



## CITY OF BANGOR

PLANNING DIVISION

# COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD AGENDA  
TUESDAY, JANUARY 20, 2026, 7:00 P.M.  
COUNCIL CHAMBERS, 1<sup>ST</sup> FLOOR OF CITY HALL, 73 HARLOW STREET**

**1. OLD BUSINESS**

**A. Meeting Minutes – January 6, 2026**

**2. NEW BUSINESS**

**A. Land Development Permits**

- i. Land Development Permit – Major Site Development – 861 Broadway – Map-Lot R41-005 – Land Development Permit Application – Major Site Development Plan for development of a new office building with a total floor area of 8,900sqft, additional parking, and the removal of a one-way exit onto Broadway, at property located on 861 Broadway, at Map-Lot R41-005, in the Shopping and Personal Service District (S&PS). Applicant/Owner: 861 Broadway, LLC.**
- ii. Land Development Permit – Final Major Subdivision – Pushaw Road – Map-Lot R21-009 – Land Development Permit Application – Final Major Subdivision for development of a tiny home park with 30 units and 2 additional single-family home lots, at property located on Pushaw Road, at Map-Lot R21-009, in the Low-Density Residential District (LDR) and Resource Protection District (RP). Applicant/Owner: John Karnes.**

**3. OTHER BUSINESS**

- A. 2022 Comprehensive Plan Implementation Update**
- B. Follow Up/Thoughts on Land Use Plan Updates**
- C. Adjournment**



## CITY OF BANGOR

PLANNING DIVISION

# COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD MEMO**  
**TUESDAY, JANUARY 20, 2026, 7:00 P.M.**  
**COUNCIL CHAMBERS, 1<sup>ST</sup> FLOOR OF CITY HALL, 73 HARLOW STREET**

1. **OLD BUSINESS**

A. **Meeting Minutes** – January 6, 2026

2. **NEW BUSINESS**

A. **Land Development Permits**

- i. **Land Development Permit – Major Site Development – 861 Broadway – Map-Lot R41-005** – Land Development permit Application – Major Site Development Plan for development of a new office building with a total floor area of 8,900sqft, additional parking, and the removal of a one-way exit onto Broadway, at property located on 861 Broadway, at Map-Lot R41-005, in the Shopping and Personal Service District (S&PS). Applicant/Owner: 861 Broadway, LLC.
- a. The applicant seeks to construct an 8,900sqft office building with additional parking and the removal of a one-way exit onto Broadway. This lot also currently has one office building on it.
  - b. Staff review focused primarily on the removal of the one-way exit onto Broadway, the addition of a pedestrian access on Chapin Street, the addition of a Type C Buffer on the south side of the parcel abutting residential property, and ADA parking compliance and recommendations such as tip downs.
  - c. Staff resolved with the applicant all questions regarding completeness and compliance for the project.
- ii. **Land Development Permit – Final Major Subdivision – Pushaw Road – Map-Lot R21-009** – Land Development Permit Application – Final Major Subdivision for development of a tiny home park with 30 units and 2 additional single-family home lots, at property located on Pushaw Road, at Map-Lot R21-009, in the Low-Density Residential District (LDR) and Resource Protection District (RP). Applicant/Owner: John Karnes.

- a. The applicant seeks final subdivision approval for a tiny home park on Pushaw Road. This project received site development approval and major preliminary subdivision approval on December 16, 2025.
- b. The subdivision plat has not substantively changed from the preliminary plat. The plat contains additional details on the proposed easements for snow storage and sewer access.
- c. Staff asked the applicant to show Easement B on the plan (which was shown on the preliminary subdivision plan), to add a note stating that the current property owner will be responsible for owning and maintaining the recreation areas, to provide some additional clarification to the description of the proposed easement to the City, and to provide clarification in the deeds for Lots 1 and 2 that they will have access to the proposed private sewer. Due to delays in working with the applicant's attorney, they were not able to have the finalized easement and deed descriptions before the writing of this memo. However, they did add a note to the plan stating that Lots 1 and 2 would have a perpetual right to use the proposed private sewer system serving their lots.
- d. Staff request that the Board condition approval of the plan on the applicant finalizing and executing the proposed easement to the City for sewer access, snow storage and plow truck turnaround; finalizing and executing the proposed deeds for Lots 1 and 2, including language giving these two lots a perpetual right to use the proposed private sewer serving those lots; and receiving approval from the State for the proposed well system.
- e. The City Engineer's report has not been completed as of the date of this memo, but is anticipated to be complete before the Planning Board meeting. Staff will forward the report as soon as it is available.

### **3. OTHER BUSINESS**

#### **A. 2022 Comprehensive Plan Implementation Update**

The purpose of this item is to provide an update to the Board on implementation of the 2022 Comprehensive Plan. In 2024, staff compiled a document showing how the policies listed in the Comprehensive Plan had been implemented and what projects were being worked on or were planned in order to further implement the Plan. Staff have now updated this document with new actions that have been taken since 2024, as well as updated the status on previous actions. The document includes all actions taken since the plan was adopted in 2023 and it is attached to this memo. Some actions are included several times because they are applicable to multiple

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**Zoom meeting information posted day of the meeting at [bangormaine.gov](http://bangormaine.gov)**

policies. Staff intend to keep this document updated as initiatives are completed in order to track progress in implementing the Plan.

**B. Follow Up/Thoughts on Land Use Plan Updates**

**C. Adjournment**



## CITY OF BANGOR

PLANNING DIVISION

# COMMUNITY & ECONOMIC DEVELOPMENT

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

### **MEETING MINUTES**

#### **Board Members Present:**

Jonathan Boucher  
Ted Brush  
Justin Cartier  
Trish Hayes  
Greg Hobson  
Ken Huhn  
Janet Jonas  
Ross Whitford

#### **City Staff Present:**

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

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Planning Officer Anja Collette called the meeting to order at 7:00 P.M.

