



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, MAY 19, 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:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Jeff Davis, City Engineer
John Hamer, Outside Counsel

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

OLD BUSINESS

1. Meeting Minutes – May 5, 2026

Member Jonas clarified her comment made regarding the Temporary Sales Ordinance and discussed with Chair Boucher.

Member Jonas moved that the Board amend the minutes to better reflect her comment of encouraging the development of food trucks to brick and mortar businesses. Seconded by Member Whitford. Roll call vote conducted – 6-1, Member Brush voted no because he did not see the need to clarify this comment. Motion passed.

Member Huhn moved to approve the minutes of May 5, 2026, seconded by Member Jonas. All voting members in favor, none opposed. Motion passed.

PUBLIC HEARING – LAND DEVELOPMENT PERMITS

1. Land Development Permit – Minor Site Development – 1011 Union Street – Map-Lot R24-011-F & R24-017-A – Land Development Permit Application – Minor Site Development for the expansion of 22 spaces to the existing parking located at 1011 Union

73 HARLOW STREET, BANGOR, ME 04401

TELEPHONE: (207) 992-4280 FAX: (207) 945-4447

WWW.BANGORMAINE.GOV

Street, Map-Lot R24-011-F & R24-017-A, in the Shopping and Personal Service District (S&PS). Applicant: Golden Touch Tar Lot LLC. Owner: Midas Properties Inc (11-F) & Golden Touch Tar Lot LLC (17-A).

Chair Boucher introduced the agenda item.

Member Huhn moved that the Board find that the application was deemed complete on May 19, 2026, the applicant paid all applicable fees and, the proposed project is a Minor Site Development. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant representative Justine Drake presented to the podium.

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

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

Member Jonas discussed that the Planning Board previously approved an application for this property and asked for clarification of why this application is in front of the Board. Planning Officer Collette discussed that the previous application was a zone change and not a land development permit.

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

Member Hobson moved that the Board finds 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 Whitford. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibit 2, 10, and 12, 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 §165-74's requirements regarding parking area design, construction and maintenance. Seconded by Member Jonas with a clarification. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2 and 12, the applicant satisfied § 165-135 of the Land Development Code regarding impervious surface ratio. 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 the findings made in Parts 1 and 2 of the findings & decision document, the Project meets the requirements of §165-101B for uses within the Shopping and Personal Service District (S&PS). Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board finds that, based on Exhibits 2, 12, and 15, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration. Seconded by Member Jonas. Roll call vote conducted

– all in favor, none opposed. Motion passed.

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

2. Land Development Permit – Major Preliminary Subdivision and Site Location of Development Act Permit – 375 Pushaw Road – Map-Lot R30-006-D – Land Development Permit Application – Major Preliminary Subdivision and Site Location of Development Act (SLODA) Permit for the creation of a cluster subdivision of 22 lots located at 375 Pushaw Road, Map-Lot R30-006-D, in the Rural Residence and Agricultural District (RR&A). Applicant/Owner: T&T Property Management, LLC.

Chair Boucher introduced the agenda item.

Member Jonas moved that the Board find that the application was deemed complete on May 19, 2026, the applicant paid all applicable fees and, the proposed project is a Preliminary Major Subdivision and Site Location of Development Act Permit. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant representative Jim Kiser presented to the podium.

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.

Member of the public Tom Donohue expressed concerns about the additional traffic created on Broadway by the proposed subdivision.

Applicant representative Jim Kiser responded and clarified that there was a traffic analysis completed. City Engineer Davis also added clarification and said there was not a concern that additional traffic is a concern. Member Jonas also added that traffic is a known project on Broadway and stated the Board should look for possible solutions, but this project does not impact the traffic.

Public comments closed.

Member Huhn moved that the Board finds that, based on Exhibits 2-35, 41, and 43-45, the applicant is in compliance with 38 M.R.S.A §484, as amended, and applicable Department of Environmental Protection regulations, which includes Chapters 371, 372, 373, 375, 376, 377, and 500. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, May 19, 2026

Member Brush moved that the Board finds that, based on Exhibits 2, 5, 9, 10, 12-17, 19-25, 32, 33, and 35, the applicant satisfied Land Development Code §165-128C(1)'s requirement that the subdivision shall meet the 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 in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(2)'s requirement that the plat shall conform to existing zoning regulation regarding dimensions and areas. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(3)'s requirement that at least one side of every lot shall abut an improved public street, a Planning Board approved private street or a proposed public road, §165-128C(4)'s requirements on the angle of side lot lines to street lines, and §165-128C(5)'s requirements that corner lots have adequate width to permit required building setbacks from both streets. 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 Exhibits 2 and 45, the applicant satisfied Land Development Code §165-128C(6)'s requirement that all proposed streets shall provide connection with existing streets, §165-128C(7)'s requirement regarding the angle of street intersections, §165-128C(10)'s requirements regarding street grades, and §165-128C(11)'s requirements regarding street right of way widths. 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, 43, and 45, the applicant satisfied Land Development Code §165-128C(8)'s requirement requiring a paved turnaround on dead-end streets with a minimum outside diameter of 100 feet. Seconded by Member Hobson. 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 §165-128C(9)'s requirement for land to be set aside in the subdivision for right-of-way purposes with the intent of being deeded to the City. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2 and 41, the applicant satisfied Land Development Code §165-128C(14)'s requirement to provide for connectivity with other potential subdivisions on bordering parcels through the establishment of reservations for street rights-of-way to adjacent parcels. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board finds that based on the findings made in Subsections 1-7 of this Part 2 of Section IV of the findings & decision document, the applicant satisfied Land Development Code §165-128C(15)'s requirement to provide information required in Subsection C(1) through C(14) of §165-

