



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, JULY 7, 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
Trish Hayes
Greg Hobson
Ken Huhn
Ross Whitford

City Staff Present:

Matt Altiero, Planning Analyst
Anne Krieg, Community & Economic Development Director
Grace Innis, Assistant City Solicitor
Jefferson Davis, Engineering Director
Kayleigh Rienas, Development Assistant

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

OLD BUSINESS

1. Meeting Minutes – June 16, 2026

Member Huhn moved to approve the minutes of June 16, 2026. Seconded by Member Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

2. Adoption of Findings & Decision for 205 Corporate Drive

Member Brush moved that the Board adopt the Findings & Decision 205 Corporate Drive. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

1. Amending the Land Development Code, § 165-121, to Add Flexibility for Manufactured Home Parks Existing as of January 1, 2026

Chair Boucher introduced the agenda item.

Community and Economic Development Director Krieg presented on the proposed amendment, explaining it would create consistency for requirements between mobile home parks created prior to 1971 and those created between 1971 and January 1, 2026, adding flexibility for newer mobile home parks.

Chair Boucher asked the Board for any questions.

Member Brush asked about the possibility of removing the date of January 1, 2026, from the amendment. Community and Economic Development Director Krieg responded that she is not sure whether that date was a purposeful inclusion, but there is a section for mobile home parks that follows the current state statute.

Member Brush asked if the item should be tabled until there is time to consider the date inclusion. Chair Boucher clarified that Member Brush's concern is repeating this process in 5 to 10 years. Boucher asked if there is a requirement to include a date for legal or regulatory reasons – Community and Economic Development Director Krieg responded that the date was chosen to capture the mobile home parks created prior to January 1 of this year.

Chair Boucher asked if any Board Members agree with Member Brush to consider tabling the item. Member Huhn responded he does not see a downside of including the date, so he would prefer not to delay a vote. Community and Economic Development Director Krieg added that there is a pending application awaiting the amendment's approval to move forward in order to create improvements at their mobile home park. Krieg noted there is a section of mobile home parks that were completed after 1971 but were not captured in the newer requirements. Chair Boucher agreed with Member Huhn.

Chair Boucher asked the Board for additional comments. Member Hobson shared he is comfortable moving the amendment forward as read.

Member Brush asked that if the date were to be removed, what the affect would be on the pending application. Community and Economic Development Director Krieg discussed that the amendment process would restart, with another first reading at Council, advertising a public hearing, and hosting a public hearing, so the primary affect is time. Member Jonas asked if that would add a couple months to the process – Krieg responded six weeks.

Chair Boucher opened public comment.

Ronnie Pinkham, former President of Cedar Falls Mobile Home Park Cooperative, expressed concerns surrounding the word flexibility. Pinkham discussed that lot lines on site maps should have diameters, sharing that in the mobile home park, residents are attacking other residents over lot lines that are not yet approved. Pinkham shared concerns surrounding site maps lacking exact dimensions of lot lines or setbacks. Pinkham believes flexibility is too broad a term, and more guidelines are needed.

Community and Economic Development Director Krieg responded that the public comment relates more closely to a pending application that staff is reviewing for an expansion at a mobile home park, rather

than the amendment itself. Krieg clarified that dimensions would still be required with this change, and staff has not completed a review of the pending application until the amendment is approved.

Chair Boucher clarified that the amendment is a standardization effort, and that it would not remove requirements to have lot lines – Community and Economic Development Director Krieg confirmed that it is already required.

Chair Boucher closed public comment.

Member Jonas moved that the Board recommend to City Council that the ordinance amending the Land Development Code, §165-121, to Add Flexibility for Manufactured Home Parks Existing as of January 1, 2026 ought to pass. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

- 2. Land Development Permit -- Planned Group Development – 557 Stillwater Avenue – ERG Realty** – Land Development Permit Application – Planned Group Development to create an Integrated Shopping Center to add additional signage for a potential fourth building at property located at 557 Stillwater Avenue, Map-Lot R62-006, in the Shopping and Personal Services District (S&PS). Applicant/Owner: ERG Realty LLC.

Chair Boucher introduced the agenda item.

Member Hobson moved that the Board finds that the application was deemed complete on July 7, 2026, the applicant paid all applicable fees, and the proposed project is a Planned Group Development. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative Fred Marshall presented to the podium.

Chair Boucher asked staff for any comments.

Community and Economic Development Director Krieg requested that, should the Board approve the application, there is a condition of approval regarding the second sign with the fourth building, and to note in the record that a proposal for a fourth building would have to be presented to the Board.

Chair Boucher asked the Board for any questions.

