



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD AGENDA
TUESDAY, JANUARY 6, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET**

1. **Election of Officers**
2. **OLD BUSINESS**
 - A. **Meeting Minutes – December 16, 2025**
 - B. **Adoption of Findings & Decision for Map-Lot R21-009 – Pushaw Road**
3. **NEW BUSINESS**
 - A. **Land Development Code Amendments**
 - i. **To amend the Land Development Code by removing Ohio Street and State Street from the Minor Arterial Street definition and adding Ohio Street to the Major Arterial definition**
4. **OTHER BUSINESS**
 - A. **Annual Training – Planning, Legal, & Stormwater**
 - B. **Follow Up/Thoughts on Land Use Plan Updates**
 - C. **Adjournment**



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

PLANNING BOARD MEMO
TUESDAY, JANUARY 6, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET

1. Election of Officers

Officers are elected by first being nominated by a Board member. Multiple members may be nominated, and no second is needed. A Board member may choose not to be nominated. Once nominated, voting shall be by roll call vote.

2. OLD BUSINESS

A. Meeting Minutes – December 16, 2025

B. Adoption of Findings & Decision for Map-Lot R21-009 – Pushaw Road – A vote is needed to adopt these findings.

3. NEW BUSINESS

A. Land Development Code Amendments

i. To amend the Land Development Code by removing Ohio Street and State Street from the Minor Arterial Street definition and adding Ohio Street to the Major Arterial definition

- a. This amendment would remove Ohio Street and State Street from the minor arterial street category and add Ohio Street to the major arterial category in the Land Development Code.
- b. The criteria for major arterials are that they are “highways of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections”. Ohio Street and State Street are included as minor arterials even though they meet some or all of the criteria of major arterials. State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial.
- c. Not being listed as a major arterial impacts the land uses that can be developed on Ohio Street since quite a few uses are limited to major arterials. These land uses typically make sense on Ohio, but are currently prohibited

from being there. These discrepancies present a barrier for future development and don't align with the City's Comprehensive Plan.

- d. The proposed change would introduce new uses to Ohio Street, depending on the zoning. The following is a list of uses that are restricted to major arterials in certain zones, along with the zones that restrict them in this way.
 - i. Nursing homes: URD-1, URD-2, LDR, HDR
 - ii. Boarding homes: URD-1, URD-2, LDR, HDR, RR&A
 - iii. Offices and community service organizations: M&SD
 - iv. Hospitals: G&ISD
 - v. Medical offices and clinics: G&ISD
 - vi. Large landscaping service businesses: RR&A
 - vii. Places of worship: URD-1, URD-2, LDR, HDR, RR&A
 - viii. Sales of farm products: RR&A
 - ix. Chemical dependency treatment facilities: G&ISD
 - x. Private schools, training facilities, and recreational uses: RR&A
 - xi. Secure Level IV residential care facility: G&ISD

- e. This is a reminder that the Planning Board's action on Land Development Code amendments takes the form of a recommendation to City Council. The motion is constructed to recommend to the City Council that the proposed amendment ought to pass or ought not to pass. If the Board votes that it ought to pass, then the Council needs a majority to pass the amendment. If the Board votes that it ought not to pass, then the Council needs a super majority (2/3 vote) to pass the amendment.

4. OTHER BUSINESS

- A. Annual Training – Planning, Legal, & Stormwater**
- B. Follow Up/Thoughts on Land Use Plan Updates**
- C. Adjournment**



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

PLANNING BOARD
TUESDAY, DECEMBER 16, 2025, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL
73 HARLOW STREET

MEETING MINUTES

Board Members Present:

Chair Reese Perkins
Vice Chair Jonathan Boucher
Michael Bazinet
Ted Brush
Trish Hayes
Ken Huhn
Janet Sanborn Jonas

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Jefferson Davis, City Engineer
Grace Innis, Assistant Solicitor

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

OLD BUSINESS

1. **Meeting Minutes** – December 9, 2025

Member Huhn moved to approve the minutes of December 9, 2025, seconded by Member Brush. All voting members in favor, none opposed. Motion passed.

NEW BUSINESS

PUBLIC HEARING – LAND DEVELOPMENT PERMITS

- #### 2. **Land Development Permit – Major Site Development and Preliminary Subdivision – Pushaw Road – Map-Lot R21-009** – Land Development Permit Application – Major Site Development and Preliminary Subdivision for development of a Tiny Home Park with 30 new homes including new drive, parking and all associated utilities located on Pushaw Road, Map-Lot R21-009, in the Low Density Residential (LDR) and Resource Protection (RP) Districts. Applicant/Owner: John Karnes.

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, December 16, 2025

Chair Perkins introduced the agenda item and asked Board members for any potential conflicts of interest – there were none.

Vice Chair Boucher moved that the Board find that the application was deemed complete on December 16, 2025, the applicant paid all applicable fees, and the proposed project is a Major Site Development and Preliminary Subdivision. Seconded by Member Bazinet. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative Shelly Lizotte, Artfiex, presented to the podium and provided an overview of the application.

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

Chair Perkins asked the Board for any questions or comments.

Member Huhn commented on the possibility of offering a laundry facility – Applicant Representative Lizotte responded and discussed with Huhn that this was not a code requirement and that there were concerns about having sufficient well capacity to serve a laundry facility.

Vice Chair Boucher asked whether a fire pond is needed – Planning Officer Anja Collette responded and clarified that one was not required by the Fire Prevention Division. Applicant Representative Lizotte added clarification regarding the location of the closest fire hydrant, and also clarified that the development will not be connected to public water.

Chair Perkins asked about whether the site plans currently being reviewed are considered preliminary or final – Planning Officer Collette responded and clarified that the Code calls this stage “preliminary”, which is why the plans are labeled this way. Perkins also asked for clarification regarding the size of each tiny home lot – Applicant Representative Lizotte responded and clarified that each will be a minimum of 1,000sqft.

Vice Chair Boucher asked for additional clarification regarding a possible fire pond – Planning Officer Collette responded and clarified that the Fire Inspector had a typo in his email and meant to say “pond” rather than “point”.

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

Member Huhn moved that the Board find that, based on Exhibits 2 and 20, the applicant satisfied Land Development Code §165-33.1’s requirements surrounding Erosion and Sediment Control. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Bazinet moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-36’s requirements surrounding minimum lot standards in shoreland areas and 165-68’s requirements for lot frontage. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, December 16, 2025

Member Hayes moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-37's requirements surrounding rules on setbacks, height, first-floor elevation, and area of primary and accessory structures in shoreland areas. Seconded by Member Bazinet. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-42's requirements surrounding rules on roads and driveways in shoreland areas. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibit 2, 14, 20, and 22, the applicant satisfied Land Development Code §165-43 and 50's requirements surrounding stormwater management and erosion and sedimentation control in shoreland areas. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-49's requirements regarding clearing of vegetation for development in shoreland areas. Seconded by Vice Chair Boucher. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Boucher moved that the Board find that, based on Exhibit 2 and 4, the applicant satisfied Land Development Code §165-72 regarding the required number of parking spaces and §165-73's requirements regarding parking space location and screening. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board find that, based on Exhibits 2, 4, 14, 16, and 20, the applicant satisfied Land Development Code §165-79 & 80, requiring adequate utility service, including public sewer, electricity, fire protection, provision for stormwater runoff, and lighting. Seconded by Member Bazinet. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibit 2 and 14, the applicant satisfied the Land Development Code § 165-81 requiring appropriate lighting, in accordance with regulations on intensity, direction, and height. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibit 2, 14, and 16, the applicant satisfied the Land Development Code § 165-82 requiring adequate fire protection. Seconded by Member Bazinet. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Bazinet moved that the Board find that, based on Exhibit 2, the applicant satisfied the Land Development Code §165-83 requiring adequate electrical services. Seconded by Vice Chair Boucher. Roll call vote conducted – all in favor, none opposed. Motion passed.

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, December 16, 2025

Vice Chair Boucher moved that the Board find that, based on Exhibits 2, 14, and 20, the applicant satisfied the Land Development Code §165-84 requiring provisions for surface water and storm drainage. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board find that, based Exhibits 2, 14, and 20, the applicant satisfied the Land Development Code §165-85 and §165-86 requiring submitting information of anticipated sanitary flow and compliance with sewer regulations. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibit 2, the applicant satisfied § 165-135 of the Land Development Code regarding height limits, floor area ratio, impervious surface ratio, and buffer yards. Seconded by Member Bazinet. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board find that, based on the findings made in Parts 1 and 2 of Section IV of this document, the Project meets the requirements of § 165-99B for uses within the Low-Density Residential District (LDR). Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Bazinet moved that the Board find that, based on Exhibits 2, 4-6, 14, 23-24, and 26-27 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 Vice Chair Boucher. Roll call vote conducted – all in favor, none opposed. Motion passed.

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

Member Huhn moved that the Board find 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, and §165-128C(4)'s requirements on the angle of side lot lines to street lines. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board find that, based on Exhibit 2, 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, and §165-128C(10)'s requirements regarding street grades. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(13)'s requirements regarding the number and spacing of access drives. Seconded by Member Bazinet. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on the findings made in Subsection 1 through 6 above, the preliminary plat contains all required information in §165-128C. Seconded by Member Bazinet. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Boucher moved that the Board find that, based on the findings made in Part 4 of Section IV of this 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 Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Bazinet moved that the Board find that, based on Exhibits 2, 4, 14, 16, and 20, 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 and §165-114C's requirement that all proposed access drives from the site to any public right-of-way are reasonably necessary and safe. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibits 2, 14, and 20, the applicant satisfied Land Development Code §165-114D's requirements regarding minimizing adverse effects from stormwater runoff and ensuring adequate stormwater collection capacity. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board find that, based on Exhibits 2 and 14, the applicant satisfied Land Development Code §165-114E's requirement that the proposed outdoor lighting is designed to avoid unreasonable light pollution. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114F's requirements for screening, landscaping, and tree preservation. Seconded by Vice Chair Boucher. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Boucher moved that the Board find that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G's requirement that the location of the buildings meet all required setbacks and are situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board find that, based on Exhibit 2 and 14, the applicant satisfied Land Development Code §165-114H's requirement that the development will not have an unreasonable adverse effect on significant wildlife habitat, and §165-114I's requirement that the development will not

have an unreasonable adverse effect on nearby water resources or the shoreline of such resources. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Bazinet moved that the Board find that, based Exhibits 2 and 4, the applicant satisfied §165-139 of the Land Development Code regarding development requirements for tiny home parks. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board find that, based Exhibits 2, 4, 14, 20, and 23-25, the applicant satisfied §165-140 of the Land Development Code regarding utilities and accessory structures in tiny home parks. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that the project meets the requirements for a Land Development Permit for a Major Site Development and Preliminary Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, contingent on the Project receiving final subdivision approval. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

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

No discussion.

Member Huhn mentioned that Chair Perkins and Member Bazinet will be ending their terms with the Board at the end of the year, and thanked them for their service. Member Bazinet expressed gratitude for Chair Perkins' leadership.

Board members discussed the audio for the meetings and possible issues with this.

Vice Chair Boucher asked about voting on meeting minutes from tonight's meeting and signing project documents at the next meeting since two existing Board members will no longer be active – Planning Officer Anja Collette confirmed that all decisions and signatures will be valid with the five remaining Board members.

Meeting adjourned at 7:50 pm.

Respectfully submitted,

Sarah Maquillan,
Development Assistant
Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

January 6, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner:

John Karnes
343 Hammond Street
Bangor, Maine 04401

Agent:

Artfiex AE
attn: Rayshelly Lizotte
175 Exchange Street
Bangor, Maine 04401

Property Address:

Pushaw Road, Map-Lot R21-009

Zoning District:

Low-Density Residential and Resource Protection (LDR/RP)

Permit Request:

Land Development Permit for Major Site Development and Preliminary Subdivision

Description:

Proposal for the development of a tiny home park including 30 new homes, private drive, parking and associated utilities

Public Hearing Date:

December 16, 2025

Permitting Requirements:

§165-111A(6) & (7), §165-128, and §165-138

Board Members Present:

Chair Perkins, Vice Chair Boucher, and Members Bazinet, Brush, Hayes, Huhn, and Jonas

Board Vote:

Motion carried 7-0 to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit application, submitted by Artifiex on 06.27.2025
2. Final site plan set, submitted by Artifiex on 12.03.2025

3. Payment received by Planning staff on 07.01.2025
4. Project narrative, submitted by Artifex on 06.27.2025
5. Deed, submitted by Artifex on 06.27.2025
6. Financial POA, submitted by Artifex on 06.27.2025
7. Land Development Permit checklist, sent by Planning staff on 07.11.2025
8. Fire Prevention comments, received via email on 07.14.2025
9. Bangor Water District comments, received via email on 08.13.2025
10. Engineering comments, received via email on 08.15.2025
11. Fire Prevention comments, received via email on 09.25.2025
12. Engineering comments, received via email on 10.07.2025
13. Applicant response to Engineering comments, received via email on 10.07.2025
14. Applicant response to staff comments, received via email on 10.24.2025
15. Revised Land Development Permit checklist, sent by Planning staff on 10.28.2025
16. Fire Prevention sign-off, received via email on 11.05.2025
17. Applicant email re: stormwater, received on 11.05.2025
18. Engineering comments, received via email on 11.14.2025
19. Planning and Code Enforcement comments, received via email on 11.19.2025
20. Engineering sign-off, received via email on 12.01.2025
21. Additional Engineering comments, received via email on 12.03.2025
22. Stormwater maintenance plan, submitted by Artifex on 12.03.2025
23. Preliminary water supply application, submitted by Artifex on 12.04.2025
24. Letter from well driller, Lawrence Lord & Sons, Inc. submitted by Artifex on 12.04.2025
25. Response to Planning comments, received via email on 12.04.2025
26. Financial support letter, submitted by Artifex on 12.04.2025
27. Resume for Rayshelly Lizotte, submitted by Artifex on 12.04.2025
28. Fire requirement clarification sent by Fire Inspector 12.10.2025
29. List of abutters within 100ft of the subject property, generated by staff on 12.04.2025
30. Public notice sent to abutters within 100ft of the subject property on 12.04.2025
31. Notice of mailing by Planning Assistant Sarah Maquillan on 12.04.2025
32. Proof of advertisement run in the *Bangor Daily News* on 12.09.2025 and 12.11.2025

II. Project Description and Permit Requirements

The Project will consist of the development of a tiny home park including 30 new homes, private drive, parking and associated utilities.

The project will take place on Map-Lot R21-009, which is in the Low-Density Residential and Resource Protection Districts (LDR/RP), with proposed development solely in the Low-Density Residential District. As a tiny home park use in this district and a project that creates a private street, the proposed development must meet the requirements for Land Development Permit (§165-111.A(6)(7)), a major subdivision (§165-128), and a Tiny Home Park (§165-138(A)). The project also must meet the requirements of Articles II through XII and any applicable development standards of Article XIX of Chapter 165.

III. Procedural Background

1. The Application was deemed complete on December 16, 2025.
2. The Applicant paid all applicable fees (Exhibit 3).
3. The proposed Project is a Major Site Development and Preliminary Subdivision.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the requirements of Articles II through XII

1. The Board finds that, based on Exhibits 2 and 20, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control.
2. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-36's requirements surrounding minimum lot standards in shoreland areas and 165-68's requirements for lot frontage.
3. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-37's requirements surrounding rules on setbacks, height, first-floor elevation, and area of primary and accessory structures in shoreland areas.
4. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-42's requirements surrounding rules on roads and driveways in shoreland areas.
5. The Board finds that, based on Exhibit 2, 14, 20, and 22, the applicant satisfied Land Development Code §165-43 and 50's requirements surrounding stormwater management and erosion and sedimentation control in shoreland areas.
6. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-49's requirements regarding clearing of vegetation for development in shoreland areas.
7. The Board finds that, based on Exhibit 2 and 4, the applicant satisfied Land Development Code §165-72 regarding the required number of parking spaces and §165-73's requirements regarding parking space location and screening.
8. The Board finds that, based on Exhibits 2, 4, 14, 16, and 20, the applicant satisfied Land Development Code §165-79 & 80, requiring adequate utility service, including public sewer, electricity, fire protection, provision for stormwater runoff, and lighting.
9. The Board finds that, based on Exhibit 2 and 14, the applicant satisfied the Land Development Code § 165-81 requiring appropriate lighting, in accordance with regulations on intensity, direction, and height.

10. The Board finds that, based on Exhibit 2, 14, and 16, the applicant satisfied the Land Development Code § 165-82 requiring adequate fire protection.
11. The Board finds that, based on Exhibit 2, the applicant satisfied the Land Development Code §165-83 requiring adequate electrical services.
12. The Board finds that, based on Exhibits 2, 14, and 20, the applicant satisfied the Land Development Code §165-84 requiring provisions for surface water and storm drainage.
13. The Board finds that, based Exhibits 2, 14, and 20, the applicant satisfied the Land Development Code §165-85 and §165-86 requiring submitting information of anticipated sanitary flow and compliance with sewer regulations.

Part 2 – The Project meets the District Site Development Standards under Article XIX

The Board finds that, based on Exhibit 2, the applicant satisfied § 165-135 of the Land Development Code regarding height limits, floor area ratio, impervious surface ratio, and buffer yards.

Part 3 – The Project meets the requirements of § 165-99 – Low-Density Residential District (LDR)

The Board finds that, based on the findings made in Parts 1 and 2 of Section IV of this document, the Project meets the requirements of § 165-99B for uses within the Low-Density Residential District (LDR).

Part 4 – The Project meets the requirements of §165-128 – Major Subdivision

1. The Board finds that, based on Exhibits 2, 4-6, 14, 23-24, and 26-27 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.
2. 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 regulations regarding lot dimensions and areas.
3. 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, and §165-128C(4)'s requirements on the angle of side lot lines to street lines.

4. The Board finds that, based on Exhibit 2, 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, and §165-128C(10)'s requirements regarding street grades.
5. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-128C(13)'s requirements regarding the number and spacing of access drives.
6. The Board finds that, based on the findings made in Subsection 1 through 6 above, the preliminary plat contains all required information in §165-128C.

