



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

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

MEETING MINUTES

Board Members Present:

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

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Jefferson Davis, City Engineer
David Szewczyk, City Solicitor

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

OLD BUSINESS

1. Meeting Minutes – April 7, 2026

Member Huhn moved to approve the minutes of April 7, 2026, seconded by Member Jonas. All voting members in favor, none opposed. Motion passed.

NEW BUSINESS

PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS

- 2. Zone Change – 355 Maine Avenue – Map-Lot R25-001-B – Government & Institutional Service District (G&ISD) to Shopping & Personal Service District (S&PS)** - To amend the Land Development Code by changing a portion of a parcel of land, located at 355 Maine Avenue from Government & Institutional Service District (G&ISD) to Shopping & Personal Service District (S&PS). Said area of land contains approximately 2.48 acres total and is more particularly indicated on the map attached hereto and made part hereof. Applicant: Totem 2.0 LLC. Owner: University of Maine Systems.

Chair Boucher introduced the agenda item.

Chair Boucher raised a possible conflict of interest due to the University of Maine Systems being his employer and asked staff for guidance. City Solicitor Szewczyk responded and clarified the types of conflict of interest. Boucher discussed his employment and asked if the Board had any questions.

Member Huhn moved that no conflict of interest exists. Seconded by Member Hobson.

Member Jonas asked for clarification on what institutes a conflict of interest given a previous conflict Bangor City Council voted on. City Solicitor Szewczyk responded and clarified.

Roll call voted conducted – all in favor, none opposed. Motion passed.

Applicant Susan Brooks presented to the podium and provided an overview of the application.

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.

Member Brush said he sees the application as spot zoning, but is in favor of the change. Member Jonas agreed with Brush and responded that the future land use map indicates that this area would be residential. Planning Officer Collette responded and clarified that there is legal and illegal spot zoning. Legal spot zoning needs to align with the Comprehensive Plan and needs to benefit the public. Collette stated that this land use area did have a provision for commercial and institutional uses that would be complementary to residential uses and stated that when staff recommended this zone to the applicants, one consideration was that the Board had approved changes to S&PS for lots on Broadway that were in the same future land use area in the Plan. Chair Boucher asked staff if other zones were considered. Collette responded no and that S&PS is the zone that would allow all the uses the applicant wanted and was located nearby.

Member Huhn moved that the Board recommend to City Council that the proposal to amend the Land Development Code by changing a portion of a parcel of land, located on 355 Maine Avenue at Map-Lot R25-001-B, from Government and Institutional Service District (G&ISD) to Shopping and Personal Service District (S&PS) ought to pass. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

PUBLIC HEARING – LAND DEVELOPMENT PERMITS

3. **Land Development Permit – Major Final Subdivision – 2645 Broadway – Map-Lot R11-013** - Land Development Permit Application – Major Final Subdivision approval for development of 26 residential rental units (13 duplex buildings) with associated parking & access drive at property located at 2645 Broadway, Map-Lot R11-013, in the Rural

Residence & Agricultural District (RR&A) and Contract Shopping & Personal Services District (S&PS*). Applicant/Owner: Steel Magnolia, LLC.

Chair Boucher introduced the agenda item.

Member Jonas moved that the Board find that the application was deemed complete on April 21, 2026, the applicant paid all applicable fees, the proposed project is a Final Major Subdivision, and the plat was reviewed by the Engineering Department and a written report was received from the City Engineer on April 16, 2026. Seconded by Member Whitford. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative Aimee Young presented to the podium and provided an overview of the application.

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 provided the option to the applicant that they can postpone if they would like due to the Board only having 6 members present. Applicant Representative Aimee Young asked to move forward.

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

Member Brush moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128G(1)'s requirements by providing a final plat for a major subdivision with the necessary contents of §165-128E(4). Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 7 and 9, the applicant satisfied Land Development Code §165-128G(3)'s requirement for the plan to be reviewed by the City Engineer for compliance with health, sanitation and engineering standards, and for receiving written approval from the City Engineer. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2 and 5, the applicant satisfied Land Development Code §165-128G(4)'s requirement for meeting the standards for preliminary plat approval and §165-128G(5)'s requirement that the plan not be substantively changed from the preliminary subdivision plat. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that the project meets the requirements for a Final Major Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project. Seconded by Member Brush. The Board finds that the project meets the requirements for a Final Major Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project.

4. Land Development Permit – Major Site Development and Conditional Use – 96 State Street – Map-Lot 049-022 - Land Development Permit Application – Major Site Development and Conditional Use for the demolition of the existing building and construction of a 3,647sqft bank with a remote, two-lane drive-thru with a roof canopy, and 18 parking spaces at a property located at 96 State Street, Map-Lot 049-022, in Contract Downtown Development District (DDD*) and Urban Service District (USD) zones. Applicant/Owner: The County Federal Credit Union.

