Richardson <[REDACTED]>; Sean Thies <[REDACTED]>
Cc: Ethan Miester <[REDACTED]>; Jeff Teunisen <[REDACTED]>
Subject: Re: Bangor ME - Subdivision & Pylon

Sean,

Please find signed contract attached. Would love to get on the October 6th meeting if possible.

Thank you for turning this around, keep us updated with communication.

Regards,
Joe Ford | Onyx Partners Ltd
Assistant Asset Manager
40 Franklin Street, Suite 1, Needham, MA 02494
W [REDACTED]
M [REDACTED]
[REDACTED]

NOT NOT
AN AN
OFFICIAL OFFICIAL
C QUITCLAIM DEED WITHOUT COVENANT

NOT NOT
AN AN
OFFICIAL OFFICIAL
Know All Persons by These Presents, That

TRU 2005 RE I, LLC, a Delaware limited liability company, whose mailing address is c/o Raider Hill Advisors, 757 Third Avenue, 15th Floor, New York, New York 10017, for consideration paid, quitclaims to WATERSTONE BANGOR, LLC, a Massachusetts limited liability company, whose mailing address is 177 Kendrick Street, Suite 325, Needham, MA 02494, the land in City of Bangor, County of Penobscot, and State of Maine, described on Exhibit A attached hereto.

[SIGNATURE PAGE FOLLOWS]

NOT
AN
OFFICIAL
COPY Exhibit A to Deed OFFICIAL
COPY

NOT LEGAL DESCRIPTION NOT
AN
OFFICIAL
COPY OFFICIAL
COPY

PARCEL 1: N O T N O T
 A N A N

Lot 17 AND A PORTION OF LOT 16
BANGOR MALL
HOGAN ROAD AND BANGOR MALL BANGOR, MAINE

thence (S 35 deg.-22'-32" E) by and along the northeasterly line of said Lot No. 18 a distance of 169.32

feet to an iron rod found at the most easterly corner of said Lot No. 18;

thence continuing on the same course (S 35 deg.-22'-32" E) a distance of 36.25 feet to an angle point;

thence (S 8 deg.-42'-23" E) a distance of 308.99 feet to an angle point;

thence (N 81 deg.-17'-37" E) a distance of 32.00 feet to the southwesterly corner of the above described parcel;

thence (N 5 deg.-39'-42" W) by and along the westerly line of the above described parcel a distance of 282.40 feet to an angle point;

thence (N 28 deg.-46'-45" E) by and along the westerly line of the above described parcel a distance of 154.21 feet to an angle point;

thence (N 9 deg.-03'-04" W) by and along the westerly line of the above described parcel a distance of 176.88 feet to a point on the southeasterly sideline of said Bangor Mall Boulevard;

thence in a southwesterly direction by and along the southeasterly sideline of said Bangor Mall Boulevard following a curve to the left, which curve has a radius of 550.00 feet, an arc distance of 250.53 feet to the point of beginning.

SUBJECT to a sewer line easement reserved in a deed from the City of Bangor to Banmak Associates dated September 18, 1971 and recorded in Volume 2914, Page 169 of the said Penobscot Registry of Deeds.

SUBJECT to a 30 foot wide water line easement located along the westerly sideline of Hogan Road, said easement being granted to the Bangor Water District on May 27, 1968 and recorded in Volume 2132, Page 125 of said Registry of Deeds.

SUBJECT to a portion of a 30 foot wide pole line easement granted by Banmak Associates to the Bangor Hydro-Electric Company, dated July 6, 1979 and recorded in Volume 2998, Page 303 of said Penobscot Registry of Deeds.

SUBJECT to an easement for a pole anchor granted by Banmak Associates to the Bangor Hydro Electric Company, dated April 6, 1978 and recorded in Volume 2878, Page 345 of said Penobscot Registry of Deeds;

SUBJECT to slopes, drainage and grading rights described in the Notice of Layout and Taking by the Department of Transportation and acquired by the State of Maine by virtue of condemnation proceeding against Galen L. Cole et al, dated February 7, 1978 and recorded in Volume 2834, Page 74 of said Penobscot Registry of Deeds.