Part 5 – The Project meets the requirements of §165-114 – Land Development Approval Standards

1. The Board finds that, based on the findings made in Part 4 of Section IV of this 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.
2. The Board finds that, based on Exhibits 2, 4, 14, 16, and 20, 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 and §165-114C's requirement that all proposed access drives from the site to any public right-of-way are reasonably necessary and safe.
3. The Board finds that, based on Exhibits 2, 14, and 20, the applicant satisfied Land Development Code §165-114D's requirements regarding minimizing adverse effects from stormwater runoff and ensuring adequate stormwater collection capacity.
4. The Board finds that, based on Exhibits 2 and 14, the applicant satisfied Land Development Code §165-114E's requirement that the proposed outdoor lighting is designed to avoid unreasonable light pollution.
5. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114F's requirements for screening, landscaping, and tree preservation.
6. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G's requirement that the location of the buildings meet all required setbacks and are situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way.
7. The Board finds that, based on Exhibit 2 and 14, the applicant satisfied Land Development Code §165-114H's requirement that the development will not have an

unreasonable adverse effect on significant wildlife habitat, and §165-114I's requirement that the development will not have an unreasonable adverse effect on nearby water resources or the shoreline of such resources.

Part 6 – The Project meets the General Requirements under Article XX – Tiny Home Parks

1. The Board finds that based Exhibits 2 and 4, the applicant satisfied §165-139 of the Land Development Code regarding development requirements for tiny home parks.
2. The Board finds that based Exhibits 2, 4, 14, 20, and 23-25, the applicant satisfied §165-140 of the Land Development Code regarding utilities and accessory structures in tiny home parks.

V. Decision

The Board finds that the project meets the requirements for a Land Development Permit for a Major Site Development and Preliminary Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, contingent on the Project receiving final subdivision approval.

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. **The Project must receive final subdivision approval before construction may begin.** At least 20 days prior to the Planning Board meeting at which consideration is desired and within 12 months of preliminary plan approval by the Planning Board, an application for major subdivision final plat approval must be filed with the Planning Division. Such final plans should conform substantially to the plans which received preliminary plan approval by the Planning Board.
- C. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).

Failure to comply with the conditions listed above constitutes a violation of the Bangor Land Development Code as prescribed in Chapter 165-10G.

This If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Planning Board

CC: City of Bangor Planning Division
City of Bangor Code Enforcement Division

Building Permit and Certificate of Occupancy Checklist

Before applying for a Building Permit:

- The Project must receive final subdivision approval.



CITY COUNCIL ACTION

Council Meeting Date: December 22, 2025

Item No: 26-058

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

Title, Ordinance

Amending the Land Development Code, Section 165-13 Definitions to Remove Ohio Street and State Street from the Minor Arterial Street Definition and Add Ohio Street to the Major Arterial Definition

Summary

The Land Development Code currently defines certain streets as either major or minor arterial streets. The criteria for major arterials are that they are "highways of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections". Ohio Street and State Street are included as minor arterials even though they meet some or all of the criteria of major arterials. State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial.

Not being listed as a major arterial impacts the land uses that can be developed on Ohio Street since quite a few uses are limited to major arterials. These land uses typically make sense on Ohio, but are currently prohibited from being there. These discrepancies present a barrier for future development and don't align with the City's Comprehensive Plan.

This amendment would remove Ohio Street and State Street from the minor arterial category and add Ohio Street to the major arterial category.

Committee Action

Committee: Planning Board

Meeting Date: 1/6/2025

Action:

For:

Against:

Staff Comments & Approvals

City Manager
Director

City Solicitor

Finance

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: December 22, 2025

Assigned to Councilor: Carson

ORDINANCE, Amending the Land Development Code, Section 165-13 Definitions to Remove Ohio Street and State Street from the Minor Arterial Street Definition and Add Ohio Street to the Major Arterial Definition.

Whereas, the Land Development Code currently defines certain streets as either major or minor arterial streets;

Whereas, Ohio Street and State Street are included as minor arterials even though they meet some or all of the criteria of major arterials, and State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial;

Whereas, not being listed as a major arterial impacts the land uses that can be developed on Ohio Street since quite a few uses are limited to major arterials;

Whereas, this amendment would remove Ohio Street and State Street from the minor arterial category and add Ohio Street to the major arterial definition;

Be it Ordered by the City Council of the City of Bangor that,

The Land Development Code shall be amended as shown below:

§ 165-13 Definitions.

...

STREET, MAJOR ARTERIAL

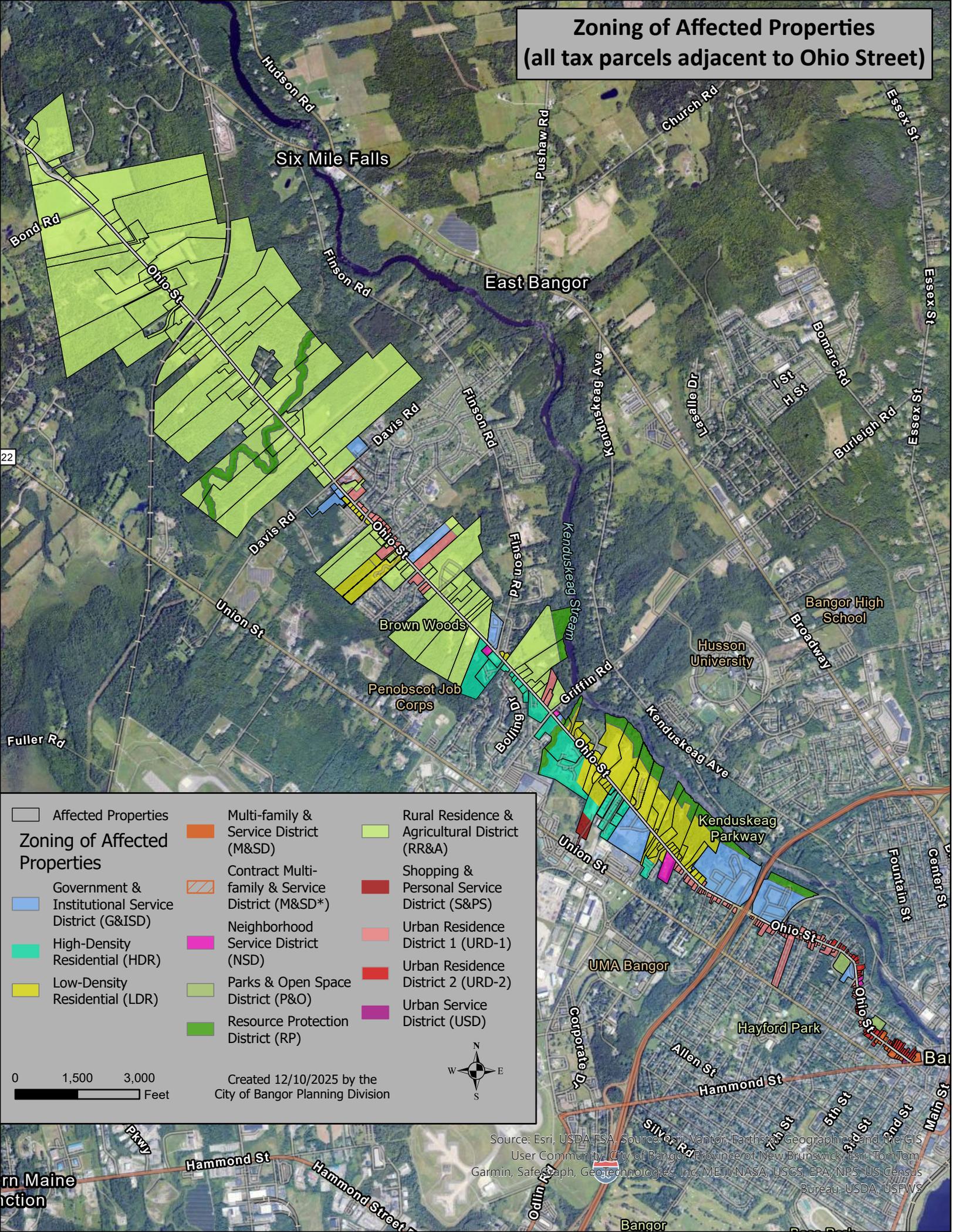
Generally, a highway of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections. Specifically, the following streets are to be considered major arterial streets in Bangor: Broadway, Hammond Street, Hogan Road, Main Street, Odlin Road, State Street, Stillwater Avenue, Ohio Street, and Union Street.

STREET, MINOR ARTERIAL

Generally, a street providing service for trips of moderate length, serving smaller geographic areas than major arterial streets, and offering connectivity to major arterial streets. Specifically, the following streets are to be considered minor arterial streets in Bangor: Mount Hope Avenue, Essex Street, Griffin Road, Kenduskeag Boulevard, ~~Ohio Street~~, ~~State Street~~, Maine Avenue, and Fourteenth Street.

Additions underlined, deletions ~~struck through~~

Zoning of Affected Properties (all tax parcels adjacent to Ohio Street)



Zoning of Affected Properties

Affected Properties	Multi-family & Service District (M&SD)	Rural Residence & Agricultural District (RR&A)
Government & Institutional Service District (G&ISD)	Contract Multi-family & Service District (M&SD*)	Shopping & Personal Service District (S&PS)
High-Density Residential (HDR)	Neighborhood Service District (NSD)	Urban Residence District 1 (URD-1)
Low-Density Residential (LDR)	Parks & Open Space District (P&O)	Urban Residence District 2 (URD-2)
	Resource Protection District (RP)	Urban Service District (USD)

0 1,500 3,000 Feet

Created 12/10/2025 by the City of Bangor Planning Division

Source: Esri, USDA FSA, Source: Esri, Vantor, Earthstar, Geographic and the GIS User Community, City of Bangor, Province of New Brunswick, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ANSA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



CITY OF BANGOR

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, January 6, 2026, beginning at 7 p.m. in the Council Chambers on the first floor of City Hall (73 Harlow Street) and will consider the following application:

Amending the Land Development Code, Section 165-13 Definitions to Remove Ohio Street and State Street from the Minor Arterial Street Definition and Add Ohio Street to the Major Arterial Definition.

To receive a copy of the proposed amendments or to submit comments, please call 207.992.4257 or email planning@bangormaine.gov. Please submit any comments by 4 p.m. on January 5, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff. Bangor City Hall is open to attend the meeting in person. Interested parties may also attend the meeting on Zoom. Zoom details are published on the city's website (bangormaine.gov) on the home page under Public Meetings and Events. While members of the public will still be allowed to watch the meeting via Zoom, they will not be allowed to actively participate and provide comments via Zoom. The meeting may also be streamed live via the City of Bangor's YouTube page; however, comments are not enabled on this page. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer



CITY OF BANGOR
Planning Division

COMMUNITY & ECONOMIC DEVELOPMENT

Date: December 18, 2025

Dear Property Owner:

The Bangor City Council is considering a change to the definitions of major and minor arterial streets in the Land Development Code by changing Ohio Street from a Minor Arterial to a Major Arterial. **You are receiving this notice because you own property that is located on Ohio Street or abuts property located on Ohio Street and would therefore be affected by this change (a map is attached showing the properties located on Ohio Street). Receiving this letter does *not* mean that a particular project is being proposed near your property.**

In advance of the Planning Board's **public hearing on this proposal scheduled for Tuesday, January 6, 2026, beginning at 7:00 p.m. in the First Floor Council Chambers of Bangor City Hall (73 Harlow Street)**, we wanted to provide a summary of the proposal that will be considered:

What is a major arterial street?

A major arterial street as defined in the Land Development Code is “Generally, a highway of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections. Specifically, the following streets are to be considered major arterial streets in Bangor: Broadway, Hammond Street, Hogan Road, Main Street, Odlin Road, State Street, Stillwater Avenue and Union Street.” The proposed change adds Ohio Street to this list.

What does this change mean for Ohio Street?

The proposed change would introduce new uses to Ohio Street, **depending on the zoning**. The following is a list of uses that are restricted to major arterials in certain zones, along with the zones that restrict them in this way. Again, receiving this letter does *not* mean that a particular project is being proposed near your property. An attached map shows the zoning for each parcel along Ohio Street, but some parcels may be hard to see due to the size.

- Nursing homes: URD-1, URD-2, LDR, HDR
- Boarding homes: URD-1, URD-2, LDR, HDR, RR&A
- Offices and community service organizations: M&SD
- Hospitals: G&ISD
- Medical offices and clinics: G&ISD
- Large landscaping service businesses: RR&A
- Places of worship: URD-1, URD-2, LDR, HDR, RR&A
- Sales of farm products: RR&A
- Chemical dependency treatment facilities: G&ISD
- Private schools, training facilities, and recreational uses: RR&A
- Secure Level IV residential care facility: G&ISD

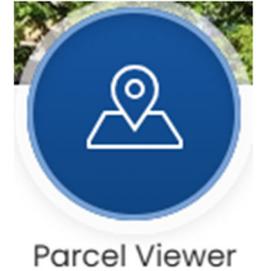
URD-1 (Urban Residence District 1) URD-2 (Urban Residence District 2) LDR (Low-Density Residential District) HDR (High-Density Residential District) RR&A (Rural Residence & Agricultural District) M&SD (Multifamily & Service District) G&ISD (Government & Institutional Service District)

***See next page for additional information**

Many of the listed uses are conditional uses for their zone. Conditional uses are reviewed at a higher standard than permitted uses. In addition to the review that is required for by-right uses, building details, appropriateness for the neighborhood, and traffic analyses are other areas of the Planning Boards review for conditional uses.

What do these new uses mean?

These new uses are not allowed on the entirety of Ohio Street. The uses would be dependent on what zone they are in. To find what zone a property is in, please visit our online parcel viewer. This can be found on the main page of the city website (<https://bangormaine.gov/>) after clicking on the icon labeled “Parcel Viewer”. Once you are on the parcel viewer, you can click the first icon on the bottom row that looks like a white magnifying glass in a blue circle and search the property. You can then view the pop-up that will tell you what the zoning on the parcel is.



To find out more about the uses in each zone, you can go to the City website, click on “YOUR GOVERNMENT” and click on “Code of Ordinances” on the left side of the screen. Once you get there, you can use the search bar on the top of the website to search for the zone. **If you have any questions, please call us at 207-992-4257.**

What is the public process for considering this change?

The Planning Board will hear a presentation of this proposal from staff, ask questions, and take comments from the public in the audience as part of a public hearing on January 6, 2026 at 7:00 PM. The Board then votes to recommend the City Council to either pass or deny the change. The City Council makes the final decision, which is expected to occur on January 12, 2026 at their regular meeting beginning at 7:00 PM.

For any questions or to submit comments, any interested party can email planning@bangormaine.gov or call the office at 207.992.4257. **To submit comments in writing, please email planning@bangormaine.gov or mail to 73 Harlow Street, Bangor, ME 04401. Please submit comments before 4 pm on January 5, 2026.** Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or by Zoom. While members of the public will still be allowed to watch the meeting via Zoom, they will not be allowed to actively participate and provide comments via Zoom. Zoom details can be found at the city’s website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments that are posted on the YouTube livestream are not monitored during the meeting.

Please call our office at 207-992-4257 if you have questions about the process or participation in the hearing process.

