



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, April 7, 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 (via Zoom)
Ted Brush
Trish Hayes
Greg Hobson
Ken Huhn
Ross Whitford

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Grace Innis, Assistant Solicitor

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

OLD BUSINESS

1. Meeting Minutes – March 17, 2026

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

2. Adoption of Notice of Decision for 141 Kittredge Road and 2645 Broadway

Member Brush moved that the Board adopt the Notice of Decision for 141 Kittredge Road and 2645 Broadway. Seconded by Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS

- 1. Amending the Land Development Code Sections 165-13 Definitions, 165-31.2 Accessory dwelling units (ADUs), 165-72 Required number of spaces, 165-73 Parking area location and screening, 165-80 Water and sewerage, 165-88 Urban Residence 1 District (URD-1), 165-89 Urban Residence 2 District URD-2), 165-90**

Multifamily and Service District (M&SD), 165-91 Neighborhood Service District (NSD), 165-92 Urban Service District (USD), 165-111 Site developments requiring permit, and Article XXI Affordable Housing Density Bonus to comply with the requirements of the State of Maine laws known as LD 1829, 427, and 997.

Planning Officer Collette presented to the Board and provided an overview of the proposed changes.

Chair Boucher asked staff for any comments – there were none.

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.

Planning Officer Collette clarified there will be another round of changes to apply LD 1829 to the transitional and rural zones.

Chair Boucher asked for a point of order on the required motion. Planning Officer Collette and Assistant City Solicitor Innis responded and clarified.

Member Huhn moved that the Board recommend to City Council as ought to pass the ordinance to amend chapter 165, Land Development Code, to Comply with New State laws, LD 1829, LD 427, and LD 997. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

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

Planning Officer noted the draft of the Land Development Code is expected next week.

3. Urban Forest Management Plan Announcement

Planning Officer Collette discussed an Urban Forest Management Plan survey from the Public Works Department.

Chair Boucher asked what information they would like to see on the survey. Planning Officer Collette responded.

Meeting adjourned at 7:14 pm.

Respectfully submitted,

Matt Altiero,
Planning Analyst
Planning Division