ALSO granting herewith a slope and grading easement on the following described parcel:

Beginning at an iron rod found at the most easterly corner of Lot No. 18 as shown on the aforementioned final subdivision plan of said Bangor Mall;

thence (S 35 deg.-22'-32" E) by and along the southwesterly line of the above described right of way a distance of 36.25 feet to an angle point in said right of way;

thence (S 8 deg.-42'-23" E) by and along the westerly line of said right of way distance of 308.99 feet to the southwesterly corner of said right of way;

thence (N 81 deg.-17'-37" E) by and along the southerly line of the above described right of way and parcel a distance of 562.02 feet to an iron rod set on the westerly sideline of Hogan Road, so called;

thence (S 0 deg.-41'-47" E) by and along the westerly sideline of said Hogan Road a distance of 20.20 feet to a point on said sideline;

thence (S 81 deg.-17'-37" W) a distance of 506.20 feet to an angle point;

thence (S 8 deg.-42'-23" E) a distance of 130.00 feet to an angle point;

thence (S 81 deg.-17'-37" W) a distance of 117.00 feet to an angle point;

thence (N 8 deg.-42'-23" W) a distance of 245.00 feet to an angle point;

thence (N 81 deg.-17'-37" E) a distance of 39.00 feet to an angle point;

thence (N 8 deg.-42'-23" W) a distance of 50.00 feet to an angle point;

thence (N 35 deg.-22'-32" W) a distance of 112.52 feet to a point on the southeasterly line of Lot No. 18 as shown on the aforementioned subdivision plan of said Bangor Mall;

thence (N 23 deg.-00'-47" E) by and along the southeasterly line of said Lot No. 18 distance of 112.66 feet to the point of beginning.

ALSO granting herewith a 40 foot wide drainage line easement, said easement being 20 feet wide either side of the following described centerline:

Beginning at a point on the southerly line of above described right of way which point is further described as being 25.00 feet as measured on a course of (N 81 deg.-17'-37" E) from the southwesterly corner of said right of way;

thence (S 8 deg.-42'-23" E) by and along the centerline of said 40 foot wide easement, a distance of 350 feet, more or less, to an outlet in a small retention pond located southerly of said right of way.

Bearing referenced herein are calculated from a traverse oriented to GRID NORTH as shown on said Final Subdivision Plan of the Bangor Mall, which plan is recorded in Map File D22-79 of the said Penobscot Registry of Deeds.

Reference is made to a plan as shown on a final subdivision plan prepared of the Bangor Mall prepared by PLISGA & DAY, which plan is recorded in Map File D22-79 of the Penobscot Registry of Deeds;

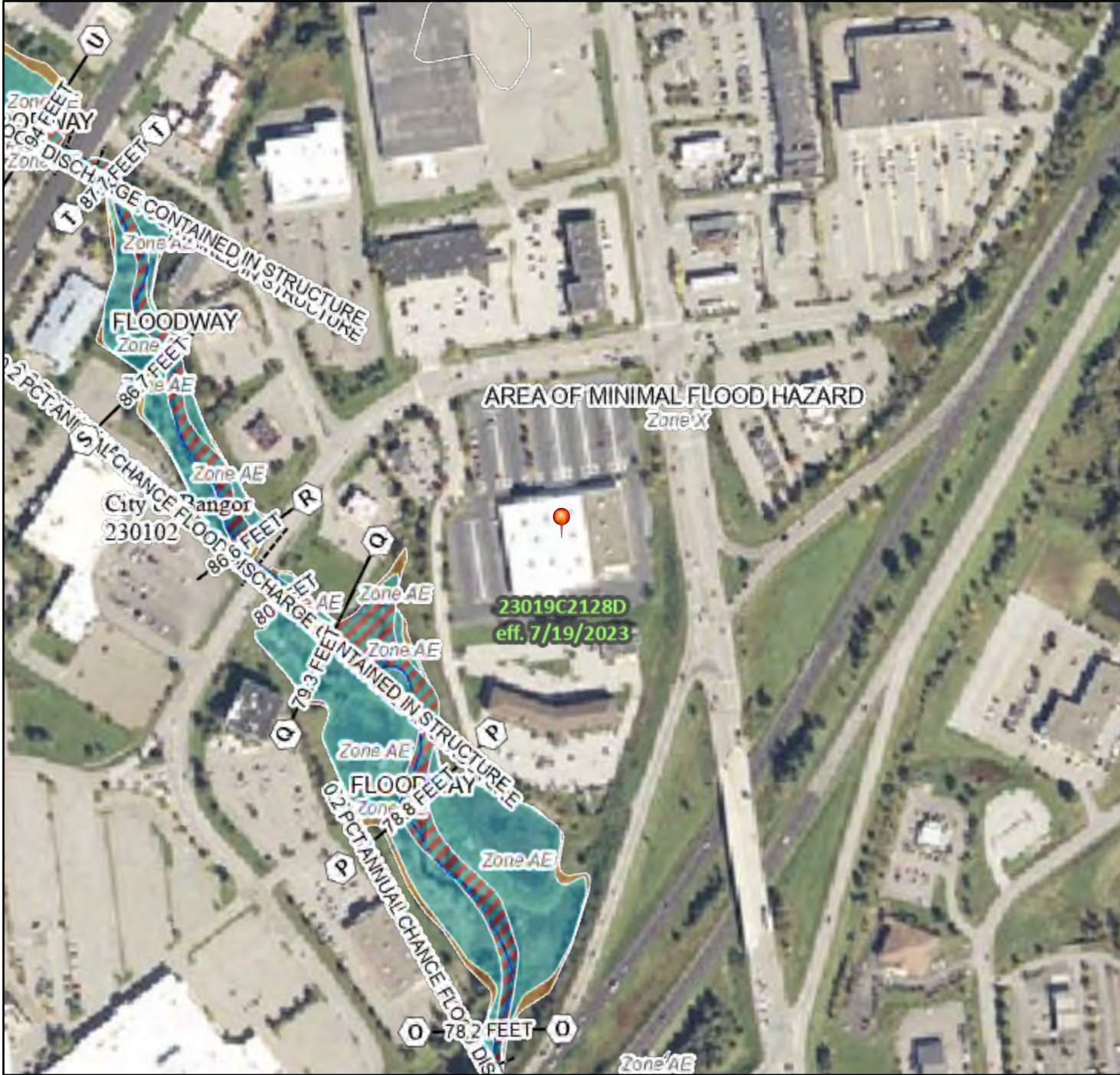
PARCEL 2:

Easements and rights of ways conveyed in the Warranty Deed from Toys "R" Us Delaware, Inc. to TRU 2005 RE I, LLC, dated November 30, 2005 and recorded in Book 10260, Page 282 in the Penobscot County Registry of Deeds.

National Flood Hazard Layer FIRMMette



68°44'55"W 44°50'17"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



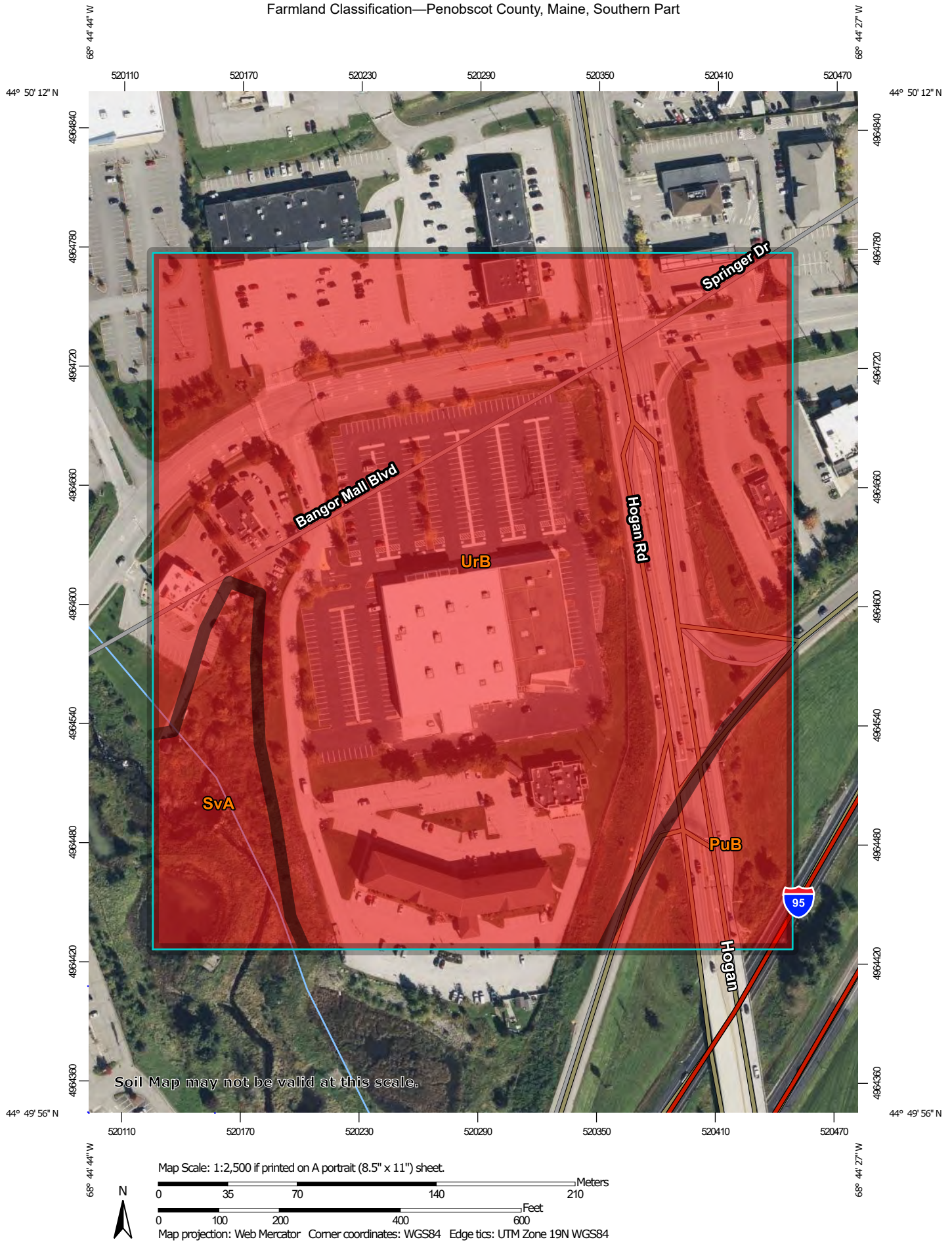
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/15/2026 at 9:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Farmland Classification—Penobscot County, Maine, Southern Part