Planning Division
City of Bangor
207-992-4257
planning@bangormaine.gov



Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

CELIBERTI DAVID A		PO BOX 1964	HOBOKEN NJ 07030
CHAISSON CHRISTINE E		2283 OHIO STREET	BANGOR ME 04401
CHAPUT LYNNAE S		403 OHIO STREET	BANGOR ME 04401
CHASE SYLVIA M	THORPE AMY M	1139 OHIO STREET	BANGOR ME 04401
CHEN CHENG	CHEN ANDY	7 WELLESLEY WAY	BANGOR ME 04401
CHESHAM CAPITAL MANAGEMENT, LLC		C/O ZACHARY D JONES REGISTERED AGENT 34 VISTA LANE	GLENBURN ME 04401
CHIEM BINH TAN	HUYNH MY NGOC	213 OHIO STREET	BANGOR ME 04401
CLARK DESI-RAE		1973 OHIO STREET	BANGOR ME 04401
CLARK JOHN W	CLARK LISA J	670 OHIO STREET	BANGOR ME 04401
CLARK JUSTIN OLIVER	CLARK AMANDA	132 HAYNES AVENUE	ELLSWORTH ME 04605
COBB TIMOTHY C	COBB MICHELLE M	1373 OHIO ST	BANGOR ME 04401
COFFIN SUSAN		1316 MAIN ROAD	EDDINGTON ME 04428
COLEMAN LOREN	COLEMAN JENNIFER W	261 OHIO STREET	BANGOR ME 04401
COLLINS RYAN J		1494 OHIO STREET	BANGOR ME 04401
COLONIAL PINES MHP, LLC		C/O MAINE REAL ESTATE MANAGEMENT PO BOX 1193	BANGOR ME 04402-1193
COMMONSENSE HOUSING INC		15 RIVERSIDE DRIVE	EDDINGTON ME 04428
COMMUNITY HOUSING OF MAINE, INC		1 CITY CTR STOP 4	PORTLAND ME 04101-4009
COMSTOCK CHAD A		2244 OHIO STREET	BANGOR ME 04401
CONSTANTINE JOSEPH M	CONSTANTINE KATHLEEN A	300 HAMMOND STREET	BANGOR ME 04401
CONSTRUCTIVE PROPERTY SOLUTIONS, LLC		164 GREENPOINT ROAD	BREWER ME 04412
CORMIER SANDRA M		1406 OHIO STREET	BANGOR ME 04401
CORSA ROBERT		1470 OHIO STREET	BANGOR ME 04401
COSTELLO VINCENT F		44 LILY ROCK ROAD	CORINNA ME 04928
COTHIA LAFORTUNE S		243 OHIO STREET	BANGOR ME 04401
COTTER EDWARD F	COTTER LINDA K	1083 OHIO STREET	BANGOR ME 04401
COUNTY PROPERTIES, LLC		PO BOX 196	MAPLETON ME 04757
COVENTRY STACEY R		1887 OHIO STREET	BANGOR ME 04401
COX KERRY M	COX DEBORAH	667 OHIO ST	BANGOR ME 04401
COX SARA J		826 OHIO STREET APT 14	BANGOR ME 04401
CRABTREE ANTHONY P	CRABTREE KATE W	560 OHIO STREET	BANGOR ME 04401
CRESPO GUILLERMO J	BALLESTAS LOREN Y	981 OHIO STREET	BANGOR ME 04401
CUTLER LENDING LLC		247 ISLAND BEACH ROAD	WELLS ME 04090
CUTLER LENDING, LLC		247 ISLAND BEACH ROAD	WELLS ME 04090
CYR WADE J		1434 OHIO STREET UNIT 19	BANGOR ME 04401
DAIGLE DONNA MAE		17 SUNNYFIELD DRIVE	FORT KENT ME 04743
DAIGLE GRACE		1434 OHIO STREET UNIT 6	BANGOR ME 04401
DALL DIANE T		1120 OHIO ST	BANGOR ME 04401
DAVIS GYASI A		510 OHIO STREET	BANGOR ME 04401
DAVIS SCARLETT D		33 UPLAND ROAD	BREWER ME 04412
DAVIS ROAD SENIOR HOUSING LIMITED PARTNERSHIP		161 DAVIS ROAD	BANGOR ME 04401
DELANO JOSHUA R		2004 OHIO STREET	BANGOR ME 04401
DEMERITT DAVID	LEES LORETTA CONWAY	18 UNVERSITY PLACE	ORONO ME 04473
DEMPSEY CRAIG R		1961 OHIO STREET	BANGOR ME 04401
DEYONE MICHELLE R		550 OHIO STREET	BANGOR ME 04401
DIEBOLD CHRISTINA P		1434 OHIO STREET UNIT 42	BANGOR ME 04401
DIEBOLD THOMAS		1434 OHIO STREET UNIT #44	BANGOR ME 04401
DIONNE ALLISON		700 OHIO STREET	BANGOR ME 04401
DIONNE MARK W	DIONNE DIANE L	577 OHIO STREET	BANGOR ME 04401
DORR ANDREW C	DORR KRISTINA	1434 OHIO ST UNIT 39	BANGOR ME 04401-2781
DOYON RAOUL A	DOYON MARY A	617 OHIO STREET	BANGOR ME 04401
DRAPER LYNN	DRAPER CRAIG	826 OHIO STREET UNIT 15	BANGOR ME 04401
DUNCAN & LAUREN CROWLEY, TRUSTEES	CROWLEY TRUST	1587 FIRE THORN LAKES DRIVE	SARASOTA FL 34240
DUPUIS KALEIGH M		2015 OHIO STREET	BANGOR ME 04401
DYER SHELLY M	DYER BRAD H	1263 OHIO STREET	BANGOR ME 04401
Eastern Maine Healthcare Systems		c/o AP DEPT. INFOR CONTRACT #4030 43 WHITING HILL RD., SUITE 350	BREWER ME 04412
EASTERN MAINE MEDICAL CENTER		C/O AP DEPT. CHOM 43 WHITING HILL RD STE 350	BREWER ME 04412
ELLIOT WILLIAM A	ELLIOT JOYCE L	1262 OHIO STREET	BANGOR ME 04401
ELLIS JEREMY J	ELLIS KEVY R	701 OHIO STREET	BANGOR ME 04401
EPP ZACHERY MITCHELL		1434 OHIO STREET UNIT 43	BANGOR ME 04401
EVANS CLARENCE P	EVANS GLORIA JEAN	826 OHIO STREET UNIT #12	BANGOR ME 04401
EWT LLC 10		ATTN: SANDY HAMILTON 99 FISHERVILLE ROAD	CONCORD NH 03303-1020
EWT, LLC 10		ATTN: SANDY HAMILTON 99 FISHERVILLE ROAD	CONCORD NH 03303 1020
FARAH ELIZABETH J	FARAH KATHLEEN A	1699 OHIO STREET	BANGOR ME 04401
FAROOQ SAIMA	NAWAZ MUHAMMAD ASIF	1434 OHIO STREET UNIT 46	BANGOR ME 04401
FINTECH SALES, LLC		260 DEATH VALLEY ROAD	MINOT ME 04258

FORNEY GEOFFREY DAVID		2100 OHIO STREET	BANGOR ME 04401
FORTIN THOMAS M	FORTIN THERESA R	2 SEVENTEENTH ST	BANGOR ME 04401
FRENCH EDWARD B	O'LOUGHLIN FRENCH JANE C	826 OHIO STREET #10	BANGOR ME 04401
FRESH START INC		100 CENTER STREET	BANGOR ME 04401
FULL SAIL PROPERTIES LLC		PO BOX 206	ELLSWORTH ME 04605-0206
FYE BARBARA CAMPBELL		PO BOX 1047	BANGOR ME 04402-1047
GALLANT JOSEPH F		826 OHIO STREET UNIT 9	BANGOR ME 04401
GAMBLE BETTY G		1420 OHIO STREET	BANGOR ME 04401
GAMMONS ROBERT L	GAMMONS FRANCES I	623 OHIO ST	BANGOR ME 04401
GASTIA RONALD K		1868 OHIO STREET	BANGOR ME 04401
GAVETT BETTY LOU		150 MATTESON ROAD	EXETER ME 04435
GOLDING WILLIAM E		PO BOX 2815	BANGOR ME 04402-2815
GOSS, JEFFREY & MASSEY, MARY-SUE PER REPS	GOSS, BETSY C HEIRS OF	850 OHIO STREET	BANGOR ME 04401
GOULD DAVID F TRUST THE U/A		C/O JASON MILLER PER REP 2204 OHIO STREET	BANGOR ME 04401
GRANDMONT PEARL E		1434 OHIO STREET UNIT 26	BANGOR ME 04401
GREEN PINE TREE PROPERTIES, LLC		1434 OHIO STREET UNIT 46	BANGOR ME 04401
GRENIER CURTIS R		30 BRIGHTON AVENUE	BANGOR ME 04401
GUERNSEY MATTHEW A		5 BIRCHWOOD AVENUE	BANGOR ME 04401
HACHEY KAREN R		1434 OHIO STREET UNIT 29	BANGOR ME 04401
HAGERMAN ELIZABETH		983 OHIO STREET	BANGOR ME 04401
HANSEN THOMAS	TRAFTON ANDREA	688 OHIO STREET	BANGOR ME 04401
HANSON DEBORAH		15 WELLESLEY WAY	BANGOR ME 04401
HARMONY REALTY, LLC		674 MT HOPE AVENUE SUITE 2	BANGOR ME 04401
HARRIMAN DONALD K		362 OHIO ST	BANGOR ME 04401
HARRIMAN WAYNE H	HARRIMAN DOROTHY	40 BROADLAWN DRIVE	BREWER ME 04412
HARRIS JOHN		501 ESSEX ST #1	BANGOR ME 04401-3935
HART PROPERTIES LLC		PO BOX 559	CARMEL ME 04419
HASKELL SCOTT D	CRABTREE ROBIN J	1474 OHIO STREET	BANGOR ME 04401
HATCH BRANDON D		1956 OHIO STREET	BANGOR ME 04401
HERMON JUNCTION CORPORATION		542 TROY ROAD	DETROIT ME 04929
HERSEY BRADFORD N	NUANCHAN-HERSEY UTUMPORN	1523 OHIO STREET	BANGOR ME 04401-2327
HIGGINS SHAWN J	HIGGINS JESSE M	96 OHIO STREET	BANGOR ME 04401
HILL HEAVEN JEAN	BRIDGES EVAN JAMES	34 WELLESLEY WAY	BANGOR ME 04401
HOBBS BRITTNY J	HOBBS PAYTTON R	791 OHIO ST	BANGOR ME 04401
HOLMAN WALTER N	HOLMAN VICTORIA J	1448 OHIO STREET	BANGOR ME 04401
HOPKINS MICHAEL R	HOPKINS HEATHER	2072 OHIO STREET	BANGOR ME 04401
HOUSING AUTHORITY OF THE CITY OF BANGOR		161 DAVIS ST	BANGOR ME 04401
HOWE JENNIFER	HOWE ARTHUR	284 SHETUCKET TPKE	VOLUNTOWN CT 06384
HOYT FLOYD E	HOYT BETTY C	15 SARATOGA AVENUE	BANGOR ME 04401
HUCKINS PHILIP E		75 SILVER RD	BANGOR ME 04401
HUNT SAMUEL	HUNT STEPHEN	38 COLBY ST UNIT # 4	COLEBROOK NH 03576
INTEGRITY PROPERTY INVESTMENTS, LLC		PO BOX 244	HOLDEN ME 04429-0244
JAB INVESTMENTS LLC		PO BOX 1193	BANGOR ME 04402
JACKSON AARON R	JACKSON JAMIE	1129 OHIO STREET	BANGOR ME 04401
JENKINS RONALD E		796 OHIO ST	BANGOR ME 04401
JGT2 LLC		205 WEBSTER AVENUE	BANGOR ME 04401
JOHN T CYR & SONS, INC		PO BOX 368	OLD TOWN ME 04468
JOHNS CHARLES M	WILLIS JUDITH L	151 OHIO STREET	BANGOR ME 04401
JOHNSON MARY HELEN		1434 OHIO STREET UNIT 1	BANGOR ME 04401
JOHNSON TARA		640 OHIO STREET	BANGOR ME 04401
JOHNSTON TRACY E	JOHNSTON AMY S	1688 OHIO STREET	BANGOR ME 04401
JONES ANDREW A	DONOVAN CLAIRE E	246 SEVENTH STREET	BANGOR ME 04401
Joshua D & Katy Jo Conover, Trustees	Joshua & Katy Conover Revocable Trust	1989 OHIO STREET	BANGOR ME 04401
KARNES JOHN T		343 HAMMOND STREET	BANGOR ME 04401
KARNES III JOHN T	KARNES LAURIE A	343 HAMMOND STREET	BANGOR ME 04401
KAVALEC GREGORY	MARTIN VICTORIA E	826 OHIO STREET UNIT #4	BANGOR ME 04401
KCH INVESTMENTS, LLC		56 PARKWAY NORTH	BREWER ME 04412
KEELER ENTERPRISES, LLC		C/O JASMINE PRISCILLA KEELER PER REP 6 DUQUETTE DRIVE	ALTON ME 04468
KEH REALTY, LLC		559 UNION STREET	BANGOR ME 04401
KEIM ANGELA GILLADOGA		721 OHIO STREET	BANGOR ME 04401
KELLY BRITTNEY	OAKES CYNTHIA	572 OHIO STREET	BANGOR ME 04401
KELLY SARAH A		1564 OHIO STREET LOT #4	BANGOR ME 04401
KESSLER MICHELLE A		611 OHIO STREET	BANGOR ME 04401
KETCHUM JACOB M	KETCHUM ARIEL	1660 OHIO STREET	BANGOR ME 04401
KEYSER DIANA		1434 OHIO STREET UNIT 41	BANGOR ME 04401

KIMBALL VICKIE MARIE		42 WELLESLEY WAY	BANGOR ME 04401
KREITZER ROBERT E	KREITZER BARBARA G	1672 OHIO ST	BANGOR ME 04401
LABO SAM W		661 OHIO ST	BANGOR ME 04401
LABREE BERNARD L		28 DRUILLETTE STREET	OLD TOWN ME 04468
LANE JR RODNEY P	LANE PAIGE A	2487 OHIO STREET	BANGOR ME 04401
LANSBERRY JESSICA D		44 BRIGHTON AVENUE	BANGOR ME 04401
LARGAY CYNTHIA	LARGAY THEODORE	826 OHIO STREET UNIT 21	BANGOR ME 04401
LAROCHELLE CAROLYN	LAROCHELLE JACQUES G	2101 OHIO ST	BANGOR ME 04401
LEAL JOSEPH	LEAL ERICA	1333 OHIO STREET	BANGOR ME 04401
LEAR STEVEN A	LEAR CECILIA G T	344 OHIO STREET	BANGOR ME 04401
LEAVITT ELIZABETH G	SLOAN PHILIP B	57 OHIO STREET #3	BANGOR ME 04401
LEE GRANT R		826 OHIO STREET UNIT #2	BANGOR ME 04401
LEE JENNIFER J		1035 OHIO STREET	BANGOR ME 04401
LEE PHILIP P		20 BRIGHTON AVENUE	BANGOR ME 04401
LEVANT RENTALS INCORPORATED		PO BOX 581	HOLDEN ME 04429
LEVASSEUR BRITTANY A		80 STARLING DRIVE	BANGOR ME 04401
LEVESQUE ANGELIA M	BRONSON JR RICHARD B	37 OHIO STREET	BANGOR ME 04401
LEVESQUE CYNTHIA A		2145 OHIO STREET	BANGOR ME 04401
LIBBEY ROBERT D		255 W 94TH STREET APT 11-0	NEW YORK NY 10025
LIBBY MARGARET B		6 FOURTEENTH ST	BANGOR ME 04401
LIBERTY KENNETH BENEDICT		355 CENTER STREET	BANGOR ME 04401
LICATA LAUREN A	SHAW III WILLIAM	1069 OHIO STREET	BANGOR ME 04401
LITTLE GARYSON S	LITTLE MISAO	1582 OHIO STREET	BANGOR ME 04401
LMB, LLC		27 LINCOLN STREET	BREWER ME 04412
Loretta F. Toder Revocable Trust dtd 12/2/97	Richard S. Toder Trust dtd 6/2/21	27 CROMWELL DRIVE	ORONO ME 04473
LR SMITH FARMS, LLC		2377 OHIO STREET	BANGOR ME 04401
LYNNE CHERYL A	LYNNE JR ROBERT S	354 OHIO STREET	BANGOR ME 04401
MABERRY MICHAEL ROBERT	POLING ELISABETH ANNE	13 THOMAS HILL ROAD	BANGOR ME 04401
MABVADYA TORINA		1434 OHIO STREET UNIT 3	BANGOR ME 04401
MACDONALD SCOTT	MACDONALD COURTNEY	2176 OHIO ST	BANGOR ME 04401
MADORE HEATHER		1434 OHIO ST UNIT 15	BANGOR ME 04401
MAINE STATE GRANGE, P. OF H.		36 ANTHONY AVENUE SUITE 102	AUGUSTA ME 04330
MALLORY-MACDONALD KYLE J	MALLORY-MACDONALD KELSEY-LYNN A	21 BEAN ESTATES	BANGOR ME 04401
MANGAWANG CHRISTINE		826 OHIO STREET #13	BANGOR ME 04401
MARCOTTE JAMES A	MARCOTTE LAURIE A	398 OHIO STREET	BANGOR ME 04401
MARQUIS KIM C		1495 OHIO ST	BANGOR ME 04401
MARSH KURTIS		1671 HAMMOND STREET	HERMON ME 04401
MARTIN CHARLES W	MARTIN MICHAEL D	4484 FOUNTAINS DRIVE	LAKE WORTH FL 33467
MARTIN MARY M		1818 OHIO STREET	BANGOR ME 04401
MCDADE E MATTHEW		1434 OHIO STREET UNIT 4	BANGOR ME 04401
MCDONALD CORY P	MCDONALD KRISTIN	1894 OHIO STREET	BANGOR ME 04401
MCDONALD SEAN P	MCDONALD DENISE A	546 OHIO STREET	BANGOR ME 04401
MCGLAUFILIN DAVID E		1503 OHIO STREET	BANGOR ME 04401
MCGRAW DOUGLAS E	MCGRAW RACHEAL MARIE	15 WILBUR DRIVE	HAMPDEN ME 04444
MCKAY JOHN		637 OHIO STREET	BANGOR ME 04401
MCKAY JR JOHN E		637 OHIO STREET	BANGOR ME 04401
MCLAUGHLIN SCOTT A	MCLAUGHLIN TINA M	P O BOX 592	BANGOR ME 04402 0592
MCLAUGHLIN, BROOKE & TURNER, THOMAS JAMES	MCLAUGHLIN HEIDI	77 STARLING DRIVE	BANGOR ME 04401
MCPHERSON SHEILA A	MCPHERSON NEIL C	1366 OHIO STREET	BANGOR ME 04401
MELANSON LOIS E		732 BENNOCH ROAD	OLD TOWN ME 04468-5507
MERKEL ANNE D		298 OHIO STREET	BANGOR ME 04401
MERRITT PAULA J		446 OHIO ST	BANGOR ME 04401
MESSIAH BAPTIST CHURCH		985 UNION STREET	BANGOR ME 04401
METELL MIA E	MCELARNEY CAROL E	271 OHIO STREET APT 2	BANGOR ME 04401
MIKALUMA LLC		72 DILLINGHAM STREET	BANGOR ME 04401
MILLER JR ROBERT J		731 OHIO STREET #2	BANGOR ME 04401
MILLER, JASON PER REP	GOULD, ELIZABETH MARGARET HEIRS OF	2204 OHIO STREET	BANGOR ME 04401
MITCHELL-WHITE LISA	DEVOSS MARY E	2413 OHIO STREET	BANGOR ME 04401
MORIN-SMITH LOUISE R		1541 OHIO ST	BANGOR ME 04401
MORRISON GARY W	MORRISON BILLEE	12 BEAN ESATES	BANGOR ME 04401
MOUNTAIN BRANDEN	MOUNTAIN SIOBHAN	338 OHIO STREET	BANGOR ME 04401
MUNCH III JAMES C		1434 OHIO STREET UNIT 32	BANGOR ME 04401
MURRAY DYLAN	CROTEAU HAILEY	394 OHIO STREET	BANGOR ME 04401
MURRAY GISELA U		1434 OHIO STREET UNIT 13	BANGOR ME 04401
NAGLE KENNETH P	NAGLE KIMBERLY I	1821 OHIO STREET	BANGOR ME 04401

