



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, MARCH 3, 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
Justin Cartier
Trish Hayes
Greg Hobson
Ken Huhn
Ross Whitford

City Staff Present:

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

Chair Boucher called the meeting to order at 7:06 P.M.

OLD BUSINESS

1. Meeting Minutes – February 17, 2026

Member Huhn moved to approve the minutes of February 17, 2026, seconded by Member Hobson. All voting members in favor, none opposed. Motion passed.

NEW BUSINESS

PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS

- 2. Zone Change – 26 Walter Street – Map-Lot 025-143 – Urban Service District (USD) to Urban Residence 2 District (URD-2)** - To amend the Land Development Code by changing a parcel of land, located at 26 Walter Street, Map-Lot 025-143, from Urban Service District (USD) to Urban Residence 2 District (URD-2). Said area of land contains approximately 0.11 acres total and is more particularly indicated on the map attached hereto and made part hereof. Applicant/Owner: NAHA LLC.

Chair Boucher introduced the agenda item.

Member Huhn moved to table this item as the applicant was not present. Chair Boucher asked whether the Board should table this item until the end of the meeting in case the applicant arrives, or until the next meeting – Planning Officer Anja Collette responded that the Board can make this decision themselves. Boucher discussed further and recommended tabling this item until the end of the meeting. Huhn withdrew his motion.

PUBLIC HEARING – LAND DEVELOPMENT PERMITS

- 3. Land Development Permit – Major Site Development – 570 Stillwater Avenue – Map-Lot R62-001** - Land Development Permit Application – Major Site Development for proposed demolition of front building and expansion of parking lot located on 570 Stillwater Avenue, Map Lot R62-001, in the Shopping & Personal Service District (S&PS). Applicant/Owner: Bangor Retail Management LLC.

Chair Boucher introduced the agenda item and asked the Board for any potential conflicts of interest – there were none.

Vice Chair Jonas moved that the Board find that the application was deemed complete on March 3, 2026, the applicant paid all applicable fees, and the proposed project is a Major Site Development. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative Giovanni Cesar, Stonefield Engineering, and Applicant Jordan Chapman presented to the Board via Zoom and provided an overview of the application.

Chair Boucher asked staff for any comments – Planning Officer Anja Collette noted the requested approval condition regarding the MDEP stormwater permit.

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

Chair Boucher opened the public comments – there were none. Public comments closed.

Member Huhn moved that the Board find that, based on Exhibit 2, the applicant satisfied §165-33.1 of the Land Development Code regarding best management practices of Erosion and Sediment Control. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board find that, based on Exhibit 2, the applicant satisfied §165-68 of the Land Development Code regarding minimum lot frontage. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board find that, based on Exhibit 2, the applicant satisfied §165-72 of the Land Development Code regarding the required number of parking spaces, §165-73's requirements regarding parking area location and screening, and §165-74's requirements regarding parking area

design, construction and maintenance. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibits 2, 22, 23, and 27, , 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 Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibit 2, the applicant satisfied §165-81 of the Land Development Code regarding providing adequate lighting and preventing light pollution and trespass. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board find that, based on Exhibits 2 and 22, the applicant satisfied §165-82's requirements regarding having adequate fire protection. Seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibits 2, 4, 7, 9-13, 23, and 26, the applicant satisfied §165-84 of the Land Development Code regarding adequate storm drainage and stormwater offset. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

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

Member Hobson moved that the Board find that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of § 165-101B for uses within the Shopping & Personal Service District (S&PS). Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibits 2 and 23, the applicant satisfied Land Development Code §165-114.B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration and §165-114C's requirement that all proposed access drives are reasonably necessary and safe. Seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board find that, based on Exhibits 2, 4, 7, 9-13, 23, and 26, the applicant satisfied Land Development Code §165-114D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams or brooks, and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects, with the condition

that the Maine Department of Environmental Protection Stormwater Permit amendment is approved. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114E's requirements that all outdoor lighting shall be designed, installed and maintained to avoid unreasonable adverse effects from light pollution. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board find that, based on Exhibits 2 and 20, the applicant satisfied Land Development Code §165-114F's requirements for landscaping. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find 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 condition that the Maine Department of Environmental Protection Stormwater Permit amendment is approved. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

4. Climate Migration Panel Discussion

Planning Analyst Matt Altiero presented to the Board and provided a slideshow presentation regarding a climate migration panel that staff recently attended.

Member Huhn asked about climate migration in relation to the Gulf of Maine and marine life – Planning Analyst Altiero responded and clarified that this panel was regarding human migration.

Member Brush asked about community resiliency – Planning Analyst Altiero responded and discussed.

Alternate Member Cartier asked for clarification regarding some of the statistics referenced, and other factors involved in migration trends – Planning Analyst Altiero responded and discussed. Planning Officer Anja Collette added further clarification.

Chair Boucher commented on some of the data charts shown in the presentation and discussed the impact that this information might have on future planning efforts. Planning Analyst Altiero responded and discussed.

Member Whitford commented on his own reasons for moving to the area, and cited climate being a factor in his decision-making.

5. Announcement of Public Information Session on Upcoming Changes to the Land Development Code to Comply with State Laws

Planning Officer Anja Collette introduced the upcoming public information session and discussed.

6. **Zone Change – 26 Walter Street – Map-Lot 025-143 – Urban Service District (USD) to Urban Residence 2 District (URD-2)** - To amend the Land Development Code by changing a parcel of land, located at 26 Walter Street, Map-Lot 025-143, from Urban Service District (USD) to Urban Residence 2 District (URD-2). Said area of land contains approximately 0.11 acres total and is more particularly indicated on the map attached hereto and made part hereof. Applicant/Owner: NAHA LLC.

Chair Boucher recommended that this item be tabled until the next meeting due to the applicant not being in attendance.

Member Huhn moved to move this agenda item to the March 17, 2026 Planning Board meeting. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Meeting adjourned at 7:49 pm.

Respectfully submitted,

Sarah Maquillan,
Development Assistant
Planning Division