MAP LEGEND

Area of Interest (AOI)

-  Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available

Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland Classification—Penobscot County, Maine, Southern Part

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if thawed		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance
	Farmland of statewide importance, if drained		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance		Prime farmland if irrigated		Farmland of statewide importance, if drained
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season				Farmland of local importance, if irrigated		Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
	Farmland of statewide importance, if irrigated						Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated

Farmland Classification—Penobscot County, Maine, Southern Part



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PuB	Pushaw-Swanville-Urban land association, 0 to 8 percent slopes	Not prime farmland	2.0	7.1%
SvA	Swanville silt loam, 0 to 3 percent slopes	Not prime farmland	2.3	8.1%
UrB	Urban land-Anthroportic Udorthents complex, 0 to 8 percent slopes	Not prime farmland	23.9	84.8%
Totals for Area of Interest			28.1	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Re: 6 Bangor Mall Blvd LDP Application

From Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>

Date Mon 9/21/2026 8:51 AM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

No comments

Best Regards,



Brenda Hanscom Bilotta

Deputy Director of Code Enforcement

Code Enforcement Office

Phone: 207-992-4224

Fax: 207-992-4196

<http://www.bangormaine.gov>



From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Friday, September 18, 2026 2:39 PM

To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: 6 Bangor Mall Blvd LDP Application

Hi all,

Attached is an application for a minor subdivision and planned group development on 6 Bangor Mall Blvd. If you have any comments, please send them over, if not, please send over your signoffs. Thanks in advance!

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

RE: 6 Bangor Mall Blvd LDP Application

From Davis, Jefferson <jefferson.davis@bangormaine.gov>

Date Tue 9/22/2026 1:39 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>

Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Hi Matt,

No comments from Engineering. Thank you.

Jefferson Davis, PLA
Director of Engineering
Maine Licensed Landscape Architect
City of Bangor
73 Harlow Street
Bangor, Maine 04401
207-992-4244
jefferson.davis@bangormaine.gov



From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Tuesday, September 22, 2026 12:20 PM

To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: Re: 6 Bangor Mall Blvd LDP Application

Hi all,

Just following up on this to see if you had any comments. We would like to get comments over to the applicant today to get them on the 10/6 PB agenda. Thanks in advance!

Best,



CITY OF BANGOR

Re: 6 Bangor Mall Blvd

From: Collette, Anja <anja.collette@bangormaine.gov>

Date: Tue 9/22/2026 12:58 PM

To: Sean Thies <[REDACTED]>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

If there's a monument that can be installed that's flush with the ground, that would be best.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

*The City of Bangor has recently experienced a scam involving emails that create fake invoices and request payment for application fees, typically after packets containing application materials have been made public. Please note that **the City of Bangor will never ask you to wire funds, do not follow any such instructions.** If you receive an email you believe to be a scam, please contact anja.collette@bangormaine.gov or planning@bangormaine.gov directly.*

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

From: Sean Thies <[REDACTED]>

Sent: Tuesday, September 22, 2026 12:51 PM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: RE: 6 Bangor Mall Blvd

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Do we need to set pins within the parking lot?