NASON DARREN E	NASON DACIA W	112 FRANKLIN PLACE UNIT A1	BANGOR ME 04401
NAWAZ MUHAMMAD ASIF		1434 OHIO STREET UNIT 46	BANGOR ME 04401
NEALE STEPHEN T	NEALE JENNIFER L	12 APPLE LANE	BANGOR ME 04401
NEILSON NEILS C		826 OHIO STREET UNIT 19	BANGOR ME 04401
NELSON, ARLENE D PER REP	NELSON, JAMES E HEIRS OF	208 EXETER ROAD	CORINNA ME 04928
NEWMAN PAUL W	NEWMAN JR FREDERIC S	64 ROYAL RD	BANGOR ME 04401
NEWTON LOIS E		1130 OHIO STREET	BANGOR ME 04401
NFI NORTH INC		PO BOX 417 40 PARK LANE	CONTOOCOOK NH 03229
NGUYEN DAN M		1472 OHIO STREET	BANGOR ME 04401
NGUYEN MY THI	HUYNH ANH TAN	26 WELLESLEY WAY	BANGOR ME 04401
NICHOLS LAUREN W	HAAG MATTHEW M	374 LINWOOD AVENUE	NEWTON MA 02460
NICKERSON KEITH L		1271 OHIO STREET	BANGOR ME 04401
NICKERSON RICHARD M	NICKERSON DAWN P	39 CORTLAND CIRCLE	BANGOR ME 04401
NORTH HAVEN, INC		PO BOX 196	MAPLETON ME 04757
NOYES GREGORY R		302 OHIO STREET	BANGOR ME 04401
OGAN ABIGAIL C		1434 OHIO STREET UNIT 12	BANGOR ME 04401
OHI		203 MAINE AVENUE	BANGOR ME 04401
OHIO LEASING, LLC		PO BOX 788	BREWER ME 04412
OKUTORO RAPHAEL K	OKUTORO FRANCES K	1556 OHIO STREET	BANGOR ME 04401
OLIVER CRAIG D		108 FULLER ROAD	HERMON ME 04401
O'MARA SEAN STILLMAN	O'MARA KELLY	422 OHIO STREET	BANGOR ME 04401
OUELLETTE FRANKLIN L		PO BOX 173	MILO ME 04463-0173
PARDY SCOTT E		720 KENDUSKEAG AVENUE	BANGOR ME 04401
PASQUINE KARYN		PO BOX 1839	BANGOR ME 04402 1839
PELLETIER JOSEPH EDWARD	PELLETIER ELLEN MARIE	2265 OHIO STREET	BANGOR ME 04401
PENOBSCOT CHRISTIAN SCHOOL ASSOCIATION		1423 OHIO ST	BANGOR ME 04401
PERKINS SCOTT ALAN		2292 OHIO STREET	BANGOR ME 04401
PHENIX REALTY LLC		16 EVERGREEN DRIVE	HAMPDEN ME 04444
PHILBRICK JOHN C	PHILBRICK PAULA W	2509 CHINQUAPIN ROAD	PROSPECT VA 23960
PLATT BERNARD JAMES		375 OHIO STREET	BANGOR ME 04401
PLUMMER JOSEPH W	HIGGINS EMI A	826 OHIO STREET #6	BANGOR ME 04401
POIRIER RODERICK		4616 KITSAP WAY	BREMERTON WA 98312
POMEROY JESSE NATHANIEL		178 OHIO STREET	BANGOR ME 04401
PORTER GREGORY A	SMITH-PROTER EILEEN L	1849 OHIO STREET	BANGOR ME 04401
POTTLE JONATHAN A		253 OHIO STREET	BANGOR ME 04401
PRATT DANIEL G	PRATT CHANTELLE M	1309 OHIO ST	BANGOR ME 04401
PRAY STEPHEN P	PRAY TINA M	372 FINSON ROAD	BANGOR ME 04401
PROULX, CHRISTOPHER M &	CODERRE-PROULX ANNETTE	2111 EXETER ROAD	EXETER ME 04435
PTE III, LLC		PO BOX 2221	BANGOR ME 04402-2221
R & B REALTY LLC		PO BOX 22	ORONO ME 04473
RANCOURT RONALD L	RANCOURT BONNIE L	702 OHIO ST	BANGOR ME 04401
REDMOND TAMARA T	REDMOND LINWOOD J	626 OHIO STREET	BANGOR ME 04401
RESIDENT (CP 336098)		1765 OHIO ST	BANGOR ME 04401
RESIDENTIAL HOLDINGS LLC		PO BOX 1601	SCARBOROUGH ME 04070
REXLEY PROPERTY MANAGEMENT LLC		147 FIFTEENTH STREET	BANGOR ME 04401
RICHARDS CHRISTINA		397 OHIO STREET	BANGOR ME 04401
RICKER DONALD E	RICKER CLAUDIA M JT	945 OHIO STREET	BANGOR ME 04401
ROBINSON GARY		341 OHIO STREET	BANGOR ME 04401
ROBINSON GARY M		341 OHIO STREET	BANGOR ME 04401
ROCKIEBAER LLC		35 STREAMSIDE LANE	BANGOR ME 04401
ROCKNHOUSE, LLC		PO BOX 465	MAPLETON ME 04757-0465
ROGER P & SALLY J LYCETTE IRREVOCABLE TRUST	STEVEN P LYCETTE TRUSTEE	PO BOX 2506	BANGOR ME 04402-2506
ROGERS TIMOTHY A		PO BOX 190	EAST ORLAND ME 04431-0190
ROMAN CATHOLIC BISHOP OF PORTLAND		217 YORK ST	BANGOR ME 04401
ROYAL ESTATES, LLC		413 PUDDLEDOCK ROAD	CHARLESTON ME 04422
RUSH LYNN M		1912 OHIO STREET	BANGOR ME 04401
RUSSELL HOLLYRAE	RUSSELL DERIC	647 OHIO STREET	BANGOR ME 04401
RYAN CRAIG R		834 OHIO STREET	BANGOR ME 04401
RYAN ROBERT D	RYAN KIMBERLEY A	2496 OHIO STREET	BANGOR ME 04401
SANBORN JANE D		416 OHIO ST	BANGOR ME 04401
SANFORD DEREK B	SANFORD DEBORAH ANN	10 BIRCHWOOD AVENUE	BANGOR ME 04401
SAUCIER BRUCE R		15 CARDINAL WAY	BANGOR ME 04401
SAUCIER JOSHUA M		PO BOX 1111	BANGOR ME 04402
SCHNECK FAMILY IRREVOCABLE TRUST DTD 10/24/18	KATHERINE A SCHNECK, TRUSTEE	2078 OHIO STREET	BANGOR ME 04401
SCLASS HOMES, LLC		1299 CHASE ROAD	VEAZIE ME 04401

SCOTT EDWARD J		PO BOX 421	KAILUA KONA HI 96745-0421
SCRIPTURE RICKY	SCRIPTURE SUSAN	PO BOX 203	LEVANT ME 04456-0203
SEAVEY DONALD A		18 JAMES STREET	BANGOR ME 04401
SELLARS PAUL		598 OHIO STREET	BANGOR ME 04401
SEVERANCE ELLEN L		817 OHIO ST	BANGOR ME 04401
SEVIGNY SANDRA L		1434 OHIO STREET UNIT #14	BANGOR ME 04401
SMALL RYAN T		PO BOX 1258	SOUTHWEST HARBOR ME 04679
SMALL TIMOTHY W		59 WING STREET	BANGOR ME 04401
SMITH BARBARA B		826 OHIO STREET #7	BANGOR ME 04401
SMITH DANIEL	SMITH HEATHER	1397 OHIO STREET	BANGOR ME 04401
SORG ROBERT L	SORG SUSAN T	846 OHIO STREET	BANGOR ME 04401
SORG SARAH	SORG SUSAN T	858 OHIO STREET	BANGOR ME 04401
ST. ANDRE HOME INC		PO BOX 2373	BANGOR ME 04402-2373
ST. LOUIS RICHARD F		PO BOX 927	BREWER ME 04412
STAM PARTNERS, LLC		29 NORTH STREET	BANGOR ME 04401
STANLEY, KIMBERLY ANN & CHANNELL, MELISSA S	OGDEN RONALD J	C/O BYRON OGDEN 2150 OHIO STREET	BANGOR ME 04401
STRATER CHAD		385 PENNEY ROAD	NEW GLOUCESTER ME 04260
STROUT ELAINE L		1434 OHIO STREET UNIT #45	BANGOR ME 04401
STURDEE MICHAEL	STURDEE JOYCE	31 WELLESLEY WAY	BANGOR ME 04401
TAPLEY SHANNON E	TAPLEY NATHAN T	239 OHIO STREET	BANGOR ME 04401
TARR FRED W	TARR PATRICE D	655 OHIO ST	BANGOR ME 04401
TEKELENBURG TY		236 FALVEY STREET	BANGOR ME 04401
THE BARN TRUST DTD 8-30-2013	THOMAS ROBERT A	2183 OHIO STREET	BANGOR ME 04401
The Rock Church Of Greater Bangor		1195 OHIO STREET	BANGOR ME 04401
THE THOMAS & SONIA RUSSELL LIVING TRUST DTD 4/24/1	THOMAS A & SONIA E RUSSELL CO-TRUSTEE	17417 HAMPTON FALLS TERRACE	LAKEWOOD RANCH FL 34202
THERIAULT PERRY E		1793 OHIO ST	BANGOR ME 04401
THERIAULT WILLIAM	THERIAULT JENNIFER A	1111 OHIO STREET	BANGOR ME 04401
THOMAS CAROL P		PO BOX 2310	BANGOR ME 04402-2310
THOMAS PAULA B	THOMAS GARY J	593 SOUTH ROAD	HOLDEN ME 04429
TIBBETTS DOUGLAS H	TIBBETTS BARBARA A	2468 OHIO STREET	BANGOR ME 04401
TODD KEVIN M	TODD KRISTA A	39 BRIGHTON AVENUE	BANGOR ME 04401
TOOLE ELLEN		385 OHIO STREET	BANGOR ME 04401
TOWLE MARCIA J	TOWLE PATRICIA A	1434 OHIO STREET UNIT 5	BANGOR ME 04401
TRACY ROGER E		1297 OHIO ST	BANGOR ME 04401
TRAN LUAT		8 BRIGHTON AVENUE	BANGOR ME 04401
TURNER JULIA S		826 OHIO STREET UNIT 1	BANGOR ME 04401
TURNER ROBERT M	TURNER LISA A	240 SMITH ROAD	HERMON ME 04401
TURNER PROPERTY HOLDINGS, LLC		240 SMITH ROAD	HERMON ME 04401
VALENCE ROLAND HAWK		213 GROVE ST	BANGOR ME 04401
VANDEZ KAITLYN E		3 LAKEVIEW DRIVE	HOLDEN ME 04429
VANIDESTINE TERRIE		1882 OHIO STREET	BANGOR ME 04401
VANIDESTINE TERRIE B		1882 OHIO STREET	BANGOR ME 04401
VENTI MICHAEL A		36 BRIGHTON AVENUE	BANGOR ME 04401
VERSANT POWER		ATTN PROPERTY TAX DEPARTMENT PO BOX 932	BANGOR ME 04402-0932
VICKERS LORI ANNE		1434 OHIO STREET UNIT 28	BANGOR ME 04401
VOANNE PROPERTY CORPORATION		14 MAINE STREET SUITE 100	BRUNSWICK ME 04011
VOORHEES MARTHA NORTHROP		1595 OHIO STREET	BANGOR ME 04401
WABANAKI HEALING AND RECOVERY, LLC		PO BOX 1356	BANGOR ME 04402-1356
WALKER MALCOLM C	WALKER BIANCA J	37 SUPERIOR DR	CARIBOU ME 04736
WARDWELL-TRICKEY, LLC		84 SUNSET AVENUE APT B	HAMPDEN ME 04444
WEEKS ELWIN R		PO BOX 1881	BANGOR ME 04402-1881
WEIR PATRICK J	FRANCIS LILLIAN D	176 COURT STREET	BANGOR ME 04401
WHEATON SHARON A		42 PATTERSON ROAD	HAMPDEN ME 04444
WHITE RENEE C	WHITE MICHAEL E	1570 OHIO STREET	BANGOR ME 04401
WHITTY G HELENE		PO BOX 296	BANGOR ME 04402 0296
WHITTY JAMES F		PO BOX 296	BANGOR ME 04402-0296
WILCOX ELLIOTT J		38 BURLEIGH ROAD	BANGOR ME 04401
WILLETTE MATTHEW		PO BOX 2638	BANGOR ME 04402-2638
WILLETTE JR JAMES H	WILLETTE CAROLE M	2018 OHIO ST	BANGOR ME 04401
WILLEY STEVEN	WILLEY SUPHATSA	54 DARTMOUTH STREET	BANGOR ME 04401
WILLIAMS ANN MARIE		1434 OHIO STREET UNIT 23	BANGOR ME 04401
WILLIAMS SUSAN	WILLIAMS MICHAEL	1856 OHIO STREET	BANGOR ME 04401
WILLIAMS JR HAROLD D	WILLIAMS RHONDA A	720 OHIO ST	BANGOR ME 04401
WINCHELL BONNIE L		12 JAMES ST	BANGOR ME 04401
WINCHENBACH BRANDON J		1434 OHIO STREET UNIT 38	BANGOR ME 04401

WINKS PROPERTIES, LLC
WINNIER -OCIEPKA BRITTANY E
Winterfell Sunbury Village (ME) Owner, LLC
WOITUN JOACHIM
WRIGHT SR RICHARD L
YAGOW GEORGE C
YEHLE GRACE K

BAEZA ANNA MARIA
WRIGHT DONNA K
WEDGWOOD JOHN W
YEHLE JEREMY D

PO BOX 1538
1043 OHIO STREET
c/o NorthStar Realty Finance Corp 399 Park Avenue 18th Floor
PO BOX 1662
693 OHIO ST
1873 OHIO STREET
440 OHIO STREET

BANGOR ME 04402-1538
BANGOR ME 04401
New York NY 10022
BANGOR ME 04402
BANGOR ME 04401
BANGOR ME 04401
BANGOR ME 04401

Owners of Abutting Property to Affected Properties

Owner *	Owner 2	Owner Address 1	Owner Address 2
125 GARLAND STREET, LLC		819 ESSEX STREET	BANGOR ME 04401
39 WESTLAND STREET LLC		ATTN: THOM DILLON PO BOX 8441	RICHMOND VA 23226
ALBERT ALLEN		2090 OHIO STREET	BANGOR ME 04401
ALLEN ELAINA H	ALLEN TERRY L	40 NELSON STREET	BANGOR ME 04401
ALLEY JUSTIN D	ALLEY SARAH J	40 BEAN ESTATES	BANGOR ME 04401
ANDERSON AMY B	GAGNE RAYSHELL	14 BRIGHTON AVENUE	BANGOR ME 04401
ANNE MARIE VICKERS QUIN REVOCABLE TRUST	ANNE MARIE VICKERS QUIN TRUSTEE	11 CHATHAM ST	BANGOR ME 04401
ASIAN PALACE II		C/O LISA CHAN 431 ESSEX ST	BANGOR ME 04401
AWALT KRISTINA		330 DAVIS ROAD	BANGOR ME 04401
B&L PROPERTIES LLC		PO BOX 539	OLD TOWN ME 04468
B33 BANGOR II LLC		9330 W SAHARA AVE SUITE 270	LAS VEGAS NV 89117
BABCOCK HEATHER J		15 DANA DRIVE	BANGOR ME 04401
BADGER BRIDGETTE H	DRAKE JASON K	10 HUDSON STREET	BANGOR ME 04401
BAILEY RACHEL	BAILEY KERMIT	19 CHERRY LANE	BANGOR ME 04401
BALLINGALL ROBERT A		94 COURT STREET	BANGOR ME 04401
BANGOR CITY OF		ACCT. PAYABLE SCHOOL DEPT. 73 HARLOW STREET	BANGOR ME 04401
BANGOR CITY OF		PUBLIC WORKS 73 HARLOW STREET	BANGOR ME 04401
BANGOR CITY OF		ATTN ENGINEERING C/O CHERI 73 HARLOW STREET	BANGOR ME 04401
BANGOR CITY OF		ATTN PARKS & REC DEPT 73 HARLOW STREET	BANGOR ME 04401
BANGOR ESTATES, LLC		PO BOX 2670	BANGOR ME 04402-2670
BANGOR HOUSING AUTHORITY		161 DAVIS ROAD	BANGOR ME 04401
BANGOR PROPERTY MANAGEMENT, LLC		197 CENTER DRIVE	ORRINGTON ME 04474
BARON JOSHUA J	CARTER CLARICE L	1789 OHIO STREET	BANGOR ME 04401
BASTEY MONICA		411 SAWYER ROAD	HAMPDEN ME 04444
BATTY DIANE K		46 BUNKER LANE	BANGOR ME 04401
BEAL RONALD B		28 KATAHDIN STREET	BANGOR ME 04401
BEATHAM DANIEL	CARRIER-BEATHAM HANNAH	2897 ROUTE 2	HERMON ME 04401
BELL COLEEN M	GRISWOLD STEVEN R	15 CHERRY LANE	BANGOR ME 04401
BENEDICT EDWARD	SCHREIBER KARA	44 JAMES ST	BANGOR ME 04401
BENEDIX ROBERT	BENEDIX MEREDITH	31 LANGLEY STREET	BANGOR ME 04401
BIKORIMANA GUY		603 BOG ROAD	HERMON ME 04401
BISHOP JEFFREY	BISHOP HEATHER C	18 15TH STREET	BANGOR ME 04401
BISKUP THOMAS I		36 STARLING DRIVE	BANGOR ME 04401
BLAIS KATHLEEN A		21 WELLESLEY WAY	BANGOR ME 04401
BRAGG AMY L		30 TYLER AVENUE	BANGOR ME 04401
BRAGG DAVID E	BRAGG SHARON L	39 BIRCHWOOD AVENUE	BANGOR ME 04401
BRIDGES MEGAN C		16 BEECHER PARK	BANGOR ME 04401
BRIGGS PATRICIA J		17 BAILEY STREET	BANGOR ME 04401
BRIGGS JR ROBERT S	BRIGGS JORI-LYNN	21 BEAN ESTATES	BANGOR ME 04401
BROWN MARTIN A		P O BOX 2545	BANGOR ME 04402 2545
BUNKER WAYNE A	BUNKER GAELYN R	42 DOE DRIVE	BANGOR ME 04401
BURKE NUTSA		16 NOLAN ROAD	HOLDEN ME 04429
BUSHWAY CHRISTOPHER A	BUSHWAY KERRY L	20 STONE STREET	BANGOR ME 04401
CAMERON DOROTHY M	CAMERON EILEEN M	62 STARLING DRIVE	BANGOR ME 04401
CAMERON KAITLYN J		38 CARDINAL WAY	BANGOR ME 04401
CAMPBELL MAXINE Y	CAMPBELL ARNETT B	37 WELLESLEY WAY	BANGOR ME 04401
CANUCK INVESTMENTS LLC		22 FAIRWAYS	BANGOR ME 04401
CARR RICHARD DAVIS	CARR RAYNA	39 DOE DRIVE	BANGOR ME 04401
CARTER MICHAEL	CARTER JASMIN	28 JAMES STREET	BANGOR ME 04401
CENTRAL MAINE & QUEBEC RAILWAY U.S. INC		MCKENZIE SHAW 427 W. 12TH STREET	KANSAS MO 64105
CHAPMAN JR RALPH W	JENNY IVAN P	17 JAMES STREET	BANGOR ME 04401
CHEN CHENG	CHEN ANDY	7 WELLESLEY WAY	BANGOR ME 04401
CLARK JACK H	PARDES URTUBIA	69 WILEY STREET	BANGOR ME 04401