Chair Boucher introduced the agenda item. Boucher asked the applicant if they would like to postpone the application due to there only being 6 Board members.

Member Brush moved that the Board find that the application was deemed complete on April 21, 2026, the applicant paid all applicable fees, and the proposed project is a Major Site Development and Conditional Use. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative David Woodward presented via Zoom and provided an overview of the application.

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 asked staff if there was any thought given to prevent traffic cutting through the proposed development in order to skip the traffic light. City Engineer Davis informed the Board that open sites have more issues with cross-through traffic rather than more contained, closed lots like the one presented. Davis added he does not see any issues with this. Boucher added that it does seem to be challenging to cut through. Applicant Representative Woodward added the building will be blocking an easily accessible cut through.

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

Member Hobson moved that the Board finds that, based on Exhibit 2 and 12, the applicant satisfied §165-33.1 of the Land Development Code regarding best management practices of Erosion and Sediment Control. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied §165-64's requirements for side yard width and §165-68's requirements of minimum lot frontage. Seconded by Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2, 26, and 27, 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

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

Member Brush moved that the Board finds that, based on Exhibits 2, 28, and 29, 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 Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2, 9, and 26, the applicant satisfied §165-81 of the Land Development Code regarding providing adequate lighting and preventing light pollution and trespass. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2 and 30, the applicant satisfied §165-82's requirements regarding having adequate fire protection. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 11, 12, and 28, the applicant satisfied §165-84 of the Land Development Code regarding providing adequate storm drainage and stormwater offset. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2, 26, and 28, the applicant satisfied §165-85 and §165-86 of the Land Development Code regarding providing information on anticipated sanitary flows and compliance with City sewer regulations. Seconded by Member Whitford. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2 and 20, the applicant satisfied §165-135 of the Land Development Code regarding height limits, floor area ratio, impervious surface ratio, and buffer yards. Seconded by member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on the findings made in Parts 1 and 2 of Section IV of this document, the Project meets the requirements of §165-92B for uses within the Urban Service District (USD). Seconded by Member Whitford. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied §165-92D(3) of the Land Development Code requiring adequate queuing space for each service station at a drive-in bank, and requiring adequate additional parking for vehicles where service away from drive-up stations is contemplated. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

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Member Brush moved that the Board finds that based on the findings made in Parts 1 and 2 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 Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that based on Exhibit 2, the applicant satisfied §165-93D(3) of the Land Development Code requiring adequate queuing space for each service station. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that based on Exhibit 2, the applicant satisfied the contract zoning requirements for the property outlined in Council Ordinance 16-125 (Exhibit 35). Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2, 26, and 28, 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 Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 11, 12, and 28, 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. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2 and 9, 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 Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

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

Member Jonas moved that the Board finds that based on Exhibit 2, the applicant satisfied Land Development Code §165-114G's requirements for building location. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that based on Exhibits 2, 16, 20, and 26, the applicant satisfied Land Development Code §165-114H's requirements that the proposed development site does not negatively impact historic sites within 250 feet. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on the findings made in Parts 1-5 of Section IV of this document, the applicant satisfied Land Development Code §165-9A(1)'s requirements regarding not requiring a variance of development or other standards. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 17, and 28, the applicant satisfied Land Development Code §165-9A(2)'s requirements regarding not creating unreasonable traffic congestion or hazardous conditions on contiguous or adjacent streets. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on the findings in Parts 1-5 of Section IV of this document, the applicant satisfied Land Development Code §165-9A(3)'s requirements for providing and maintaining adequate and appropriate utilities, fire protection, drainage, parking and loading and other necessary site improvements. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 10, and 20, the applicant satisfied Land Development Code §165-9A(4)'s requirements regarding the proposed use being appropriate for the location in which it is sought because it conforms to the general physical development pattern of the immediate area. City Solicitor Szewczyk clarified the exhibits. Seconded by Member Whitford. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that the project meets the requirements for a Land Development Permit for a Major Site Development and Conditional Use and therefore, the Board grants the Land Development Permit and Conditional Use Permit for the proposed Project. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

5. Update on Council Action on Recent Text Amendments

Planning Officer provided the update that the first round of ordinance changes for the state housing laws were approved by Council.

Chair Boucher asked if there are any changes to the Planning Board due to the changes. Planning Officer clarified and responded.

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

Member Jonas asked if staff have received the draft Land Development Code update. Planning Officer Collette responded yes and provided details of the timeline.

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Meeting adjourned at 7:57 pm.

Respectfully submitted,

Matt Altiero,
Planning Analyst
Planning Division