Sean Thies, PE

NNE Land Dev Manager | Senior Project Manager | Vice President

t: 2 [REDACTED]

This e-mail may be confidential and is intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of HaleyWard, Inc. If you are not the intended recipient (or responsible for delivery of the message to such person), you may not use, copy, distribute or deliver to anyone this message (or any part of its contents) or take any action in reliance on it. In such case, you should delete this message, and notify us immediately at 207 989 4824 or by email bangor@haleyward.com.

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Tuesday, September 22, 2026 12:49 PM

To: Sean Thies <[REDACTED]>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 6 Bangor Mall Blvd

Hello,

I have copied a comment from staff below. More comments may be coming through once Engineering finishes their review, but I will send those over once I receive them.

- The plan will need to show proposed monuments/pins for the new lot boundaries.

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Sent: Friday, September 18, 2026 11:17 AM

To: [REDACTED]

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Subject: 6 Bangor Mall Blvd

Hi Sean,

Thank you for submitting the Land Development Permit Application yesterday for the project at 6 Bangor Mall Blvd. When you get a chance, would you be able to send over a digital copy of the application materials? Additionally, I wanted to note that staff review will not begin until payment is received.

Don't hesitate to reach out with any questions!

Thank you,
Kayleigh Rienas
Development Assistant
Community & Economic Development



CITY OF BANGOR

73 Harlow Street
Bangor, ME 04401

Owner

M & M REALTY INC

RESTWEND LLC

RESTCO LLC

BANGOR MALL REALTY LLC

WATERSTONE BANGOR, LLC

HAMOVER ASSOCIATES

BANGOR CITY OF/CIC

Owner 2

Bangor CH, LLC & Bangor Nassim, LLC

Owner Address 1

11 BANGOR MALL BLVD
36 ANTHONY AVENUE
11 BANGOR MALL BLVD, SUITE 1
ATTN: NAMDAR REALTY GROUP 150 GREAT NECK ROAD SUITE 304
c/o ONYX PARTNERS LTD 40 FRANKLIN STREET SUITE 1
11 BANGOR MALL BLVD SUITE 1
ATTN BASS PARK 515 MAIN STREET

Owner Address 2

BANGOR ME 04401
AUGUSTA ME 04330
BANGOR ME 04401
GREAT NECK NY 11021
NEEDHAM MA 02494
BANGOR ME 04401
BANGOR ME 04401



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

September 24, 2026

Dear Property Owner,

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, October 6th, 2026, beginning at 7:00 p.m. in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Minor Subdivision and Planned Group Development for the creation of a 0.54-acre and 6.24-acre lot from an existing 6.78-acre parcel. Both lots have shared access to the street, parking, and common areas/open space. No construction, land disturbance, change in use, or other site development is proposed at this time. The project is located at 6 Bangor Mall, Map-Lot R61-016-A, in the Shopping and Personal Service District (S&PS). Applicant/Owner: Waterstone Bangor, LLC.

To receive a copy of the proposed application or to submit comments, please call 207.992.4257 or email planning@bangormaine.gov. Please submit any comments by 4 p.m. on October 5th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff. Bangor City Hall is open to attend the meeting in person. Interested parties may also attend the meeting on Zoom. Public comments are allowed over Zoom; however, you must register before 9 a.m. on October 6th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the City's website under www.bangormaine.gov/calendar. The meeting may also be streamed live via the City of Bangor's YouTube page; however, comments are not enabled on this page. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
207-992-4280

planning@bangormaine.gov



Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

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



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

Re: SUB-PGD – 6 Bangor Mall Blvd – Waterstone Bangor, LLC – Notice of Mailing

On September 24, 2026, the Public Notice for 6 Bangor Mall Blvd – Waterstone Bangor, LLC advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, October 6, 2026, was mailed by the Planning Division.

Kayleigh Rienas



CITY OF BANGOR

JEFFERSON DAVIS, PLA
DIRECTOR OF ENGINEERING

DEPARTMENT OF ENGINEERING

September 30, 2026

City of Bangor Planning Board
73 Harlow Street
Bangor, Maine 04401

Re: Waterstone Properties Group, Inc. PGD
6 Bangor Mall Blvd., Bangor, Maine

Dear Planning Board Members,

The Engineering Department of the City of Bangor has completed our review of the proposed Planned Group Development subdivision plan at 6 Bangor Mall Blvd being proposed by Waterstone Properties Group. The plans were prepared and submitted by Haley Ward on September 15, 2026.

The plan includes the development of a 23,705 square foot lot on the northwest corner of the existing 6.78 acre lot. No construction is proposed at this time. Our review included an evaluation of the bearing and distance of the proposed lot lines.