COMMUNITY HOUSING OF MAINE, INC		1 CITY CTR STOP 4	PORTLAND ME 04101-4009
COMMUNITY REAL ESTATE SOLUTIONS, LLC		47 MAIN STREET SUITE 200	BANGOR ME 04401
CONTINO JAMES L	CONTINO NANCY ADAMS-	56 BUNKER LANE	BANGOR ME 04401
CORMIER MAUREEN G		8 OLD ORCHARD DRIVE	BANGOR ME 04401
COTE STACY T	COTE CHANDRA D	38 DOE DRIVE	BANGOR ME 04401
COUMMUNITY HOUSING OF MAINE INC		95 HIGH STREET 3RD FLOOR	PORTLAND ME 04101
COURT STREET PARK LLC		107 COURT STREET	BANGOR ME 04401
COWING CINDY L	COWING MICHAEL T	18 CHATHAM STREET	BANGOR ME 04401
CRAIG BARBARA		18 FREMONT STREET	BANGOR ME 04401
CROWLEY DUNCAN		1587 FIREHORNE LAKES DRIVE	SARASOTA FL 34240
CUMMINGS THOMAS M	CUMMINGS AMERICA M JT	134 PINE LEDGE ROAD	BANGOR ME 04401
CUNIO DAVID C	CUNIO BARBARA A	12 STARLING DRIVE	BANGOR ME 04401
CURRIER DARREN		32 SUNNY HOLLOW PL	BANGOR ME 04401
CYR ALAN J	CYR BARBARA J	20 WESTLAND ST	BANGOR ME 04401
CYR, JEAN M PER REP	CYR, ANTHONY M HEIRS OF	133 STATE STREET	MILLINOCKET ME 04462
DAFFRON THOMAS A	COLLINS SUSAN M	51 PINE LEDGE ROAD	BANGOR ME 04401
DAVIS ABIGAIL	DAVIS GREGORY	11 HANNIBAL STREET	BANGOR ME 04401
DAVIS GLENN L	DAVIS GERALDINE S	71 STARLING DRIVE	BANGOR ME 04401
DAY ERIC	RIOUX KATHERINE	129 FINSON ROAD	BANGOR ME 04401
DAY ERIC E	RIOUX KATHLEEN H	153 FINSON ROAD	BANGOR ME 04401
DELANO JOSHUA		2004 OHIO STREET	BANGOR ME 04401
DEROO PHILIP J		24 KINEO STREET	BANGOR ME 04401
DEROO III PHILIP JAMES		24 KINEO STREET	BANGOR ME 04401
DES PROPERTIES LLC		40 HIGH STREET	BANGOR ME 04401
DESJARDINS WAYNE		13 BIRCHWOOD AVE	BANGOR ME 04401
DETOUR CHRISTOPHER S	DETOUR STACY J	19 WILEY STREET	BANGOR ME 04401
DOUCETTE MICHAEL J	DOUCETTE VICKI	125 REEVES ROAD	BRADFORD ME 04410
DOYON RAOUL A	DOYON MARY A	617 OHIO STREET	BANGOR ME 04401
DRISKO BRIAN S		24 TYLER AVENUE	BANGOR ME 04401
DUNTON RONALD A	DUNTON DONNA M	42 YANKEE AVENUE	BANGOR ME 04401
DYSART ETHAN J	DYSART LINDSAY L	95 MAGNOLIA HILL ROAD	BANGOR ME 04401
Eastern Maine Healthcare Systems		c/o AP DEPT. INFOR CONTRACT #4030 43 WHITING HILL RD., SUITE 350	BREWER ME 04412
EASTERN PC, INC		47 DAVIS ROAD	BANGOR ME 04401
EATON CHARLES R	EATON LISA	19 BOYNTON ST	BANGOR ME 04401
ELLIOTT TRACY	ELLIOTT THOMAS	63 BEAN ESTATES	BANGOR ME 04401
ENCOMPASS HEALTH MAINE REAL ESTATE, LLC		PO BOX 380546	BIRMINGHAM AL 35242
ENGLAND COURTNEY R	ENGLAND JR TREVOR E	96 MAGNOLIA HILL ROAD	BANGOR ME 04401
EVANS SETH R		19 FOURTEENTH STREET	BANGOR ME 04401
EWING, NANCY M &	SCOTT D HASKELL JT	1474 OHIO STREET	BANGOR ME 04401
EWT LLC 10		ATTN: SANDY HAMILTON 99 FISHERVILLE ROAD	CONCORD NH 03303-1020
EWT, LLC 10		ATTN: SANDY HAMILTON 99 FISHERVILLE ROAD	CONCORD NH 03303 1020
FAESSLER SIENNA	FAESSLER NATHAN	45 TYLER AVENUE	BANGOR ME 04401
FAHEY, JEFFREY J & LAURA L	JOHNSON, DAVON L, FAHEY AMY L & BURKARD, JODI L.F.	2559 OHIO STREET	BANGOR ME 04401
FALCONE DANIEL J		10 WATER STREET #305	BANGOR ME 04401
FARRAR STEPHANIE ELIZABETH		29 DANA DRIVE	BANGOR ME 04401
FEERO MAYNARD F	FEERO BETTY L	10 FREMONT ST	BANGOR ME 04401
FIELD JR JOHN G	FIELD JAYNE A	53 SUNNY HOLLOW PLACE	BANGOR ME 04401
FIKES KATHRYN J		33 WESTLAND STREET	BANGOR ME 04401
FIRST CHURCH OF THE NAZARENE		1465 UNION STREET	BANGOR ME 04401
FITZGERALD DAVID M	SIALLAGAN PESTIVA DANNI	45 STARLING DRIVE	BANGOR ME 04401
FITZGERALD KEEGAN		12 TYLER AVENUE	BANGOR ME 04401
FLANAGAN SARA M		20 KINEO STREET	BANGOR ME 04401
FLOREY JR RICHARD W		18 STARLING DRIVE	BANGOR ME 04401
FREEMAN ELIZABETH A		27 BUNKER LANE	BANGOR ME 04401

FROST DONNA P		25 FOURTEENTH ST	BANGOR ME 04401
GATCOMB KELLY L		72 STARLING DRIVE	BANGOR ME 04401
GILPIN HOLDINGS, LLC		19 SUNRISE LANE	HAMPDEN ME 04444
GLIDDEN REANNAH		12 WILEY STREET	BANGOR ME 04401
GODIN DANIEL E	GODIN SHANNAN M	61 WILEY STREET	BANGOR ME 04401
GONNELLA REAL ESTATE, LLC		7750 OKEECHOBEE BLVD SUITE 4 PMB 2006	WEST PALM BEACH FL 33411
GOOCH BRUCE M	GOOCH DEBRA J	92 EVERGREEN DRIVE	HERMON ME 04401
GOODINE SHANNON L		PO BOX 1726	BUCKSPORT ME 04416-1726
GOSSELIN JAMES P	MYERS KELLIE L	356 DAVIS ROAD	BANGOR ME 04401
GRAHAM NANCY J		20 DUNNING BLVD	BANGOR ME 04401
GRENIER CURTIS R		30 BRIGHTON AVENUE	BANGOR ME 04401
HACKETT BRIAN	HACKETT LINDSEY	102 HARVARD STREET	BANGOR ME 04401
HANSEN KATHY A		39 BLUE HILL WEST	BANGOR ME 04401
HANSON DONALD J	HANSON PAULA L	1653 UNION ST	BANGOR ME 04401
HARMON JASON L	HARMON MEGAN M	16 ROARING BROOK ROAD	EASTBROOK ME 04634
HARRIMAN WAYNE H	HARRIMAN DOROTHY	40 BROADLAWN DRIVE	BREWER ME 04412
HART PROPERTIES LLC		PO BOX 559	CARMEL ME 04419
HATCH JUSTIN D	HATCH JESSICA D	29 CARDINAL WAY	BANGOR ME 04401
HATCH ROBERT	HATCH, KENNETH & KRAUTH, ELLEN	11 WILEY STREET	BANGOR ME 04401
HAYES PETRINA D		30 FIFTEENTH STREET	BANGOR ME 04401
HEBER ALBERT A	HEBER SARAH T	58 SUGARLOAF LANE	BANGOR ME 04401
HELFEN ALISA J		47 BIRCHWOOD AVENUE	BANGOR ME 04401
HELFEN RITA F		13 SIXTEENTH ST	BANGOR ME 04401
HENRY JAMES R		15 ABBOTT LANE	BANGOR ME 04401
HIATT JOSHUA T	HIATT JASEMEN A	185 MOOSEHEAD BLVD	BANGOR ME 04401
HIGGINS BONNIE K	HIGGINS JR RICHARD S	47 HIGGINS ROAD	PALMYRA ME 04965
HILDEBRANDT DUSTIN		18 BAILEY STREET	BANGOR ME 04401
HOGAN KATHLEEN E	STONE ALLISON W	21 DANA DRIVE	BANGOR ME 04401
HOLBERT III DONEALD L		26 JAMES STREET	BANGOR ME 04401
HOUSING AUTHORITY CITY OF BANGOR		161 DAVIS ROAD	BANGOR ME 04401
HOUSING AUTHORITY OF THE CITY OF BANGOR		161 DAVIS ROAD	BANGOR ME 04401
HOWE STEVEN W		155 PRENTISS STREET	OLD TOWN ME 04468
HUNTER MARY L LIVING TRUST	HUNTER, MARY L & PHILIP G TRUSTEES	P O BOX 2249	BANGOR ME 04402 2249
HURD MEGHAN		4 DOW PINE COURT	BANGOR ME 04401
HURST SHARON L		14 EIGHTEENTH ST	BANGOR ME 04401
HUSEK AARON MICHAEL		18 EIGHTEENTH STREET	BANGOR ME 04401
J&R CONTRACTING GROUP INC		PO BOX 883	BANGOR ME 04402-0883
J&R INVESTMENTS, LLC		PO BOX 883	BANGOR ME 04402-0883
JACKSON GARY	JACKSON VICTORIA	2102 OAKGROVE CIRCLE	VALDOSTA GA 31602
JAMES G & JOHN WAKEMAN, TRUSTEES	JAMES G WAKEMAN FAMILY TRUST dtd 11/3/09	12 GEORGE STREET	BANGOR ME 04401
JAMES H. TINKER TRUSTEE	STUART & PENNEY TINKER IRREVOCABLE TRUST	54 THOMAS HILL ROAD	BANGOR ME 04401
JAMISON LOIS		20 MARCH CIRCLE	BANGOR ME 04401
JENSEN NIKOLE A		15 WESTLAND ST	BANGOR ME 04401
JM INVESTMENT GROUP, LLC		PO BOX 37271	CHARLOTTE NC 28237
JOHNSON PAMELA W		12 STONE STREET	BANGOR ME 04401
JOHNSTON SUZETTE E	JOHNSTON JASON E	22 FIFTEENTH ST	BANGOR ME 04401
KARNES JOHN		343 HAMMOND STREET	BANGOR ME 04401
KARNES JOHN T	KARNES LAURIE A	1105 OHIO STREET	BANGOR ME 04401
KARNES III JOHN T	KARNES LAURIE A	343 HAMMOND STREET	BANGOR ME 04401
KEIM ANGELA GILLADOGA		721 OHIO STREET	BANGOR ME 04401
KILEY FUNERAL HOME		69 STATE STREET	BREWER ME 04412
KIMBALL STEVEN J		9 STARLING DRIVE	BANGOR ME 04401
KINNEY RICHARD P	HENRICH ANTHONY J	3 SUNSET TP	MILFORD ME 04461
KOGUT III MITCHELL	KOGUT LORI L JT	48 STARLING DRIVE	BANGOR ME 04401

LABREE BERNARD L		28 DRUILLETTE STREET	OLD TOWN ME 04468
LAKEVILLE SHORES INC		POB 96	WINN ME 04495
LANGILLE THOMAS R		39 FAWN COURT	BANGOR ME 04401
LANKHORST BENJAMIN L	MITCHELL NITISHA L	30 BOWER STREET	BANGOR ME 04401
LANSBERRY JESSICA D		44 BRIGHTON AVENUE	BANGOR ME 04401
LAWRENCE CECILIA N		2529 OHIO STREET	HERMON ME 04401
LAZARE TYSON T		35 CARDINAL WAY	BANGOR ME 04401
LC APARTMENTS, LLC		819 ESSEX STREET	BANGOR ME 04401
LECLAIR PHILIP J	LECLAIR MARGARET E	PO BOX 102	BANGOR ME 04402-0102
LEE BRIAN J	LEE ANDREA B	84 MOUNT DESERT DRIVE	BANGOR ME 04401
LEE CHANGSU KRISTOPHER		56 JUNIPER STREET	BANGOR ME 04401
LEE JON E	LAPIERRE-LEE LISA A	1846 OHIO STREET	BANGOR ME 04401
LEE PHILIP P		20 BRIGHTON AVENUE	BANGOR ME 04401
LENT JR JOHN T	LENT ROXANNE P	34 BUNKER LANE	BANGOR ME 04401
LEVASSEUR BRITTANY A		80 STARLING DRIVE	BANGOR ME 04401
LI KEVIN		22 CARDINAL WAY	BANGOR ME 04401
LIBBY PAMELA J		851 UNION STREET	BANGOR ME 04401
LIBERTY SHARON J		44 FAWN COURT	BANGOR ME 04401
LIBHART MARY R	LIBHART JR W PETER	62 PATRICK LANE	BANGOR ME 04401
LIMA REALTY HOLDINGS LLC		674 MT HOPE AVENUE STE 2	BANGOR ME 04401
LIMA REALTY HOLDINGS LLC		674 MT. HOPE AVENUE STE 2	BANGOR ME 04401
LINNEHAN JENNIFER R		170 PINE LEDGE ROAD	BANGOR ME 04401
LITTLE DONNA		65 DAVIS ROAD	BANGOR ME 04401
LITTLEFIELD JORDYNNE D	HANDY TYLOR R	30 YANKEE AVENUE	BANGOR ME 04401
LIZOTTE BRIAN D	LIZOTTE LAURIE E	7 CHERRY LANE	BANGOR ME 04401
LONGO MICHAEL		43 FINSON ROAD	BANGOR ME 04401
LORING ALEXIS JORDAN		16 KOSSUTH STREET	BANGOR ME 04401
LORING FRANCES L		35 WILEY STREET	BANGOR ME 04401
LOVETT MICHAEL PAUL		93 WILEY STREET	BANGOR ME 04401
LUCIANO KIMBERLY F	LUCIANO RICHARD	25 STONE STREET	BANGOR ME 04401
LUNN LISA L		8 FOURTEENTH ST	BANGOR ME 04401
MACGREGOR JODI L	AMIRAULT THERESA M	1477 UNION ST	BANGOR ME 04401
MADRIGAL JR ANDRES	ELLIOTT-THEBERGE KRYPEL	11 DRUMMOND STREET	BANGOR ME 04401
MAIN ERIC R	MAIN LEANA H	279 HORNBEAM WAY	BANGOR ME 04401
MARSH KURTIS		1671 HAMMOND STREET	HERMON ME 04401
MARSH MOBILE HOMES LLC		1671 HAMMOND STREET	HERMON ME 04401
MARTEL MELISSA C		32 STARLING DRIVE	BANGOR ME 04401
MARTIN BRIAN B	TRIMBLE JENNIFER A	27 FOURTEENTH ST	BANGOR ME 04401
MARTIN DONALD J		PO BOX 41	AURORA ME 04408
MARTINEZ YHWHYWCPEH		488 BARKER ROAD	TROY ME 04987
MASTERS AMANDA		11 ABBOTT LANE	BANGOR ME 04401
MATHEWS JIMMY D		16 APPLE LANE	BANGOR ME 04401
MATONES LAURA L	MCINNIS MELINDA	38 TYLER AVENUE	BANGOR ME 04401
MCGLAUFLIN MARGARET C		33 MT DESERT DRIVE	BANGOR ME 04401
MCLAUGHLIN JUSTIN		1 BEAN CT APT 1	BANGOR ME 04401
MCLAUGHLIN, BROOKE & TURNER, THOMAS JAMES	MCLAUGHLIN HEIDI	77 STARLING DRIVE	BANGOR ME 04401
MCLELLAN MARION		11 HOLLAND STREET	BANGOR ME 04401
MELVIN JR FLOYD W	MELVIN ELIZABETH A	65 BUNKER LANE	BANGOR ME 04401
MERZ GEORGE E	MERZ AURELIE A	27 YANKEE AVENUE	BANGOR ME 04401
MILAN IV CHARLES H	MILAN JAMES E	PO BOX 338	BREWER ME 04412
MILLER, SHARON PER REP	SMITH, JUDITH L HEIRS OF	186 WEST OLD COUNTY ROAD	NEWCASTLE ME 04553
MILLER, SHARON S PER REP	SMITH, VAUGHN E HEIRS OF	186 WEST OLD COUNTY ROAD	NEWCASTLE ME 04553
MOODY STEVEN	MOODY JUDITH	20 BEECH NUT LANE	HOLDEN ME 04429
MOORE WALTER H		19 COTTAGE STREET	BANGOR ME 04401

