



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, JUNE 16, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Board Members Present:

Chair Jonathan Boucher
Janet Jonas
Ted Brush
Trish Hayes (via Zoom)
Greg Hobson
Ken Huhn

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer (via Zoom)
Anne Krieg, Community & Economic Development Director
Grace Innis, Assistant City Solicitor
Jefferson Davis, Engineering Director

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

OLD BUSINESS

1. Meeting Minutes – June 2, 2026

Member Huhn moved to approve the minutes of June 2, 2026. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

- 1. Land Development Permit – Major Site Development, Conditional Use, and Major SLODA Modification – 205 Corporate Drive – Map-Lot R25-001-A** – Land Development Permit Application – Major Site Development, Conditional Use, and Major SLODA Modification for the construction of a 30-unit permanent supportive housing building with a total floor area of 19,100 square feet at property located at 205 Corporate Drive, Map-Lot R25-001-A, in the Government & Institutional Service District (G&ISD). Applicant: Bangor Housing Development Corporation. Owner: City of Bangor.

Chair Boucher introduced the agenda item.

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Member Jonas moved that the Board finds that the application was deemed complete on June 16, 2026, the applicant paid all applicable fees, and the proposed project is a Major Site Development, Conditional Use, and Major SLODA Modification. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative Dan Diffin presented to the podium.

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

Chair Boucher asked the Board for any questions.

Member Brush asked what Permanent Supportive Housing is. Applicant Representative Diffin answered to provide housing to unhoused individuals.

Member Brush asked how the project determined their parking space amounts. Applicant Representative Diffin responded it was determined based on City Code. Member Huhn asked how they determined between 11 and 12 parking spaces. Diffin said they asked City staff for guidance. Planning Officer Collette added that the applicant's calculations and responses had been satisfactory.

Chair Boucher asked Applicant Representative Diffin for any comments on sidewalk access. Diffin responded that City staff requested a sidewalk connection to Maine Ave, which was then accommodated in the applicant's comment response.

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

Chair Boucher explained that a standard had been added to be voted on to confirm the project does not require subdivision approval due to being institutional in nature. Boucher asked the Board for any questions – there were none.

Member Huhn moved that the Board finds that, based on Exhibits 2, 11, 16, and 24, the applicant satisfied §165-33.1 of the Land Development Code regarding best management practices of Erosion and Sediment Control. 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 Exhibit 2, the applicant satisfied §165-62 of the Land Development Code regarding providing adequate visual clearance on corner lots, §165-64's requirements for side yard width, and §165-68's requirements of minimum lot frontage. 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 §165-72 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 parking area design, construction and maintenance. 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 §165-76 of the

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Land Development Code regarding the required number of loading spaces, §165-77's requirements regarding loading space sizes, and §165-78's general requirements for loading spaces. 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 Exhibits 2, 29, 33, and 40, 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 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 17, 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 37, the applicant satisfied §165-82's requirements regarding having adequate fire protection. 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, 19-21, 24, 32, 39, and 40, the applicant satisfied §165-84 of the Land Development Code regarding providing adequate storm drainage and stormwater offset. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 22 and 33, the applicant satisfied §165-85 and §165-86 of the Land Development Code regarding providing information on sanitary flows and compliance with sewer regulations. 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 36, the applicant satisfied §165-135 of the Land Development Code regarding height limit, floor area ratio, impervious surface ratio, and buffer yards. 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 this document, the Project meets the requirements of §165-97B for uses within the Government and Institutional Service District (G&ISD). 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, 35, and 40, 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, including the provision for safe pedestrian travel to all on-site uses, and §165-114C's requirement that all proposed access drives are reasonably necessary and safe. 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, 15, 21, 24, 25, 27, 32, and 40, the

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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 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 17, 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 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 35, the applicant satisfied Land Development Code §165-114F's requirements for landscaping. 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 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 Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2, 6-27, 29, 33, 35, and 40, the applicant is in compliance with 38 M.R.S.A §484 and applicable Department of Environmental Protection regulations, which includes Chapters 371-373, 375-377, and 500-502. 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 1-4 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 Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 5, 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 made in Parts 1-4 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 Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 5, and 9, 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. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, pursuant to Exhibits 2, 5, and 9, the use of this property is institutional in nature, so subdivision approval is not required. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

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

2. Amending the Land Development Code, §165-30, to Add a New Accessory Use for Farmstands and to Exempt Agricultural and Outdoor Recreational Uses from Paving Requirements

Chair Boucher introduced the agenda item.

Planning Officer Anja Collette presented on the proposed Land Development Code Amendment. She explained it would exempt farmstands less than 200 square feet in the Rural Residence and Agricultural, Neighborhood Service District, and Urban Service District from land development permitting. Collette explained the amendment would also exempt agricultural and outdoor recreational uses from paving their parking areas.

Chair Boucher asked the Board for any questions.

Member Brush asked how the size of a farmstand is determined. Planning Officer Collette responded that the 200 square feet solely includes the table or structure where items are being sold, and the metric does not include parking.

Chair Boucher opened public comment.

Lisa Clark, resident of 670 Ohio Street, discussed how under the current ordinance, she is not allowed to sell flowers. She expressed support for the ordinance being under consideration. Planning Officer Collette clarified that currently, Clark's situation would require a site plan review, but if the amendment passes, it would no longer require a site plan review.

Public comment closed.

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

Member Brush moved that the Board finds that the City Council ought to pass the amendment of the Land Development Code §165-30 to add a new accessory use for farmstands and to exempt agriculture and outdoor recreational uses from paving requirements. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

3. Amending the Land Development Code, §165-26, to Add a New Seasonal Storage Use and to Add Flexibility for Temporary Storage Uses

Chair Boucher introduced the agenda item.

Planning Officer Collette presented on the proposed Land Development Code Amendment, explaining it would add new seasonal storage use. She added it would change the approval process to only require a Certificate of Occupancy rather than requiring a presentation to the Board of Appeals. Collette also confirmed that the Building Code prevent these from being used as residential structures, so no clarification in the drafted amendment is needed.

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

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

Chair Boucher asked the Board for any further discussion – there was none.

Member Huhn moved that the Board recommend that City Council ought to pass amending the Land Development Code §165-26 to add flexibility for temporary storage uses. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

1. Workshop on Proposed Changes to Manufactured Home Ordinance

Chair Boucher introduced the agenda item.

Planning Officer Collette presented on the proposed Land Development Code Amendment. She explained it would expand the current set of alternative requirements applying to mobile home parks built prior to 1971 to mobile home parks built prior to January 2026 in order to increase flexibility.

Chair Boucher asked the Board for any questions.

Member Jonas pointed out a difference between the dates listed in the memo and the ordinance. Jonas asked for clarification on if it would apply to mobile home parks built prior to June 1, 2026, or January 1, 2026. Planning Officer Collette confirmed both documents should say January 1, 2026 as the official date.

Chair Boucher asked if this would be presented again at a later meeting. Planning Officer Collette confirmed it is set to appear to Planning Board on July 7.

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

Chair Boucher introduced the agenda item.

Planning Officer Collette shared about staff processes in reviewing the Land Use Plan updates. She emphasized the priority of collaboration across staff with different expertise.

Meeting adjourned at 7:52 PM.

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Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division