In accordance with Section 165-128 (F), I have determined that the final subdivision plan complies with applicable engineering standards.

Sincerely,

A handwritten signature in cursive script that reads "Jefferson Davis".

Jefferson Davis, PLA
Maine Licensed Landscape Architect
Director of Engineering



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

ANNE M. KRIEG AICP
DIRECTOR

Memorandum

To: Business & Economic Development Committee
From: Planning Division
Date: September 10, 2026
Regarding: Proposed growth boundary change

The VA is interested in putting a new VA hospital at the two parcels at the corner of Stillwater Avenue and Kittredge Road, R60-12-C and R60-011-D. A map of the parcels (outlined in cyan) is shown below, along with the zoning and current growth boundary (shown by the thick black line). The parcel to the west, R60-011-D, is outside the growth boundary and is zoned RR&A. RR&A would not currently allow a hospital, so a zone change would be needed.

For newer members, the Growth Boundary is a distinct boundary under the state's Growth Management statute that establishes the area in a municipality where said city/town will seek to direct growth. Directing growth can take the form of more dense or more uses allowed in zoning, allowance of TIF districts and other development incentives. The boundary typically follows the area where services are readily available, as in roads, utilities, and public safety. Recent changes to housing legislation has given more focus on where the growth boundary is located because higher densities are now required for areas within the growth boundary. The growth boundary is set during the Comprehensive Plan (specifically the Land Use Plan) process by design; it is important to have a comprehensive look at your municipality in order to fully develop where the growth boundary should be located.

It is not typically recommended to change a property to a more intense, commercial zone where the current land use plan shows it being both rural residential and outside the growth area. Therefore, the cleaner option would be to change the growth boundary to encompass the lot that's currently outside of it. As the Committee may know, staff is working on a complete code and zoning map update as implementation of the Land Use Plan. Normally we would encompass this change as part of that work but there is timeliness to this request for consideration as the developers of the VA hospital are looking to move forward with their plans. We anticipated some edge modifications to the growth boundary when we prepared the proposed Land Use Plan. Often circumstances change in the City and modifications may make sense where there is water and sewer infrastructure or if other development priorities come to light. You can look at the Comprehensive Plan and the Land Use Plan here: <https://bangormaine.gov/474/City-Plans>

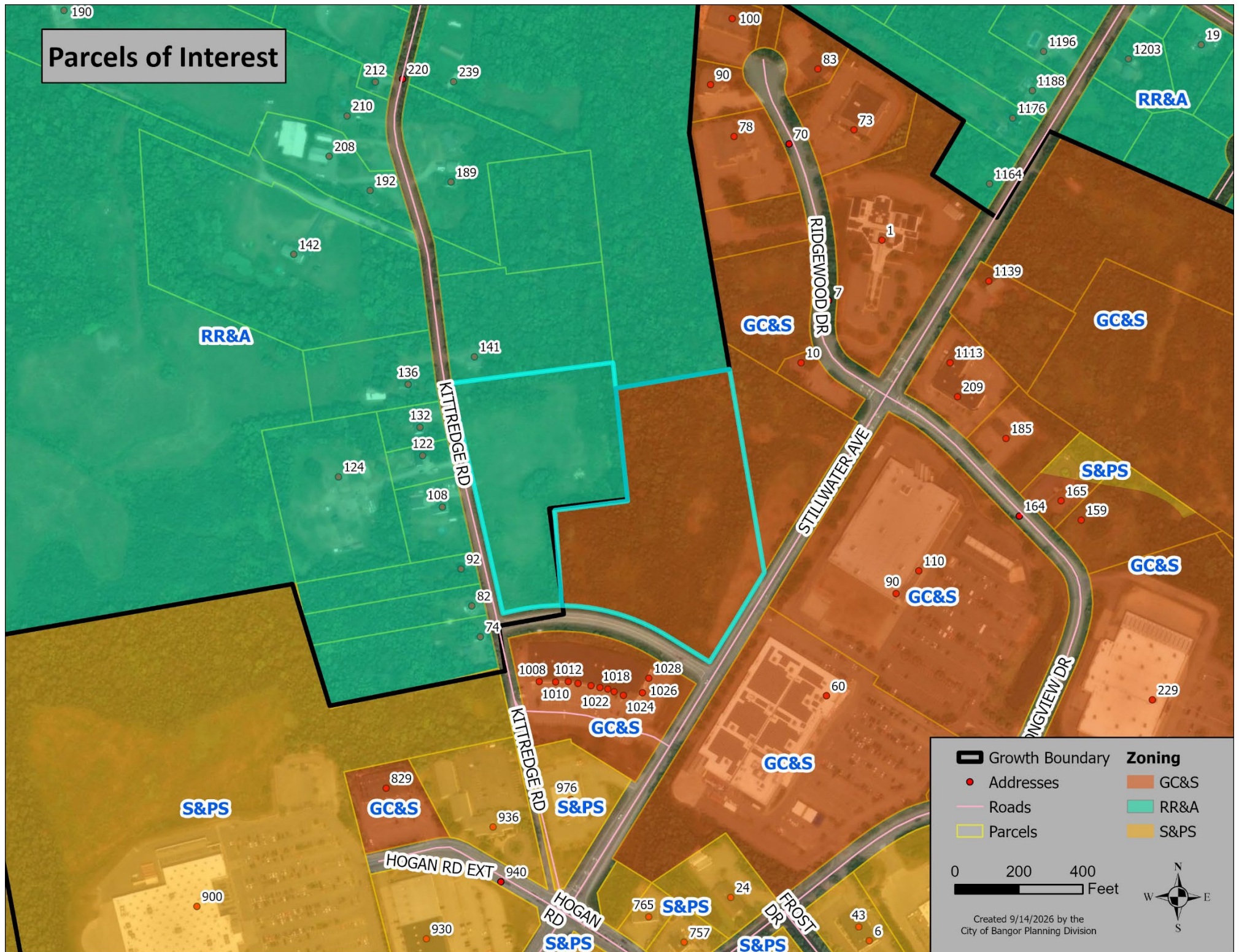
In this case, sewer is available to the eastern parcel, so it could easily be pulled to the western parcel, particularly if a building traverses both lots. A hospital/medical clinic is also a use that will have different peak traffic needs than the heavy traffic from retail uses prevalent in the area. The use of a VA hospital is in keeping with the Economic Development strategy in fostering and supporting medical uses.