Member Jonas asked for clarification on the condition – Community and Economic Development Director Krieg confirmed it is a reminder that the applicant will need a sign permit for the second sign. Member Brush asked where to include the conditions – Krieg responded at the end of the decision section.

Chair Boucher opened public comment – there were none. Public comment closed.

Member Brush moved that Board finds that, based on Exhibit 2, the applicant satisfied §165-69 of the Land Development Code regarding the requirements for planned group developments. 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 Planned Group Development and therefore, the Board grants the Land Development Permit for the proposed Project, on the condition that the second sign permit for the fourth building is applied for and the fourth building would come before the Board for review. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

- 3. Land Development Permit – Minor Subdivision – 200 & 210 State Street – Brett Soucy** – Land Development Permit Application – Minor Subdivision Modification to create a mixed-use development with 10 dwelling units and 1 commercial space. This site was previously approved for 8 dwelling units and 3 commercial spaces and is located at 200 & 210 State Street, Map-Lot 048-256 and 048-256-A, in the Urban Service District (USD). Owner/Applicant: Brett Soucy.

Chair Boucher introduced the agenda item.

Member Jonas moved that the Board finds that the application was deemed complete on July 7, 2026, the applicant paid all applicable fees, the proposed project is a Minor Subdivision, and the City Engineer reviewed the final subdivision plat and provided a written report on June 30, 2026. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative Jonathan Stewart presented to the podium.

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

Chair Boucher asked the Board for any questions.

Member Jonas asked about the final status regarding the divider in the parking lot. Applicant Representative Stewart responded that the project will replace the concrete barrier with a planter to segregate the resident and business parking lot.

Chair Boucher opened public comment – there were none. Public comment closed.

Member Brush moved that the Board finds, that Articles VIA, VII, VIII, and XI are not applicable to the project. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

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Member Huhn 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 Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, 12, 14, and 15, 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 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 13, 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 11, 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 Hayes moved that the Board finds that, based on Exhibits 2, 8, and 9, the applicant satisfied §165-135 of the Land Development Code regarding 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 §165-92B for uses within the Urban Service District (G&ISD). 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, 12, 14, 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, 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 Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 8, the applicant satisfied Land Development Code §165-114F's requirements for landscaping. 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 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 Huhn moved that the Board finds that based on Exhibits 2 and 15, the Project meets the requirements of Land Development Code §165-126F(1), regarding compliance with State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. §4404. 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, 9, and 15, the Project meets the requirements of Land Development Code §165-126F(2) regarding conforming to the existing lot dimension and area regulations of the zoning district, §165-126F(3)'s requirement of abutting an existing improved public road, and 165-126F(4)'s requirement on the angle of side lot lines to street lines. 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 Project meets the requirements of Land Development Code §165-126F(6), regarding the plat containing all information required in 165-126D(1-8). Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Chair Boucher noted that there is a condition that an affordable housing agreement be executed with the City according to the requirements of Article XXI of the Land Development Code. Boucher asked the Board for any comments or discussion on the condition – there were none.

Member Brush moved that the Board finds that the project meets the requirements for a Minor Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, with the condition that an affordable housing agreement be executed with the City according to the requirements of Article XXI of the Land Development Code, that the agreement is recorded with the Registry of Deeds prior to issuance of a Certificate of Occupancy. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

4. Land Development Permit – Major Site Development and Minor Subdivision – Milford Street Extension – Map-Lot 045-032- Penquis CAP -- Land Development Permit Application – Major Site Development and Minor Subdivision for the construction of a 41-unit multi-story building with associated parking at property located at Milford Street Extension, Map-Lot 046-032, in the Multifamily and Service District (M&SD). Applicant/Owner: Penquis CAP, Inc.

Chair Boucher introduced the agenda item.

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Member Huhn moved that the Application was deemed complete on July 7, 2026, the Applicant paid all applicable fees, the proposed Project is a Major Site Development and Minor Subdivision, and the City Engineer reviewed the final subdivision plat and provided a written report on June 30, 2026. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson discussed a mistype of the year in the Findings and Decision, as it notes 2025 rather than 2026 in the document – staff will resolve the mistype.

Applicant Representative Larry Rogers presented to the podium.

Chair Boucher asked staff for any comments.

Community and Economic Development Director Krieg discussed the approval being conditioned on final sign off from Bangor Water District prior to the issuance of a building permit.

Member Brush asked if engineering has approved the plan regarding the pedestrian connection – Engineering Director Davis responded the applicant revised their site plan to include a connection to Broadway. Member Huhn expressed surprise that project abutters did not attend the hearing – Applicant Representative Rogers noted that he believes their concerns were addressed by the addition of a walkway.