MOORES EDWARD C		19 WESTLAND ST	BANGOR ME 04401
MORRILL TINA M	HIGGINS BRENT	183 MOOSEHEAD BLVD	BANGOR ME 04401
MROZ PAULA		52 BRIGHTON AVENUE	BANGOR ME 04401
MUNKSGAARD EWIN J	MUNKSGAARD ROXANNE J	82 COURT ST	BANGOR ME 04401
NADEAU ADAM M		84 BLUE HILL WEST	BANGOR ME 04401
NELSON MARCIA LYNN		53 CARDINAL WAY	BANGOR ME 04401
NEWCOMB SR JOHN C		14 SIXTEENTH STREET	BANGOR ME 04401
NEWY CARRIE		7 FIFTEENTH STREET	BANGOR ME 04401
NFI NORTH INC		PO BOX 417 40 PARK LANE	CONTOOCOOK NH 03229
NGUYEN PHUONG THI KIM	VU HANH	21 COTTAGE STREET	BANGOR ME 04401
NICHOLSON LORIE A	WING BROOKE A	29 BIRCHWOOD AVENUE	BANGOR ME 04401
NORRIS LINZY R	BOWLIN TINAMARIE G	13 SEVENTEENTH STREET	BANGOR ME 04401
O'CONNELL MATTHEW R	O'CONNELL SARAH J	16 STONE STREET	BANGOR ME 04401
O'DONNELL DOROTHY M	O'DONNELL RYAN	62 STARLING DRIVE	BANGOR ME 04401
OHIO ST EVANGELICAL COVENANT		CHURCH CEMETERY CORPORATION 1195 OHIO ST	BANGOR ME 04401
OTTAVIANO FAMILY TRUST	OTTAVIANO, WILLIAM J JR & NANCY TRUSTEES	PO BOX 810	ROCKPORT ME 04856-0810
PARADISE PROPERTY MANAGEMENT, LLC		PO BOX 552	ORONO ME 04473
PARKER SEAN M		23 FREMONT STREET	BANGOR ME 04401
PASQUINE R PAUL	PASQUINE KARYN	PO BOX 1839	BANGOR ME 04402 1839
PELKEY LISA V		PO BOX 52	EDDINGTON ME 04428
Pelkey Reid E	Pelkey Samantha A Hilton	57 Wiley Street	Bangor ME 04401
PELLETIER CASSANDRA LEE	THIBODEAU NICHOLAS BRIAN	56 STARLING DRIVE	BANGOR ME 04401
PEMETIC LLC		PO BOX 66852	FALMOUTH ME 04105
PEMETIC, LLC		PO BOX 66852	FALMOUTH ME 04105
PENOBSCOT COUNTY OF		COURT HOUSE 97 HAMMOND ST	BANGOR ME 04401
PENQUIS DEVELOPMENT, INC		262 HARLOW STREET	BANGOR ME 04401
PERKINS RANDALL S	PERKINS DIANE E	26 MARCH CIRCLE	BANGOR ME 04401
PINKHAM SEAN S		513 UNION STREET	BANGOR ME 04401
PINKHAM TANYA L		6 STARLING DRIVE	BANGOR ME 04401
POSUNIAK ANTHONY W	POSUNIAK KACIE C	21 ABBOTT LANE	BANGOR ME 04401
PRATT APRIL LYNN		197 CENTER DRIVE	ORRINGTON ME 04474
PRATT REBECCA ATWATER		43 BEAN ESTATES	BANGOR ME 04401
PRAY PROPERTIES LLC		372 FINSON ROAD	BANGOR ME 04401
PRENTISS & CARLISLE COMPANY INC		107 COURT ST	BANGOR ME 04401
PUSHARD DIANE OLIVER		PO BOX 56	HOLDEN ME 04429
PVS PROPERTIES LLC		411 DAVIS RD	BANGOR ME 04401
PYLE AARON W	TRASK AMY E	23 JAMES STREET	BANGOR ME 04401
R. H. FOSTER ENERGY, LLC		110 MECAW RD	HAMPDEN ME 04444
RACKLIFFE CHRISTINE M		C/O PARKHURST 15 SIXTEENTH STREET	BANGOR ME 04401
RAYMOND MATTHEW P	DYER CHRISTOPHER L	36 YANKEE AVENUE	BANGOR ME 04401
REED BRADY	REED KERIGAN	160 PINE LEDGE ROAD	BANGOR ME 04401
Reed Douglas V	Reed Alison V JT	387 Portsmouth Bay Avenue	Ponte Vedra FL 32081
REED HANNAH R	REED KEVIN A	61 SUNNY HOLLOW PLACE	BANGOR ME 04401
REILLY SHELLY HEATH	REILLY ROBERT JAMES JAY	11 JAMES STREET	BANGOR ME 04401
ROCKIEBAER LLC		35 STREAMSIDE LANE	BANGOR ME 04401
RODRIGUEZ SHAUNA F	RODRIGUEZ JR EDWIN	134 OXFORD DRIVE	COTUIT MA 02635
ROONEY ROSEMARIE		53 STARLING DRIVE	BANGOR ME 04401
ROSENBERG KATIE L	ROSENBERG PETER	PO BOX 971	BREWER ME 04412-0971
ROYAL ESTATES, LLC		413 PUDDLEDock ROAD	CHARLESTON ME 04422
RUBAGUMYA ERIC		50 CARDINAL WAY	BANGOR ME 04401
RUBIN JONATHAN	MCKEE MARGARET M	87 WILEY STREET	BANGOR ME 04401
RUSSELL RYAN		21 CARDINAL WAY	BANGOR ME 04401
RYAN MICHAEL	RYAN MARGARET	41 CARDINAL WAY	BANGOR ME 04401
SAMUELS GEORGIA S	SAMUELS NOEL G	42 DANA DRIVE	BANGOR ME 04401

SARGENT THOMAS		15 SEVENTEENTH STREET	BANGOR ME 04401
SAUCIER BRUCE R		15 CARDINAL WAY	BANGOR ME 04401
SCHLABIG, DANIEL R &	KELLY MARY BETH	43 WILEY ST	BANGOR ME 04401
SIDES WILMA W		268 DAVIS RD	BANGOR ME 04401
SILVER LOU INC		P O BOX 22	ORONO ME 04473
Simoneau Denise S	Stubbs Lewis A	63 Wiley Street	Bangor ME 04401
SJ RENTALS, LLC		410 LOGGIN ROAD	FRANKFORT ME 04438
SLOAN JOHANNA V	SLOAN STEPHEN L	PO BOX 82	HOLDEN ME 04429
SMALL DAWN M		75 WILEY STREET	BANGOR ME 04401
SMALL THOMAS E	SMALL NANCY L	31 STARLING DRIVE	BANGOR ME 04401
SMITH RENEE S	SMITH GARY	723 FINSON ROAD	BANGOR ME 04401
SMITH JR ALDEN G	SMITH ALBERTINE	100 PINE LEDGE ROAD	BANGOR ME 04401
SNOW ANDREW T		32 JAMES STREET	BANGOR ME 04401
SNOW CASON	SNOW JENNIFER G	14 WINTER STREET	BANGOR ME 04401
Spearrin Gene R	Spearrin Gladys B	35 Sugar Loaf Lane	Bangor ME 04401
SPRAGUE HARVEY R	SPRAGUE DANIEL G	1664 UNION STREET	BANGOR ME 04401
SPRAGUE, HARVEY R & DIANE K	SPRAGUE DANIEL G	1664 UNION STREET	BANGOR ME 04401
STEARNS LAUREN T		85 WILEY STREET	BANGOR ME 04401
STOCKFORD ADAM		13 HUTCHINSON STREET	BANGOR ME 04401
STRATER CHAD		385 PENNEY ROAD	NEW GLOUCESTER ME 04260
STURDEE MICHAEL	STURDEE JOYCE	31 WELLESLEY WAY	BANGOR ME 04401
SUGGS CHRISTOPHER M	JENKINS-SUGGS TERRI M	32 BOWER STREET	BANGOR ME 04401
T AND T PROPERTY MANAGEMENT, LLC		23 TIMBERVIEW DRIVE	HERMON ME 04401
TARR II DANIEL L	TARR SHERI M JT	53 PATRICK LANE	BANGOR ME 04401
TATARCZYK TRACY		86 SMITH STREET	BANGOR ME 04401
TENNY PROPERTIES, LLC		30 BOWER STREET	BANGOR ME 04401
THAI TINH V	THAI DANI R	52 BOWDOIN STREET	BANGOR ME 04401
THE BARN TRUST	THOMAS ROBERT A	2183 OHIO STREET	BANGOR ME 04401
THE BIGGS BYRNES LIVING TRUST	TERRENCE & LONIE BYRNES TRUSTEES	20 WILEY STREET	BANGOR ME 04401
THE DEBORAH HANSON IRREVOCABLE TRUST		15 WELLESLEY WAY	BANGOR ME 04401
The Service Member Residence Trust f/b/o Noah White dtd 7/14/2022	Shannon White, Trustee	11 Knoll Crest Drive	Bangor ME 04401
THEBARGE SHARON SNIVELY		3 DOW PINES COURT	BANGOR ME 04401
THIBODEAU ALFRED J		31 MARCH CIRCLE	BANGOR ME 04401
THIBODEAU GAGE	SHOREY HANNAH	370 DAVIS ROAD	BANGOR ME 04401
THOMAS MICHELLE M		2533 OHIO STREET	HERMON ME 04401
TINKER JAMES H		54 THOMAS HILL ROAD	BANGOR ME 04401
TRACY HUNTER T		41 DANA DRIVE	BANGOR ME 04401
TRANERES, LLC		8 BRIGHTON AVENUE	BANGOR ME 04401
TRENGA ANTON N		37 STARLING DRIVE	BANGOR ME 04401
TRUONG KHEM T	TRUONG THAI QUANG M	23 WESTLAND ST	BANGOR ME 04401
TSISMENAKIS ANTONIOS J	TSISMENAKIS MARA J	188 PINE LEDGE ROAD	BANGOR ME 04401
TWENTY-NINE OHIO STREET REALTY TRUST	RICHARD B BRONSON JR TRUSTEE	PO BOX 621	BANGOR ME 04402-0621
UNITED CEREBRAL PALSY OF NORTHEASTERN MAINE		700 MT HOPE AVE SUITE 320	BANGOR ME 04401
UNITED STATES OF AMERICA		C/O JOB CORPS ATTN: ACCTS PAYABLE	BANGOR ME 04401
UNIVERSITY CREDIT UNION		ATTN: ACCOUNTS PAYABLE 15 MAIN STREET	ORONO ME 04473
VANIDESTINE TERRIE		1882 OHIO STREET	BANGOR ME 04401
VARISCO ANDREW B	VARISCO CHRISTINE L	21 BIRCHWOOD AVE	BANGOR ME 04401
VARISCO NOAH L		21 BIRCHWOOD DRIVE	BANGOR ME 04401
VENTI MICHAEL A		36 BRIGHTON AVENUE	BANGOR ME 04401
VERSANT POWER		ATTN PROPERTY TAX DEPARTMENT PO BOX 932	BANGOR ME 04402-0932
WALKER WESLEY W	WALKER GAIL M	6 OLD ORCHARD DR	BANGOR ME 04401
WALNUT STREET COMPANY LLC		7127 EAST WALNUT STREET	WESTERVILLE OH 43081
WILLEY STEVEN	WILLEY SUPHATSA	54 DARTMOUTH STREET	BANGOR ME 04401
WILLIAMS JUDITH M		139 BOLLING DRIVE	BANGOR ME 04401

WINSLOW SYLVIA L
WRIGHT DAVID A
YAO JONATHAN
YORK JOHN L
YOUNG RICHARD
ZITANER GEORGE

WRIGHT KAREN L

YOUNG BARBARA
ZITANER DARLENE K JT

43 BUNKER LANE
489 DAVIS RD
736 NORTH MAIN STREET
51 WESTLAND STREET
9 DANA DRIVE
61 STARLING DRIVE

BANGOR ME 04401
BANGOR ME 04401
BREWER ME 04412
BANGOR ME 04401
BANGOR ME 04401
BANGOR ME 04401

RE: Public notice

From Ryan, Walter <walter.ryan@bangormaine.gov>
Date Thu 12/18/2025 7:19 AM
To Collette, Anja <anja.collette@bangormaine.gov>

Mailer is set to go out today.



CITY OF BANGOR

Walter E. Ryan

Print Shop Foreman

Central Services Division

73 Harlow Street

Bangor, ME 04401

Phone: 207-992-4181

Fax: 207-945-4449

www.bangormaine.gov



**Central Services is
currently open
four days a week
7am-4pm**

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Wednesday, December 17, 2025 10:34 AM
To: Ryan, Walter <walter.ryan@bangormaine.gov>
Subject: Re: Public notice

I think on separate sheets



CITY OF BANGOR

Anja Collette, AICP

*Planning Officer
Community & Economic Development
Planning Division*

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

From: Ryan, Walter <walter.ryan@bangormaine.gov>
Sent: Wednesday, December 17, 2025 10:11 AM
To: Collette, Anja <anja.collette@bangormaine.gov>
Subject: RE: Public notice

Ok to back the maps up to each other on one sheet of paper, or do you want everything on separate sheets?



CITY OF BANGOR

Walter E. Ryan

Print Shop Foreman

Central Services Division

73 Harlow Street

Bangor, ME 04401

Phone: 207-992-4181

Fax: 207-945-4449

www.bangormaine.gov



**Central Services is
currently open
four days a week
7am-4pm**

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Wednesday, December 17, 2025 8:17 AM
To: Ryan, Walter <walter.ryan@bangormaine.gov>
Cc: Altiero, Matthew <matthew.altiero@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>
Subject: Public notice

Hi Walter, I've attached the public notice that we're trying to send out, along with 2 maps to attach. If we're able to get these out tomorrow, that would be ideal, but it can be later if necessary.

Thank you!



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

Re: Ohio St

From J WC <jwcoleman44@gmail.com>

Date Mon 12/29/2025 9:41 AM

To Collette, Anja <anja.collette@bangormaine.gov>

Cc Warren, David <david.warren@bangormaine.gov>; England, Katy <katy.england@bangormaine.gov>; Lear, Carolynn <carolynn.lear@bangormaine.gov>; O'Donnell, Courtney <courtney.odonnell@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

To All Responding,

Thank you sincerely for your replies. My husband and I understood the mailing differently. Your clarification is reassuring.

We appreciate taking time from your busy days to address our concerns.

Looking forward to hearing more on January 6th.

Best,

Jenny Coleman

On Mon, Dec 29, 2025 at 9:34 AM Collette, Anja <anja.collette@bangormaine.gov> wrote:

Hi Jenny, thank you for your comments. They will be sent to Planning Board and Council. I would like to add further clarification to what David said though in that this is not a proposal to physically change Ohio Street. It is just a change in how Ohio Street is categorized in the Land Development Code. There is no proposal to widen Ohio or otherwise turn it into a multi-lane byway. It is also not a proposal to add any particular business or land use to the area. The change would only make it so that certain uses in certain zones would be allowed on Ohio Street.

Let me know if you have any more questions,



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

From: Warren, David <david.warren@bangormaine.gov>

Sent: Wednesday, December 24, 2025 9:54 AM

To: J WC <jwcoleman44@gmail.com>; CityManager-WWW <city.manager@bangormaine.gov>

Subject: RE: Ohio St

Ms. Coleman

Thank you for your email and providing your concerns; the City Manager and Assistant City Manager are in receipt of your correspondence. Your email also will be shared with Planning staff. Please be aware that the intent is not to rezone any portion of Ohio Street. Rather, it's to propose changes to the definition of major and minor arterial streets in the Land Development Code, and list those City streets that adhere to those definitions.

Should it be helpful, please review the last two pages of the attached packet. Those two pages are a memo staff provided to Councilors and might provide some helpful background. Thank you again for forwarding your concerns. Your feedback is appreciated.



**CITY OF
BANGOR**

David Warren

Administrative and Communications Manager

City Manager's Office

73 Harlow St.

Bangor, Maine 04401

Office: 207-992-4204

Cell: 806-640-7975

www.bangormaine.gov



From: J WC <jwcoleman44@gmail.com>
Sent: Monday, December 22, 2025 6:31 PM
To: CityManager-WWW <city.manager@bangormaine.gov>
Subject: Re: Ohio St

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Dear City Manager/Council,



My name is Jenny Coleman. I live at 261 Ohio St, Bangor. We just received a mailing today proposing the rezoning of Ohio St. into a "major arterial center."

This is a horrible idea.

I will be present at the meeting on January 6, but I'm very shaken by the letter and maps we received. To live on Ohio St., AS IS, at least in our area, is a lesson in defensive driving, home security, surprise yard trash removal, and loud street vernacular. I cannot see how—

1. Extending Ohio St. into a multi-lane byway will do anything besides increase the already congested and Speedway 95 -level driving speeds
2. Potentially adding chemical dependency residences and/or minimum security type halfway houses will do anything but ruin the lives of current, tax-paying residents
3. Adding businesses to an already deeply crowded and grim parking situation will do ANYTHING but promote more congestion and potential accidents/traffic/pedestrian fatalities (just today, our driveway was blocked by a Sysco truck delivering to the old children's home, and I had a doctor's appointment—see attached)
4. Clotting up this area with more businesses, multi-tenant residences, and traffic will do anything but further reduce property value for those of us who will be forced to leave if this is pushed through
5. Turning this area into a "major artery" will do anything but destroy the beauty of historic landmarks such as The Standpipe, nearby cemeteries, and the Kenduskeag Stream area.

It seems to me that Bangor is rapidly, potentially, in danger of becoming an overpopulated, expensive, half-gentrified/half-falling-apart city like Portland. Is that the goal? To destroy everything that makes the Queen City special? If so, why? Are we that desperate to spend money foolishly? In its frantic efforts toward the same, cities like Portland have instead widened the caste system gaps into chasms, rendering Portland unlivable for any but the very rich, and very poor. The rest of us—the workers, the middle class— pay dearly.

Bangor is better than this. I believe in Bangor. I've lived here, worked here, graduated from high school here— and then from UMO. My family: the same. We are teachers, coaches, pastors, business owners. We are Bangor.

This is my home.

I can think of MULTIPLE, pre-zoned areas in Bangor with buildings already built, begging for repurpose—Dorothea Dix, for one. There is land on Griffin Road prime for development. There are

empty and/or failing malls and established business districts ripe for overhauling. Why, WHY pour untold millions of dollars into ruining the lives of Ohio St. residents, starting from scratch, when so many buildings already standing could easily be used? I don't get it.

See you all on January 6.