Staff would like Council direction on if this change is desired; we will also be meeting with the Planning Board to discuss this adjustment. This process should not be seen as connected to the process underway to update the City's land development code and zoning; any changes to the growth boundary should be seen as an amendment to the Comprehensive Plan and would have to go through the same adoption process. That process is a public hearing with the Planning Board with at least 30-day's notice given and a final vote by the Council.

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

The State must also review the change. If Council and Planning Board are amenable to this change, staff would send notices to abutting property owners within 500 feet and also publish an ad in the newspaper for a public hearing.

Parcels of Interest



Created 9/14/2026 by the
City of Bangor Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

ANNE M. KRIEG AICP
DIRECTOR

Memorandum

To: Business & Economic Development Committee
From: Planning Division
Date: October 5, 2026
Regarding: Floor area ratio (FAR) removal from the Downtown Development District (DDD)

This memo outlines the proposed removal of the floor area ratio (FAR) from the Downtown Development District (DDD). A need has been expressed to create more flexibility for expanding businesses and residences downtown. The floor area ratio in Downtown Development District can hinder infill development. Once the maximum floor area ratio is met on a lot, no additional floor area may be added.

Floor area ratio is the floor area of a building on a lot divided by the horizontal area of the lot. A building with 40,000sqft of floor area on a 10,000 square foot lot has a FAR of 4.0. A building with 10,000sqft of floor area on a 40,000sqft lot has a FAR of 0.25.

Floor area ratio (FAR) is an outdated control and staff will be recommending removal of this control in the new Land Development Code. However, this current proposed text amendment will only remove it from the Downtown Development District (DDD) since new development is proposed there that would be limited by this.

FAR was used to control building bulk and volume in the early to mid-20th century. When FARs were implemented around the country, some of the perceived benefits were protecting sunlight, neighborhood character, and infrastructure capacity, most of which do not hold true today.

FAR does not necessarily protect sunlight or neighborhood character because it does not consider how buildings are designed or positioned and the heights of them. Additionally, floor area is not a good measure to ensure infrastructure capacity. A multi-unit residential development and commercial development both with 40,000sqft of floor area will have different levels of usage and impacts on infrastructure. The City also has to ensure that all developments have adequate infrastructure capacity through other standards in the Ordinance.

Some of the most well-known historic buildings downtown already exceed this standard. For example, the Graham Building where the Rudman Winchell offices are has a FAR of approximately 4.5 and the Eastern Trust building at 6 State Street has a FAR of about 5.3.

The proposed amendments align with policy recommendations 1 and 7 in the 2022 Comprehensive Plan regarding encouraging development in the growth boundary and increasing housing supply downtown by revising zoning regulations.