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

Chair Boucher asked the Board for additional comments or discussion – there were none.

Chair Boucher opened public comment – there were none. Public comment closed.

Member Brush moved that the Board finds that, based on Exhibits 2, 14, and 36, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control. 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, 25, 30, 32, 35, and 36, 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 Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2, 25, 30, 32, 35, and 36, the applicant satisfied §165-76 of the 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 Hobson. 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 Exhibits 2, 15-17, 22, 23, 25, 27, and 33, 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 Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board finds that, based on Exhibits 2 and 18, the applicant satisfied §165-81 of the Land Development Code regarding providing adequate lighting and preventing light pollution and trespass. 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, 25, and 28, the applicant satisfied §165-82's requirements regarding having adequate fire protection. 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 Exhibits 2, 14, 25, 30, 31, 32, 35, and 36, the applicant satisfied §165-84 of the Land Development Code regarding providing adequate storm drainage and stormwater offset. Seconded by Member Whitford. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2, 15, 25, 35, and 36, 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 Brush moved that the Board finds that, based on Exhibit 2 and 25, 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 § 165-90.B for uses within the Multifamily and Service District (M&SD). 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, 11-13, 15, 16, 20, 25-27, 33, 35, 36 and 40, the Project meets the requirements of Land Development Code §165-126F(1), regarding compliance with 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 Huhn moved that the Board finds that based on Exhibits 2, 26, and 36, the Project meets the requirements of Land Development Code §165-126F(2) regarding conforming to the existing lot dimension and area regulations of the zoning district, §165-126F(3)'s requirement of abutting an existing

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improved public road, and 165-126F(4)'s requirement on the angle of side lot lines to street lines. 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 Exhibit 2, the Project meets the requirements of Land Development Code §165-126F(6), regarding the plat containing all information required in 165-126D(1-8). 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, 21, 25, 29, 30, 32, and 35, 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 Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2, 9, 14, 25, 30, 31, 32, and 35, 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 and 18, 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, 25, 32, and 34, the applicant satisfied Land Development Code §165-114F's requirements for landscaping. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved the Board finds that, based on Exhibit 2, 21, 25, 29, 30, 32, 35, and 36, 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 Minor Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, with the condition that the 35 Milford Street Extension water line from Penquis CAP, Inc.'s previous Land Development Permit meets Bangor Water District standards prior to issuance of a road opening permit. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

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

Chair Boucher introduced the agenda item.

Community and Economic Development Director Krieg shared that staff continues to work on internal reviews.

2. Additional Discussion

Chair Boucher asked the Board for any further discussion.

Member Whitford discussed the possibility of requesting that City Council remove the Board's Associate Member due to excessive absences. Member Huhn commented that while he believes the Associate Member should be present to listen to the material and gain familiarity with ongoing projects, the rules do not require the Associate Member to attend. Chair Boucher discussed reviewing the bylaws to examine how attendance is stated, as he does not believe it is a requirement to attend unless the Associate Member is provided notice – Community and Economic Development Director Krieg confirmed there is not a requirement.

Chair Boucher noted that there may be an opportunity in the future to update the bylaws, but in the immediate, there is an opportunity for outreach to the Associate Member to explore the possibility of increased attendance.

Chair Boucher asked what the timeline is for the Board to review bylaws – Assistant City Solicitor Innis responded bylaw reviews can be completed at any point.

Member Whitford shared that the Maine Municipal Association advises to create one or more Alternate or Associate Member positions to help with attendance problem. Whitford added that it is primarily a concern when a Member is unable to be present and the Chair must ask applicants if they are comfortable moving forward regardless. Member Huhn discussed that while it would be in the Associate Member's best interest to be knowledgeable through meeting attendance, the Board does not have the same rules as the Maine Municipal Association. Chair Boucher added that their attendance would also provide assistance in the case of a conflict of interest.

Chair Boucher discussed next steps to review bylaws. Assistant City Solicitor Innis added that City Council does have attendance requirements that could be mirrored for the Planning Board. Member Huhn discussed a requirement that Members must make contact in regards to a certain amount of absences. Huhn asked if the rules are able to be rewritten. Boucher requested an informal discussion prior to exploring bylaw changes.

Member Hayes discussed the need for communication with Associate Member. Chair Boucher responded they may not understand that attendance is expected of them as it is not outlined as a requirement.

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Chair Boucher discussed next steps, including the circulation of bylaws for the Board to increase familiarity, to discuss at the next meeting, and to conduct informal outreach to the Associate Member.

Meeting adjourned at 8:17 PM.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division