



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, MAY 5, 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 (via Zoom)
Ross Whitford

City Staff Present:

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

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

OLD BUSINESS

1. Meeting Minutes – April 21, 2026

Member Brush moved to approve the minutes of April 21, 2026, seconded by Member Jonas. All voting members in favor, none opposed. Motion passed.

2. Adoption of Notice of Decision for 96 State Street and 2645 Broadway

Member Huhn moved that the Board adopt the Notice of Decision for 96 State Street and 2645 Broadway. Seconded by Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS

3. Workshop on Proposed Changes to Temporary Sales Ordinance

Chair Boucher introduced the agenda item.

Planning Officer Collette gave a presentation going over proposed changes to the Temporary Sales Ordinance to allow more flexibility. Collette discussed the following changes:

- Allow seasonal sales to encompass other products besides unprocessed agricultural, marine or forest products, and allow outside the Waterfront Development District (these still would not be allowed in residential zones, only commercial zones)
- Allow temporary sales of food and merchandise in the Neighborhood Service District (NSD), but limit to 2 per lot
- Allow temporary sales of food and merchandise on vacant lots
- In the USD, S&PS, GC&S, UID, and I&S zones, increase the maximum gross floor area of all temporary structures on a lot from 1,000 to 2,000 square feet
- Remove the requirement to provide five extra parking spaces on top of the minimum requirement for the primary use on the lot
- Reduce setbacks for this use to 10 feet from property lines
- Prohibiting drive-through service (this would be a new restriction, but is recommended for this type of use given that drive-through uses are typically conditional in most zones due to greater impacts on traffic).

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

Member Huhn asked why the memo says it is a constraint to remove their vehicle off the lot, but in the ordinance, it appears they still require this. Planning Officer Collette discussed that those are two different categories of the use.

Member Jonas expressed interest for this change as it promotes the development of food trucks to brick-and-mortar restaurants.

Chair Boucher asked how ice cream trucks fit into this change. Planning Officer Collette responded and clarified that they do not fall under this ordinance. Boucher clarified that this change also allows merchandise in this use.

OTHER BUSINESS

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

Planning Officer Collette provided of the overview of the new Land Development Code review.

Member Jonas asked for a timeline of round 2 of the LD 1829 ordinance changes. Planning Officer Collette responded the State passed emergency legislation to extend the deadline to next July.

Meeting adjourned at 7:14 pm.

Respectfully submitted,

Matt Altiero,
Planning Analyst
Planning Division