The proposed language is included in your packets and will also be on the October 6th Planning Board agenda for the Board's feedback. If Councilors and Planning Board are amenable, staff will forward the formal language through for adoption.



CITY COUNCIL ACTION

Council Meeting Date: October 12, 2026

Item No: 26-

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

Title, Ordinance

Amending Chapter 165, Land Development, Attachment 2 - Schedule A, Urban Developed Area to Remove Floor Area Ratio (FAR) from the Downtown Development District (DDD)

Summary

This amendment would remove Floor Area Ratio (FAR) from the Downtown Development District (DDD) to provide flexibility for growth in downtown and promote infill development. Floor area ratio is the floor area of a building on a lot divided by the horizontal area of the lot.

FAR was used to control building bulk and volume in the early to mid-20th century. When FARs were implemented around the country, some of the perceived benefits were protecting sunlight, neighborhood character, and infrastructure capacity, most of which do not hold true today. Additionally, some of the most well-known historic buildings downtown already exceed this standard. For example, the Graham Building where the Rudman Winchell offices are has a FAR of approximately 4.5 and the Eastern Trust building at 6 State Street has a FAR of about 5.3.

The proposed amendments align with policy recommendations 1 and 7 in the 2022 Comprehensive Plan regarding encouraging development in the growth boundary and increasing housing supply downtown by revising zoning regulations.

Committee Action

Committee: Planning Board

Meeting Date: 10/20/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: October 12, 2026

Assigned to Councilor:

ORDINANCE, Amending the Land Development Code, to Remove Floor Area Ratio (FAR) in the Downtown Development District (DDD).

WHEREAS, the Land Development Code currently sets a maximum floor area ratio of 4.0 in the Downtown Development District (DDD); and

WHEREAS, this is an outdated dimensional control that hinders growth of downtown businesses and residences; and

WHEREAS the proposed amendments align with policy recommendations 1 and 7 in the 2022 Comprehensive Plan regarding encouraging development in the growth boundary and increasing housing supply downtown by revising zoning regulations;

Be it Ordered by the City Council of the City of Bangor that,

Chapter 165, Attachment 2 - Schedule A of the Code of the City of Bangor is amended as shown on the attached.

LAND DEVELOPMENT

165 Attachment 2

City of Bangor

Schedule A

Urban Developed Area

Article XIII, §§ 165-88 through 165-97

[Amended 10-23-1995 by Ord. No. 95-412; 12-27-2000 by Ord. No. 01-64; 9-9-2002 by Ord. No. 02-320; 11-22-2004 by Ord. No. 05-08; 12-12-2005 by Ord. No. 06-21; 6-26-2006 by Ord. No. 06-226; 11-14-2007 by Ord. No. 07-323; 3-24-2008 by Ord. No. 08-104; 5-9-2011 by Ord. No. 11-131; 12-23-2013 by Ord. No. 14-034; 3-13-2017 by Ord. No. 17-082; 3-27-2017 by Ord. No. 17-103; 9-11-2017 by Ord. No. 17-288; 9-10-2018 by Ord. No. 18-315; 1-14-2019 by Ord. No. 19-053; 11-23-2020 by Ord. No. 20-355; 12-28-2020 by Ord. No. 21-031; 7-19-2021 by Ord. No. 21-259; 9-11-2023 by Ord. No. 23-258; 6-10-2024 by Ord. No. 24-164; 4-13-2026 by Ord. No. 26-118]

	Maximum	Minimum	Maximum	Minimum	Minimum	Minimum	Minimum	Maximum	Minimum	
	District Height	Lot Area	Lot	Lot Width	Front Yard	Side Yard	Rear Yard	Impervious	Water	Maximum
Zoning Districts	(feet)	(square feet)	Coverage	(feet)	Depth	Depth	Depth	Surface Ratio	Setback	Floor Area
					(feet)	(feet)	(feet)		(feet)	Ratio
Urban Residence 1 (URD-1)	35	¹	35%	50	10 ⁷	5	15; 5 for accessory structure	0.75	--	--
Urban Residence 2 (URD-2)	40	²	40%	50	10 ⁷	5	15; 5 for accessory structure	0.8	--	--
Multifamily and Service (M & SD)	45 ^{10, 11}	³	50%	50	10	5	5	0.85	--	--
Neighborhood Service (NSD)	35 ¹¹	⁹	25%	75	20	10	20	None	0.4	0.4
Urban Service (USD)	45 ^{10, 11}	¹²	40%	80	10	10	10 ⁸	None	--	--
Downtown Development (DDD)	None	None	None	None	None	None	None	None	4.0	4.0 --