Respectfully, but with great concern,

Jenny Coleman

Request for Changes to Major Arterials Definition

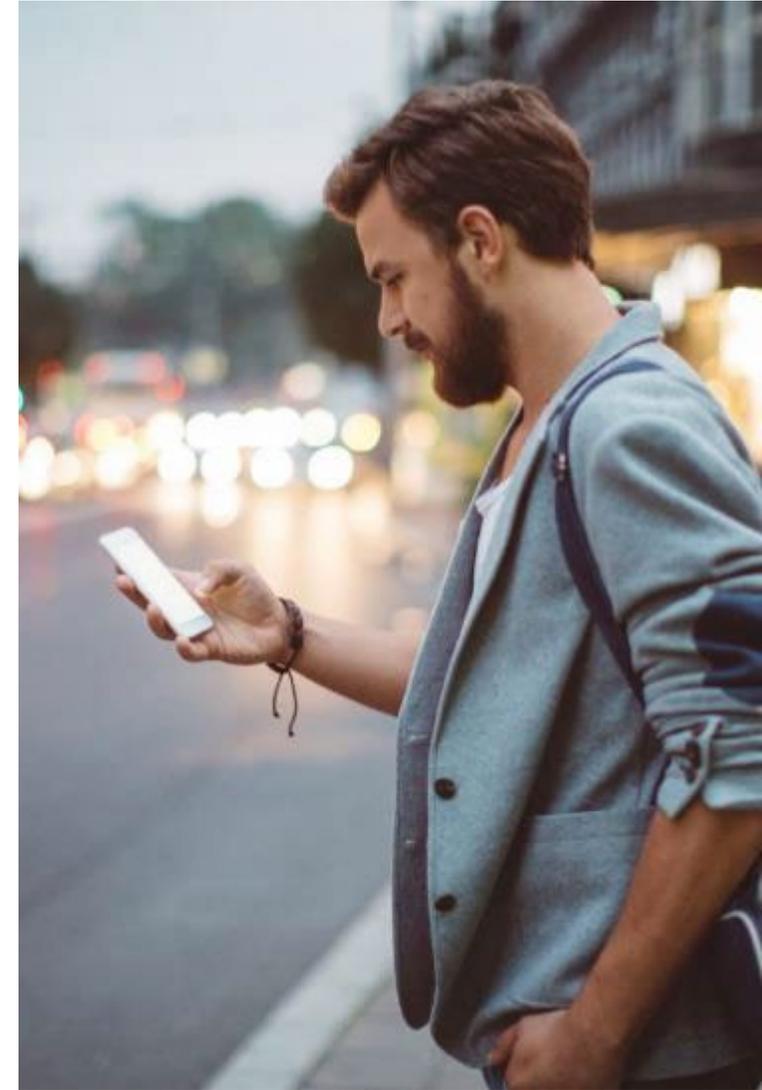
What does this mean?

Why did I get a Notification for this change?

State Statute governs the process for making changes to zoning districts and land use regulations

Notification requirements include a legal ad and posting.

Also, special mailings are required in certain situations





What is the proposed change

Adding Ohio Street to the major arterial street definition (changing from a minor arterial)

Also removing State Street from the minor arterial definition (already listed as major)

What does this change do?

Introduces new uses to Ohio Street, depending on zoning

Many listed uses are conditional uses for their zone

Conditional uses are reviewed at a higher standard than permitted uses

Nursing homes: URD-1, URD-2, LDR, HDR

Boarding homes: URD-1, URD-2, LDR, HDR, RR&A

Offices and community service organizations: M&SD

Hospitals: G&ISD

Medical offices and clinics: G&ISD

Large landscaping service businesses: RR&A

Places of worship: URD-1, URD-2, LDR, HDR, RR&A

Sales of farm products: RR&A

Chemical dependency treatment facilities: G&ISD

Private schools, training facilities, and recreational uses: RR&A

Secure Level IV residential care facility: G&ISD





Why is this proposal happening

Work with a potential applicant

- Individual would like to add recreation center along Ohio Street
- Code changes should not be evaluated by the proposal but the effect on the district, alignment with Comprehensive Plan

Several active farms along Ohio Street – this would allow them to sell directly from the farm (enhance farm viability)

Would bring some properties into conformity (e.g. some churches along Ohio)

Ohio meets the definition of major arterial



A group of diverse people in a meeting room, smiling and holding up colorful sticky notes. The scene is brightly lit, suggesting a positive and collaborative work environment. The people are of various ethnicities and are engaged in a discussion or presentation. The sticky notes are in shades of pink, blue, and green, and are being held up as if to share ideas or feedback.

What is a Comprehensive Plan

What happens now

How can I participate

The Planning Board will receive public comments and direct staff as necessary to answer questions.

The Board will close the public hearing and discuss the item.

The Board then passes a motion that makes a recommendation to City Council that:

The proposed change ought to pass, or

The proposed change ought not to pass; or

The proposed change ought not to pass and ask the Council to direct staff to make specific changes to the language



Let the Planning Board know your opinion on why it should or should not pass



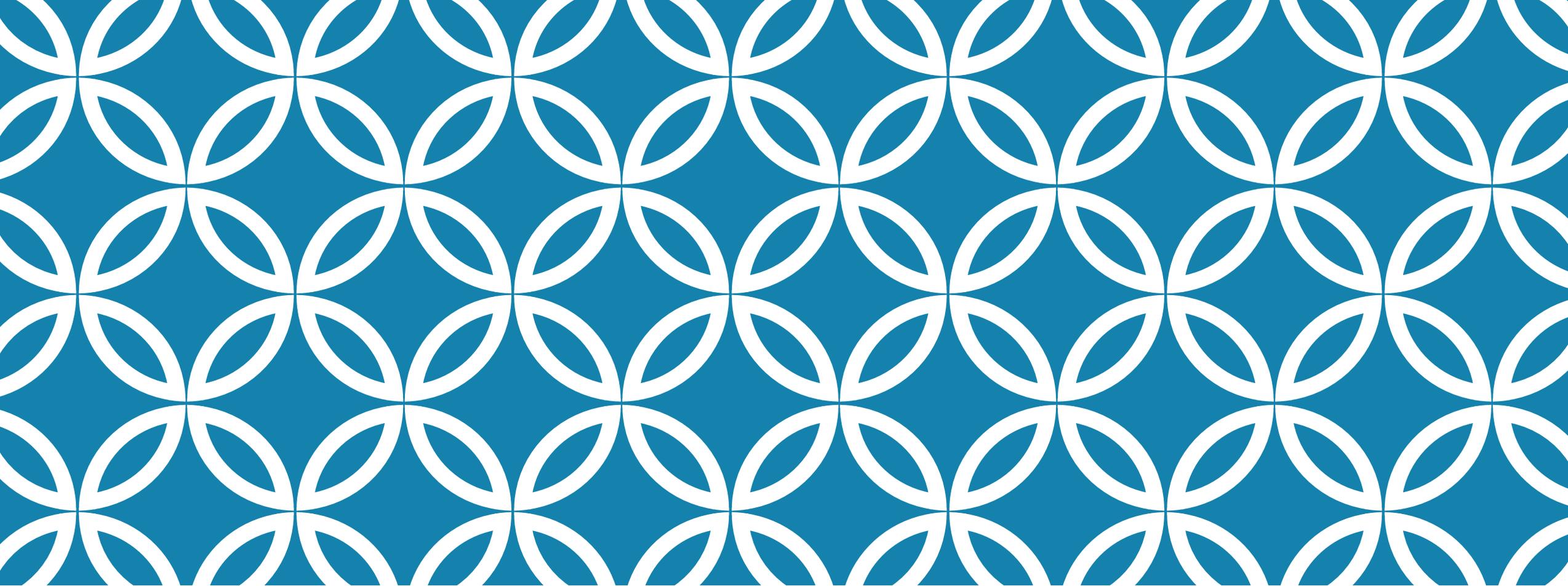
Email the City Council or attend their meeting on the proposal on Monday, January 12th



If the change passes, you will be notified of a proposed development if you are within a certain distance of the development's location. At that time, you could attend the relevant Planning Board meeting to voice your opinion and hear about the project.



If the change does not pass, and the Board seeks to make more changes to the language, you will be notified again



CITY OF BANGOR STORMWATER PERMIT REQUIREMENTS

Highlights, Awareness and Issues

MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT

Permit issued by the Maine DEP to the City by delegated authority from US EPA—5 year cycles

- Currently in Permit Year 4 (PY4) of 2022-2027 Permit

Many requirements of the permit means significant workload for the City

- Engineering and Wastewater coordinate compliance
- Stormwater Utility Fee

Effects on local residents and businesses

- Increased regulation and enforcement

INFRASTRUCTURE TERMINOLOGY

Stormsewer – a sewer that collects stormwater and discharges it to the nearest waterbody, often with no treatment.

- Urban Impaired Stream – A waterbody that does not meet DEP classification

Sanitary Sewer - collects and processes waste water from homes and businesses.

- **Separate** – Wastewater only. Limits overflows
- **Combined** – older sewers also collected stormwater. Major contributor to overflows
 - Combined Sewer Overflow – discharge of unprocessed wastewater into waters of the State. Regulated by separate DEP Permit

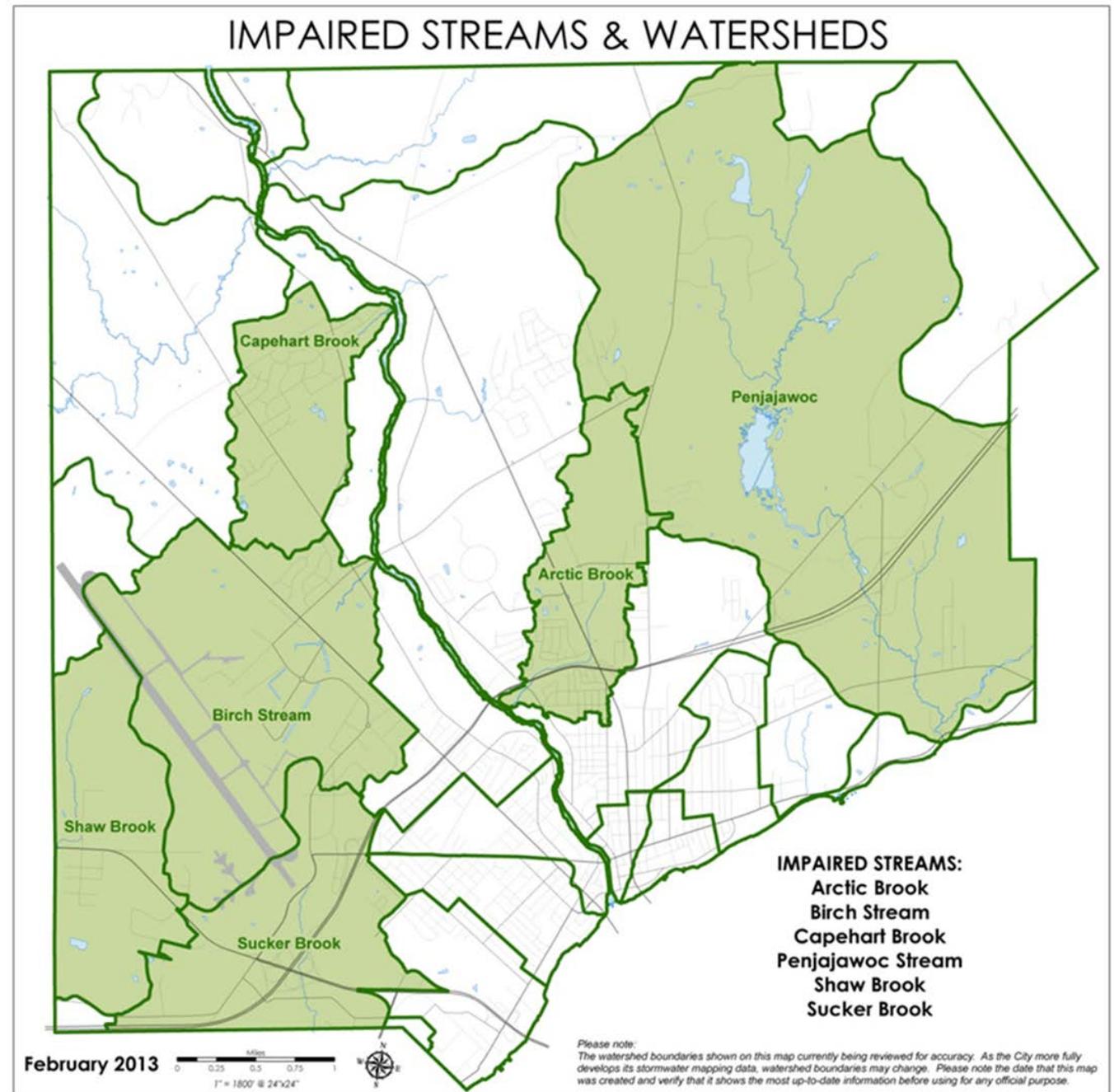
Bangor has all three types of sewers

URBAN IMPAIRED STREAMS

New permit requires additional actions related to Urban Impaired streams

- 3 BMPS per stream = 18 BMPs per permit cycle in Bangor
 - Education
 - Watershed Planning
 - Constructing treatment systems, culvert upgrades, stream restorations, land conservation

319 Grant Funds cannot be used for permit compliance



PERMIT REQUIREMENTS

Permit is divided into 6 major sections called Minimum Control Measures, or MCMs:

MCM	Description	Responsibility
MCM 1	Public Education and Outreach	BASWG, Engineering Dept.
MCM 2	Public Involvement and Participation	BASWG, Engineering Dept.
MCM 3	Illicit Discharge Detection and Elimination (IDDE)	Engineering Dept.
MCM 4	Construction Site Stormwater Runoff Control	Engineering Dept.
MCM 5	Post-Construction Stormwater Management in New Development and Redevelopment	Engineering Dept.
MCM 6	Pollution Prevention & Good Housekeeping for Municipal Operations	Engineering Dept.

MCMS 1 AND 2 PUBLIC EDUCATION, OUTREACH INVOLVEMENT AND PARTICIPATION

Collaborative effort through BASWG

Outreach messages to inform public

- Internet advertising with banners and “pre-roll” ads
- See videos at BASWG.org

Maine Discovery Museum River Exhibit

Outfall Sign Search

Booth at the Maine Science Festival



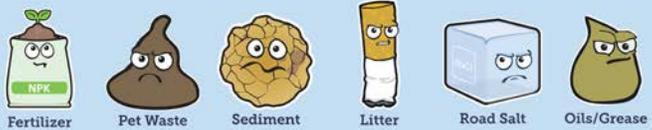
Stormwater is rain and snow melt that can carry pollutants into our local waterways and lakes.



Stormwater is not treated at a wastewater treatment plant and flows **directly to our waterways**.



STORMWATER POLLUTANT KEY:



Stormwater is rain and snow melt that can carry pollutants into our local water bodies.



Stormwater is not treated at a wastewater treatment plant and flows **directly to our water bodies**.



STORMWATER POLLUTANT KEY:



MCM 3 ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE)

This part of the permit targets chronic and incidental pollution

- Sanitary Sewer service laterals incorrectly plumbed to stormwater pipe
- Spills and dumping
- Labor intensive to track the source

Outfall inspections

- Now have increased testing requirements and more outfalls to inspect
 - Limited to dry weather inspections until next permit cycle (or PY6)

Some of this can be addressed through education and awareness

PY1 ILLICIT CONNECTION

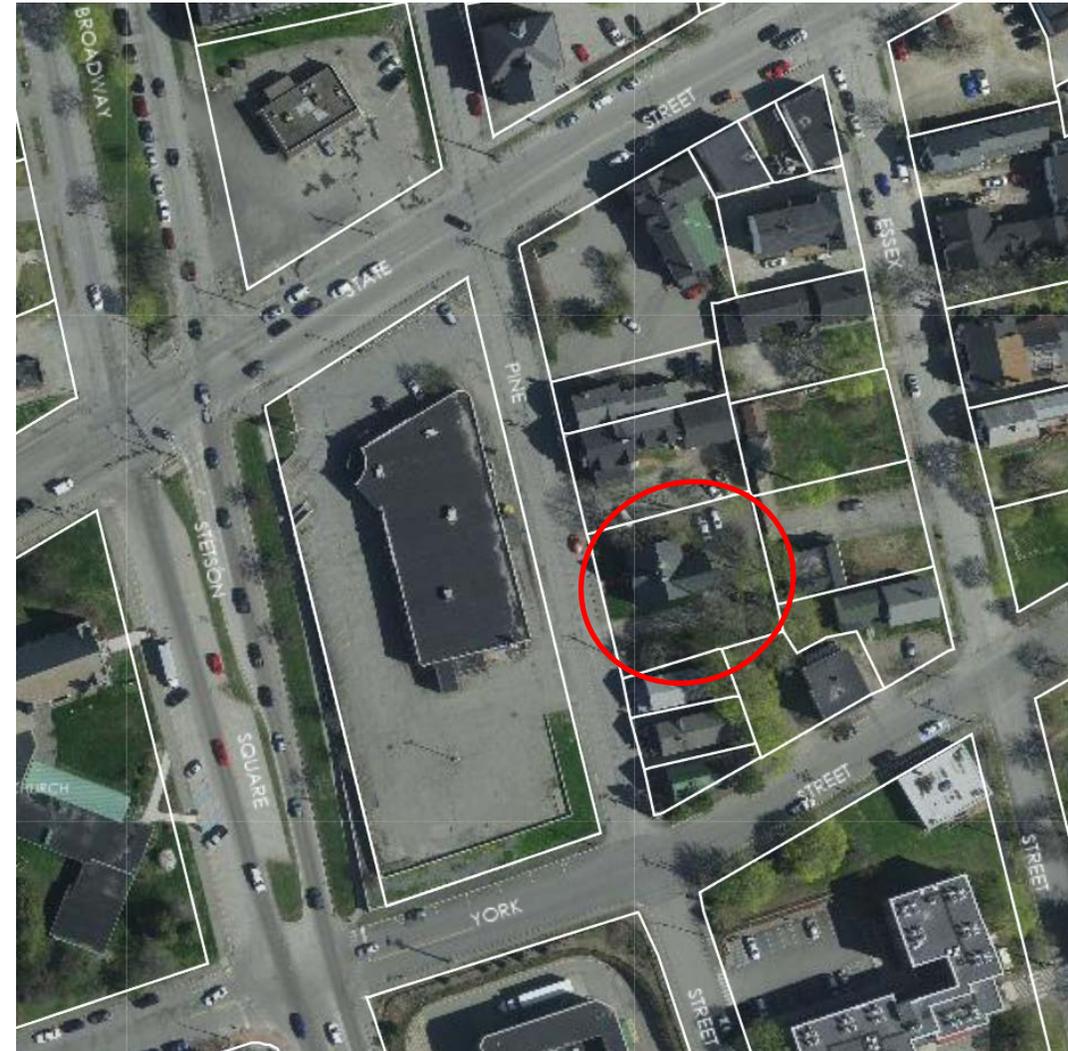
67 Pine Street Sewer Service connected circa 1990 when historic house was moved to this location