128 of the Land Development Code. 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 the findings made in Parts 1 and 2 of Section IV of the findings & decision document, the applicant satisfied Land Development Code §165-114A's requirement that the project meets the subdivision 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 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, 17, 19, and 45, 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 Hobson moved that the Board finds that, based on Exhibits 2, 39, and 41, 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 Brush moved that the Board finds that based on Exhibits 2, 13-15, and 41, the applicant satisfied Land Development Code §165-114H's requirements that the proposed development site does not negatively impact historic sites, significant wildlife habitat, or rare and irreplaceable natural areas within 250 feet. 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 the findings in Part 1 of Section IV of this document, the applicant is in compliance with 38 M.R.S.A §484 and applicable Department of Environmental Protection regulations, which includes Chapters 371, 372, 373, 375, 376, 377, and 500. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

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

3. **Land Development Permit – Major Site Development – 10 Broadway – Map-Lot 049-034** – Land Development Permit Application – Major Site Development for the demolition of the existing Baillie building and construction of a 5,500sqft addition in its place with offices, classrooms, restrooms, and new mechanical. The new footprint will be 2,750sqft located at 10 Broadway, Map-Lot 049-034, in the Downtown Development District (DDD).

Applicant/Owner: All Souls Congregational Church.

Chair Boucher introduced the agenda item.

Member Hobson moved that the Board find that the application was deemed complete on May 19, 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 John Stuart presented to the podium.

Chair Boucher asked staff for any comments. Planning Officer Collette recommended that the Board keep the condition in the findings & decision.

Chair Boucher asked the Board for any questions or comments. Member Jonas asked about traffic while construction is taking place. Applicant representative John Stuart provided clarification. City Engineer Davis discussed that these construction projects are normal and the construction teams will work with the Engineering Department to coordinate construction.

Chair Boucher opened the public comments.

Applicant representative Shelly Lizotte discussed that the applicant will also be documenting a historic report of the site during construction.

Public comments closed.

Member Huhn moved that the Board finds that, based on Exhibits 2 and 3, 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 Brush moved that the Board finds that, based on Exhibit 2, 6-8, and 14-15, 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, with the condition that the applicant receives approval from the Bangor Water District on the water line sizing and satisfies any other requirements of the District. 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 3, 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 Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied §165-82's

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, May 19, 2026

requirements regarding having adequate fire protection. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board finds that, based on Exhibits 2 and 3, the applicant satisfied §165-84 of the Land Development Code regarding providing adequate storm drainage and stormwater offset. 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 and 3, the applicant satisfied § 165-135 of the Land Development Code regarding floor area ratio. 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 the findings made in Part 1 and 2 of the findings & decision 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 Brush moved that the Board finds that, based on Exhibits 2 and 3, 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 Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 3, 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 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 3, 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 Huhn moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G, requiring buildings to be situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn 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 condition that the applicant receives approval from the Bangor Water District on the water line sizing and satisfies any other requirements of the District. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

4. Workshop Proposed Changes to Temporary Storage Ordinance

Planning Officer Collette provided an overview of the following amendments to the Land Development Code:

- Creating a new type of temporary storage use that would be seasonal
- Removing Board of Appeals approval for temporary and seasonal storage and instead requiring Certificates of Occupancy
- Removing subjective requirements in the current code from temporary storage
- Removing the requirement for screening

Planning Officer Collette also discussed a setback for temporary storage. Collette also discussed that temporary storage would still need to meet the requirement to not exceed building lot coverage maximums, not be intended as a permanent or long-term use, and not be used for advertising or retail sales.

Member Brush asked how existing temporary storage is handled. Planning Officer Collette discussed they are handled under the ordinance as it is currently written.

Member Jonas asked what is involved in a Certificate of Occupancy. Collette responded and clarified. Jonas clarified that these are not intended for dwelling units. Collette confirmed that this use is not intended to be used as a dwelling unit. Member Whitford discussed that the temporary storage unit would be occupying space on a lot.

Chair Boucher asked if a trailer parked on a lot would be considered temporary storage. Boucher also asked about political advertising on temporary storage. Collette responded that advertisement is viewed the same.

5. Workshop Proposed Changes to Temporary Storage Ordinance

Planning Officer Collette provided any overview of the following amendments to the Land Development Code:

- Create a new section for farmstands to allow the sale of food or non-food crops produced on the premises, excluding cannabis, provided the use is less than 200 square feet in area
- Exempt farmstands from land development permitting
- Allow farmstands to be in the front setback, but must be set back a minimum of 10 feet from a street right-of-way (in alignment with the recent changes to the temporary sales ordinance)
- Allow farmstands in the Rural Residence and Agricultural (RR&A), Neighborhood Service District (NSD), and Urban Service District (USD)
- Remove the requirement to pave driveways and parking areas for agricultural and outdoor recreational uses

Planning Officer Collette also discussed that after discussion with Council, there would be a further language amendment to exclude the sale of animal and value-added products.

Member Jonas clarified that baked goods were value added products. Jonas also supported not requiring paving for these uses.

Planning Officer Collette asked if the Board would be in favor of allowing farmstands in residential zones. The Board discussed setbacks on residential lots for farmstands. Collette also discussed that this would not encompass year-round yard sales.

Chair Boucher asked if firewood would be allowed. Collette discussed. Collette also noted that farmstands would be required to follow all other state and local permitting.

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

Planning Officer Collette discussed the process that staff is going through in reviewing the new Land Development Code.

Meeting adjourned at 8:20 pm.

Respectfully submitted,

Matt Altiero,
Planning Analyst
Planning Division