



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, AUGUST 18, 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)
Greg Hobson
Ross Whitford

City Staff Present:

Anja Collette, Planning Officer
Matt Altiero, Planning Analyst
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 – August 4, 2026

Member Brush moved to approve the minutes of August 4, 2026. Seconded by Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

- 1. Land Development Permit Application – Major Final Subdivision – Grandview Ave – Map-Lot R41-023-A – Developers Collaborative Predevelopment LLC –** Land Development Permit Application – Major Final Subdivision for a multiphase development of 62 residential units. Phase 1 will include the construction of 14 single-family units on a proposed residential street and Phase 2 will include the construction of two 24-unit multifamily buildings with associated parking. The project is located on Grandview Ave, Map-Lot R41-023-A, in the Multifamily and Service District (M&SD). Applicant: Developers Collaborative Predevelopment LLC. Owner: City of Bangor.

Chair Boucher introduced the agenda item.

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Vice Chair Jonas moved that the application was deemed complete on August 18, 2026, all applicable fees for the Project have been paid, and the proposed Project is a Final Subdivision. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Applicant Representatives Stephen Bushey and Michael Lyne presented on the project, discussing that there had been minimal changes since the previous presentation to the Board.

Planning Officer Collette discussed the conditions, explaining that some have remained from preliminary approval and are to be completed closer to construction. She shared the additional condition requiring completion of the trail prior to the final Certificate of Occupancy being issued. Collette discussed that the Open Space Deed and Easement Deeds need to be approved by the City and the Bangor Water District, executed, and recorded at the Registry of Deeds prior to building permit issuance.

Chair Boucher asked if there is a signage requirement for the trail – Planning Officer Collette responded no. Boucher asked if the trail connects to Brown Woods – Planning Officer Collette responded that the trail is across the street from Prentiss Woods. The trail will connect to a parcel owned by Broadway Shopping Center, where it then connects to a short path to Hannaford.

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

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

Member Brush moved that the Board finds that based on Exhibit 2, the applicant satisfied Land Development Code §165-128G(1)'s requirements by providing a final plat for a major subdivision with the necessary contents of §165-128E(4). Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that based on Exhibit 2, the applicant satisfied Land Development §165-128G(2)'s requirements that the final plat contain all the changes or modifications required by the Planning Board. Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that based on Exhibits 13 and 14, the applicant satisfied Land Development Code §165-128G(3)'s requirement for the plan to be reviewed by the City Engineer for compliance with health, sanitation and engineering standards, and for receiving written approval from the City Engineer. Seconded by Member Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that based on Exhibits 2 and 15, the applicant satisfied Land Development Code §165-128G(4)'s requirement for meeting the standards for preliminary plat approval. Seconded by Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that Board finds that based on Exhibits 2 and 15, the applicant satisfied Land Development Code §165-128G(5)'s requirement that the plan not be substantively changed from the preliminary subdivision plat. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board finds that the Project meets the requirements for a Land Development Permit for a Major Final Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, with the following conditions:

- Deed restrictions are created for lots 1-6 and lot 8 to minimize disturbance within the 75' setback from wetlands of special significance, outside of that required for home construction.
- Before building permits are issued, the Project receives wetland permitting approval from the Maine Department of Environmental Protection and Army Corps of Engineers, including permitting for activity within the 75' setback from wetlands of special significance.
- The trail shown on the plan will be constructed prior to the final Certificate of Occupancy (CO) being issued.
- The open space deed and easement deeds will be approved by the appropriate City departments and the Bangor Water District, executed, and recorded at the Registry of Deeds prior to any building permits being issued.

Chair Boucher asked if the Applicant agrees to these conditions – Applicant Representative Lyne confirmed.

Seconded by Member Brush. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

2. Land Development Permit – Major Final Subdivision – 375 Pushaw Road – Map-Lot R30-006-D – Land Development Permit Application – Major Final Subdivision 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 Hobson moved that the application was deemed complete on August 18, 2026, the applicant paid all applicable fees, and the proposed Project is a Final Major Subdivision.

Applicant Representative Jim Kiser presented to the podium.

Planning Officer Collette discussed that the fire pond maintenance request will be brought to City Council in September, and staff recommends City maintenance of the fire pond. She discussed the condition that if City Council rejects maintenance, the applicant would revise the Open Space Deed, and that the fire pond must be built to National Fire Protection Association standards. Collette described that the deeds for each lot are to include restrictions that buffer areas will be allowed to revert to a natural, undisturbed state.

Chair Boucher asked the Board for questions.

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Chair Boucher asked if additional conditional language is needed in the case that the City accepts maintenance of the fire pond – Planning Officer Collette responded no, as the Open Space Deed currently reflects City maintenance.

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

Member Brush moved that the Board finds that based on Exhibit 2, the applicant satisfied Land Development Code §165-128G(1)'s requirements by providing a final plat for a major subdivision with the necessary contents of §165-128E(4). Seconded by Member Hayes. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that based on Exhibit 22, the applicant satisfied Land Development Code §165-128G(3)'s requirement for the plan to be reviewed by the City Engineer for compliance with health, sanitation and engineering standards, and for receiving written approval from the City Engineer. Seconded by Member Whitford. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Member Hayes moved that the Board finds that based on Exhibits 2 and 24, the applicant satisfied Land Development Code §165-128G(4)'s requirement for meeting the standards for preliminary plat approval and §165-128G(5)'s requirement that the plan not be substantively changed from the preliminary subdivision plat. Seconded by Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board finds that the project meets the requirements for a Final Major Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, with the following conditions:

- If the City Council rejects maintenance of the fire pond, the open space deed will be revised to reflect that T&T Property Management, LLC is responsible for maintenance, and the consent agreement that was provided in the original project submissions detailing that T&T Property Management, LLC will maintain the fire pond will need to be approved by the City Legal Department, executed, and recorded at the Registry of Deeds before any building permits are issued.
- The fire pond will be built to NFPA standards and will be inspected and approved by the City Fire Department prior to any building permits being issued.
- The open space and stormwater easement deeds will be executed, and the deeds and subdivision plan will be recorded at the Registry of Deeds prior to any building permit being issued.
- The deeds for each lot in the subdivision, as applicable, will contain restrictions that the buffer areas shown on the subdivision plan will be allowed to revert to a natural, undisturbed state.
- The letter of credit dated July 2, 2026 from Bangor Savings Bank will be signed by the Vice President of Bangor Savings Bank or their designee before any building permit is issued.

Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

OTHER BUSINESS

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

Planning Officer Collette provided updates, sharing that she is reviewing zoning map changes. She discussed that sessions are scheduled with the consultants at the end of the month and in early September to review comments.

Meeting adjourned at 7:44 PM.

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division