



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, JUNE 2, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Board Members Present:

Chair Jonathan Boucher
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 7:05 P.M.

OLD BUSINESS

1. Meeting Minutes – May 19, 2026

Member Brush moved to approve the minutes of May 19, 2026, seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

2. Adoption of Findings & Decision for 1011 Union Street, 375 Pushaw Road, and 10 Broadway

Member Brush moved that the Board adopt the Findings & Decision for 1011 Union Street, 375 Pushaw Road, and 10 Broadway. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

3. Land Development Code Amendments: Amending the Land Development Code Section 165-31 Temporary Sales of Food and Merchandise to Allow Increased Flexibility for this Use.

Chair Boucher introduced the agenda item.

Planning Officer Collette presented on the amendment to expand flexibility for temporary sales, providing food trucks and farm products as examples. Collette explained it would allow temporary sales of food outside the Waterfront Development District, including in the Neighborhood Service District and on vacant lots, as well as increase the maximum square footage of this use on a lot to 2,000 square feet in the primary commercial zones. Collette added that the amendment would eliminate parking requirements for this use, reduce setbacks to 10 feet from property lines, and prohibit drive through service.

Member Brush asked if it would be helpful to include a definition of what a lot is. Planning Officer Collette confirmed this is defined in the code. Collette and Brush discussed that a lot would still be limited to 2,000 square feet of the temporary sales use no matter the lot size.

Chair Boucher asked if parks are considered vacant lots under this purpose. Planning Officer Collette explained that parks are not, and that commercial uses are prohibited in parks except for the Waterfront Park. Collette also confirmed that commercial uses are not allowed in the Government & Institutional Service District (G&ISD) or residential zones.

Member Brush asked if temporary sellers are allowed to park on public streets. Planning Officer Collette answered they are not allowed to.

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

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

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

Member Brush moved that the Board recommends that City Council ought to pass the amendment to the Land Development Code Section 165-31 Temporary Sales of Food and Merchandise to Allow Increased Flexibility for this Use. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

OTHER BUSINESS

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

Chair Boucher introduced the agenda item.

Planning Officer Collette said there is nothing new to report and staff continues to work on reviewing the Land Development Code.

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

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

Meeting adjourned at 7:15 PM.

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, June 2, 2026

Respectfully submitted,
Kayleigh Rienas
Development Assistant
Planning Division