Multi-tenant building

Discovered during stormwater system repair on Hancock Street, traced upstream using CCTV

Discharged to Penobscot River

1990-2022 = 32 years of discharge





MCM 4 CONSTRUCTION SITE STORMWATER RUNOFF CONTROL

Construction sites must be inspected and conform with conditions of the Maine Construction General Permit (Updated 01-14-2025)

Erosion and Sediment Controls

- Silt Fence
- Bark Mulch / Erosion Control Mix Berm
- Catch Basin Protection
- Soil stabilization
- Stabilized Construction Entrance

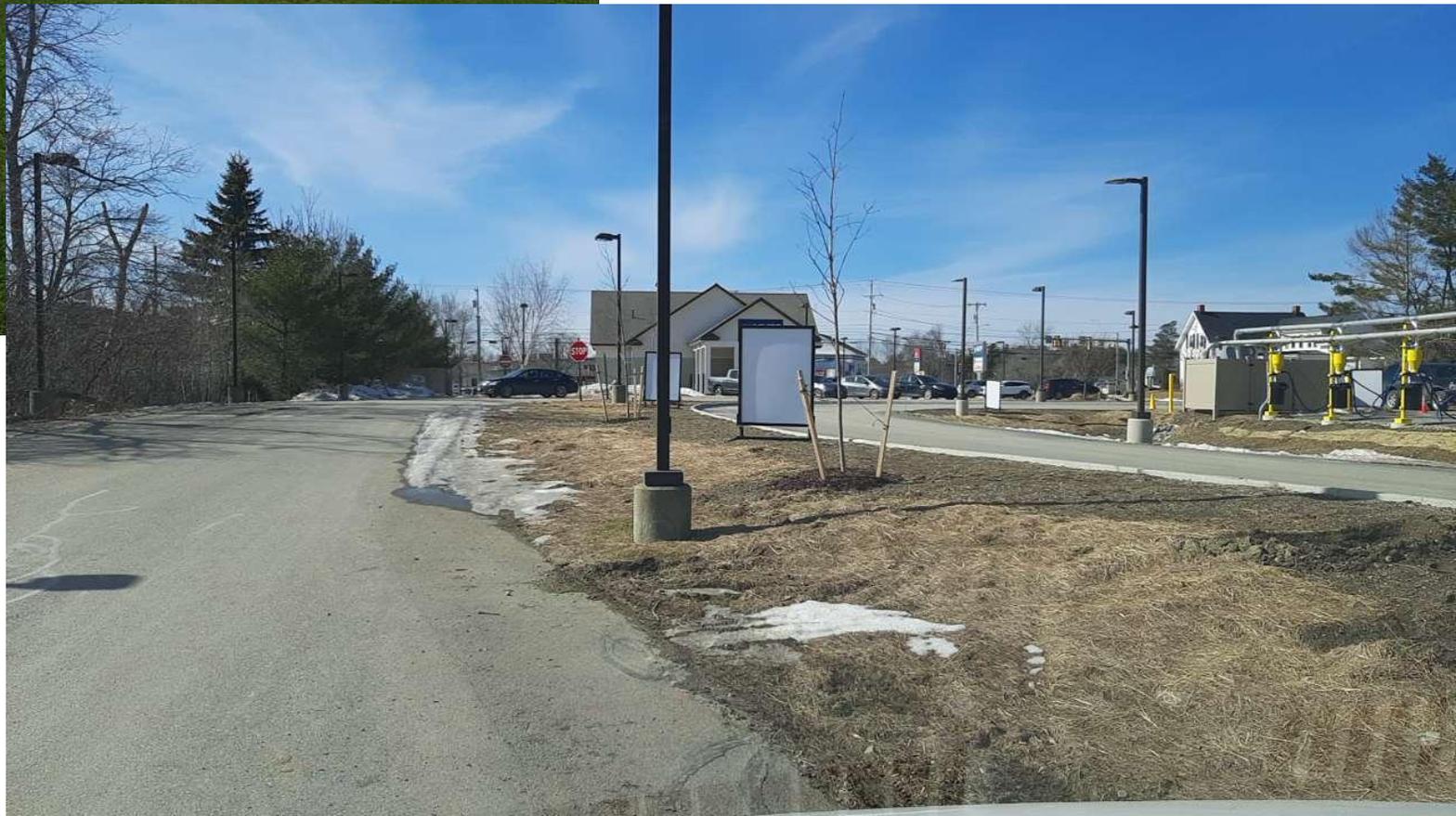
There is an added cost to construction projects in MS4 regulated communities

New Permit requires additional inspections









MCM 5 POST-CONSTRUCTION STORMWATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT

Structures vary, but all are designed to slow down stormwater, and remove pollutants

- Underdrained Soil filters
- Bioretention Cells
- Wet Ponds
- Level Spreaders – usually discharge to a buffer
- Proprietary Structures
- Green Infrastructure

Inspection of stormwater control structures – Post-Construction Maintenance Plan required

- Annual
- 5-Year Recertification

Maintenance prevents more costly repairs and failures

MCM5 UPDATES IN 2022 PERMIT

Low-Impact Development (LID) techniques will be required in this permit cycle for all development site that *disturb* one or more acres.

- LID is a multi-faceted approach that intends to minimize the impacts of development on the landscape, and includes stormwater management

Maine DEP accepted Bangor's LID Model Ordinance in December 2022

- Ordinance originally required to be in place by July 1, 2024
- Maine DEP issued a permit modification on August 1, 2025 extending the deadline for permittees to enact an LID ordinance "Within one year of this permit modification being finalized (including any appeal)..."
 - The City of Lewiston has appealed the permit modification in Androscoggin Superior Court on September 2, 2025.

MCM 6 POLLUTION PREVENTION & GOOD HOUSEKEEPING FOR MUNICIPAL OPERATIONS

Training of municipal staff - Extremely helpful in discovering pollution sources

- Public Works
- Code Enforcement
- Public Safety
- City Councilors (MCM1)
- Planning Board (MCM1)

Good housekeeping at Municipal Sites

- Public Works Yard
- Wastewater Treatment Plant
- Fleet Maintenance

Catch basin and storm sewer maintenance

RECENT AND UPCOMING STORMWATER PROJECTS

Hammond Street Stormwater Extension

- Completed August 2025

Mount Hope Sidewalk

- Design stage

Broadway Culvert Repair at Judson Boulevard

- Pending award. Construction 2026

Sucker Brook Geomorphic Improvements – Design 95%

Penjajawoc Stream Watershed-Based Plan – Complete, ready to submit to MDEP

Stormwater Repairs Completed

- Hogan Road at State Hospital Drive
- Glenwood Drive
- Ohio Street at Cyr Bus Garage
- Godfrey Boulevard

WRAPPING UP...

Permit compliance takes a lot of manpower and resources

- Stormwater Utility
- DEP Grants for Stream Restoration

Stormwater Management Law (Chapter 500) update ongoing

Maine Construction General Permit Updated

New Permit has increased requirements for the City

PLEASE CONTACT ME WITH ANY ISSUES

Pollution reporting, citizen questions, etc.

Richard May

Stormwater Manager

City of Bangor

73 Harlow St.

Bangor, ME 04401

207-992-4243

Richard.may@bangormaine.gov

BASWG.ORG for video and video game

Thank you for your time



PLANNING BOARD TRAINING

JANUARY 2026



1

Roles and Responsibilities

2

Comprehensive Plan

3

Zoning

4

Permitting

5

Questions and Discussion

TRAINING OUTLINE

ROLES AND RESPONSIBILITIES

- Establishment – Ordinance Sections 23-4 through 23-12.
 - Board Structure
 - Membership Requirements
 - Powers and Duties
- Legislative v. Quasi-Judicial

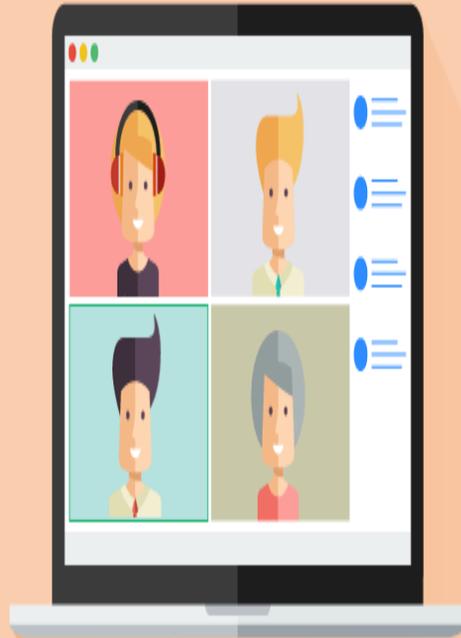


COMPREHENSIVE PLAN

- What is a comprehensive plan
- Why do we do a comprehensive plan?
- How do we do a comprehensive plan?



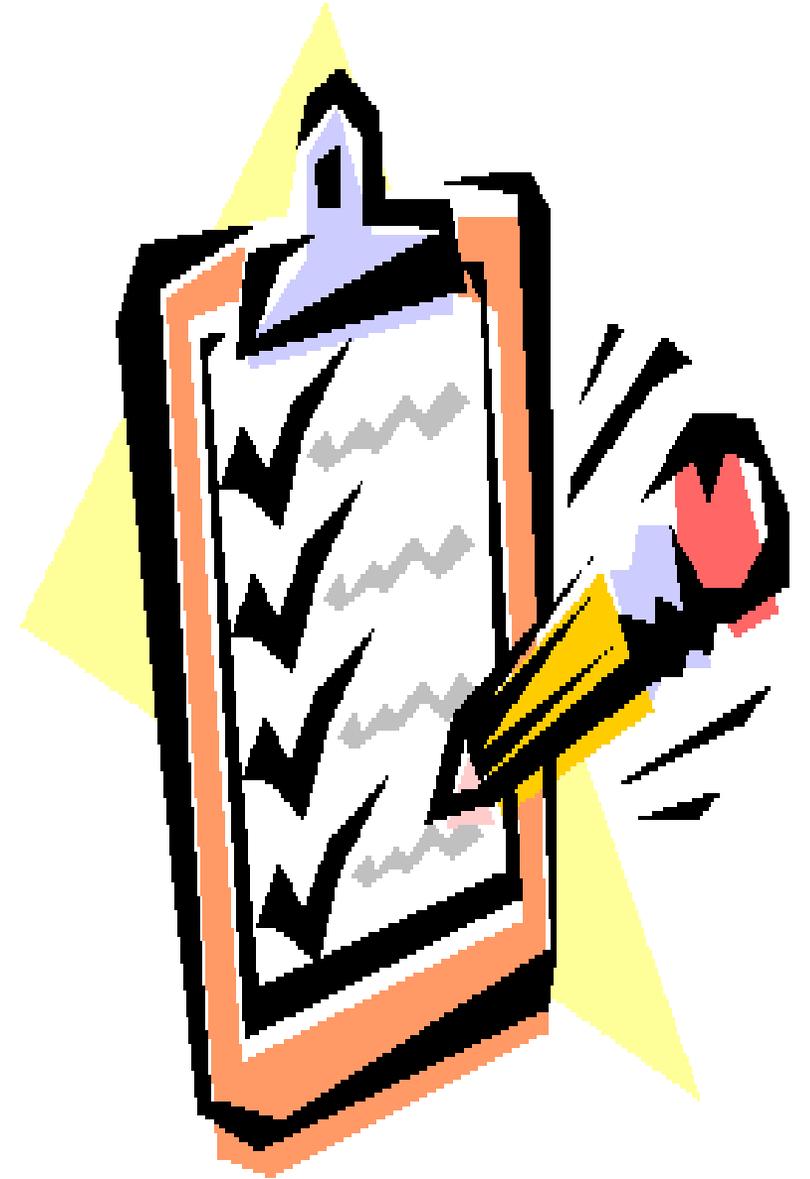
HOW DOES THE COMPREHENSIVE PLAN WORK FOR THE PLANNING BOARD

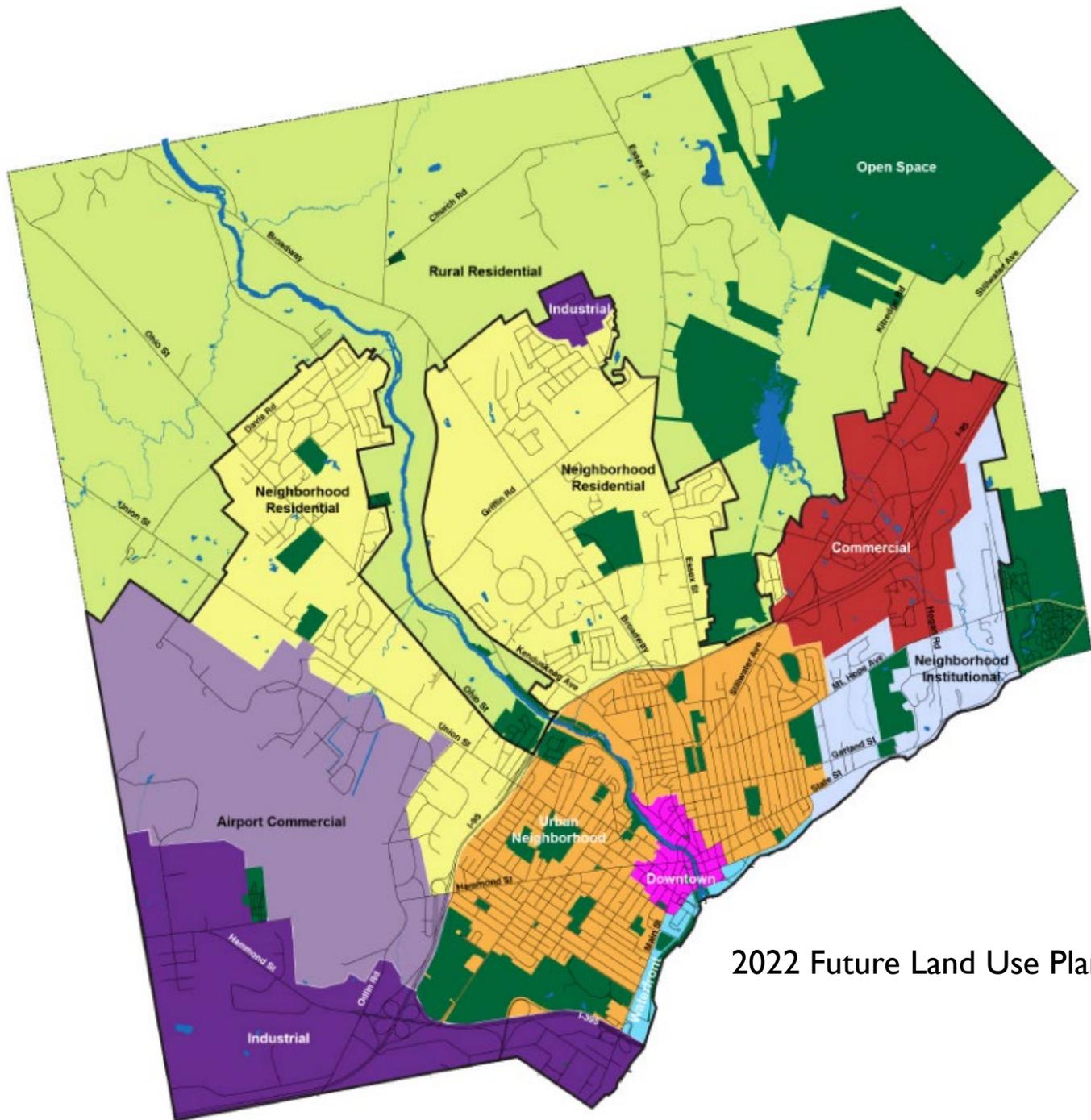


Comprehensive Plan

Zoning

Permit





2022 Future Land Use Plan

ZONING

- Zoning implements the Land Use Plan
- Process is crucial
- Zoning is the highest and best use of the property
- What is contract zoning?



PERMITTING

- Permitting is the implementation of zoning policy that comes from the Land Use Plan
- 3 types of Land Development Permits:
 - Site Plan
 - Conditional Use
 - Subdivision
- What is staff role in permitting?

GENERAL PROGRESSION OF PERMITS

1. Staff holds a pre application meeting w/ applicant
2. Staff reviews applications for standing, completeness and compliance
3. Staff sends application to Planning Board with record, report, and draft findings
4. Planning Board hears application, reviews, deliberates, makes findings, and renders a decision
5. Staff finalizes record of the decision – CEO enforces permit



SITE PLAN

- Most commercial and multi-residential developments trigger site plan
 - **Staff processing and review**
 - *Time to act requirements*
 - *Public hearings*
 - *Continuing Public hearings*
 - Planning Board decision must be based on whether the application meets standards in the Code:
 - Parking/access
 - Traffic
 - Stormwater
 - Outdoor storage
 - Lighting
 - Landscaping
 - Building location/Dimensional standards
 - Environmental impacts
 - Water Resources/shoreland
 - SLODA interaction
- *Impact Fees*

CONDITIONAL USES

- Like site plan review, just enhanced review and process
- Some uses have specific conditions for their district or for that use
- General standards apply:
 - Compliance w/ development standards; no variances
 - Traffic impacts
 - Adequate utilities, fire protection, drainage, parking, etc.
 - Conformance w/ development in the area (500 feet)

SUBDIVISION

- **State statute – rule of 3 lots or 5 units**
- Review criteria
 - Floodplain
 - Soils
 - Slope
 - Utilities (municipal or private)
 - Erosion
 - Traffic
 - Solid waste
 - Aesthetic/natural
 - Conforms to zoning
 - Technical and financial capacity
 - River impacts
 - Wetland
 - Stormwater
 - Shoreland issues
 - Impact on adjoining municipality
- City criteria – ROW widths, lot frontage, open space
 - Engineering Review
- SLODA interaction
- Endorsement/Registry
- Inspections

DECISIONS

Permit Requirement Reference

Record of Vote

Factual and Procedural Background

- List Exhibits in the record

Findings

Decision

Conditions

General Permit Requirements

Appeal Procedure