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### **1. Election of Officers**

Planning Officer Anja Collette presented the agenda item and gave an overview of the nomination & election process.

Member Jonas nominated Member Boucher for the office of Chair. Seconded by Member Huhn. Roll call voted conducted – all in favor, none opposed. Member Boucher elected to the office of Chair.

Chair Boucher made his introduction and opened the nominations for the office of Vice Chair.

Member Huhn nominated Member Jonas for the office of Vice Chair. Roll call vote conducted – all in favor, none opposed. Member Jonas elected to the office of Vice Chair.

### **OLD BUSINESS**

#### **2. Meeting Minutes – December 16, 2025**

Member Huhn moved to approve the minutes of December 16, 2025, seconded by Vice Chair Jonas. All voting members in favor, none opposed. Motion passed.

### **3. Adoption of Findings & Decision for Map-Lot R21-009 – Pushaw Road**

Member Huhn moved that the Board adopt the Findings & Decision for Map-Lot R21-009 – Pushaw Road – John Karnes. Seconded by Vice Chair Jonas. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

## **NEW BUSINESS**

### **PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS**

#### **4. 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.**

Chair Boucher introduced the agenda item.

Planning Officer Collette reviewed a presentation on the proposed amendments. Key points that were made are as follows:

- This change does not mean that Ohio Street would be physically changing. There are no plans to widen Ohio Street or otherwise physically make it into a higher capacity road.
- The current zoning, current water and sewer infrastructure, and the growth boundary and future land use plan in the Comprehensive Plan are the controlling factors on what types of development might be allowed and where infrastructure would be extended.
  - Water and sewer infrastructure are also controlling factors on the intensity of development that can go on a site
  - Outer Ohio Street is outside the growth boundary and designated as rural residential in the future land use plan; the Comprehensive Plan states that water and sewer infrastructure will be limited to within the growth boundary
  - Only a few uses would be allowed by this change in the Rural Residential and Agricultural zone, such as direct farm sales and places of worship
- Many of the uses affected by this change are conditional uses, where the Planning Board has discretion to decide whether the traffic impacts of a project are too great and whether the intensity and scale of a proposed use fits in with the neighborhood
- Where there are existing uses along Ohio Street that are currently prohibited by the Code because Ohio Street isn't a major arterial, these may be legally non-conforming; therefore, redevelopment or expansion is limited and these types of uses could not be newly constructed on a site.

Chair Boucher opened the public comments.

Member of the public Joe Pratt presented to the podium and expressed opposition to the proposed amendment. Planning Officer Collette responded and provided some clarification.

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Member of the public Emily Samarian presented to the podium and expressed opposition to the proposed amendment.

Member of the public Cindy Levesque presented to the podium and expressed opposition to the proposed amendment.

Member of the public Rick Bronson presented to the podium and expressed some concern as to why the amendment is being proposed.

Member of the public Hannah Weisberger presented to the podium and expressed neutrality on the proposed amendment but did express some concern regarding traffic and road infrastructure.

Member of the public John Schnek presented to the podium and expressed opposition to the proposed amendment.

Member of the public Jeff Fournier presented to the podium and expressed opposition to the proposed amendment.

Member of the public Anna Maria Viason presented to the podium and expressed opposition to the proposed amendment.

Member of the public Jack McKay presented to the podium and expressed some opposition to the proposed amendment but did ask for some clarification regarding existing non-conforming uses along Ohio Street and benefits from potential density increases.

Member of the public Patrick Allen presented to the podium and expressed opposition to the proposed amendment and asked for some clarification regarding the inclusion of the outer portion of Ohio Street in the proposed definition change – Planning Officer Collette responded and clarified. Allen added some concerns regarding the motivation for proposing the amendment.

Member of the public Martha Voorhees presented to the podium and expressed opposition to the proposed amendment, but did ask if a four-way stop could be added to the end of the Davis Road. Voorhees also echoed concerns regarding the motivation for proposing the amendment.

Member of the public Tammy Smith Boyle presented to the podium and asked about vacant land at the corner of the Davis Road and Ohio Street, and rumored potential uses of this land. Planning Officer Collette responded and confirmed that no proposed uses of this land are currently known to City staff or Board members.

Member of the public John Dionne presented to the podium and expressed opposition to the proposed amendment.

Member of the public Mary Tedesco Schnek presented to the podium and expressed opposition to the proposed amendment.

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Member of the public Kyle Mallar McDonald presented to the podium and expressed opposition to the proposed amendment.

Chair Boucher closed the public comments.

Planning Officer Collette provided response to the public comments and the questions raised, reiterating the points made during the presentation.

Chair Boucher asked the Board for any questions or comments.

Vice Chair Jonas asked about a previous zone change for a flower farm on Ohio Street – Planning Officer Collette responded that that property owner had to go to the Neighborhood Service District in order to sell from their farm. Jonas clarified for the public that the proposed amendment seeks to change the definition of major arterials to include Ohio Street, but doesn't seek to change any existing zoning along Ohio Street.

Alternate Member Cartier asked if staff has an argument in support of the proposed amendment, and asked if this was being proposed as a way for the City to allow more chemical dependency treatment facilities along Ohio Street. Collette stated that it was not and that that use would only be allowed in the G&ISD (Government & Institutional Service District) zone, which is only present in a few pockets along Ohio Street. Collette further stated that if someone wanted to put that use in a place along Ohio Street that is not currently zoned G&ISD, they would have to come to the City for a zone change. Collette also provided some additional clarification regarding potential benefits of the proposed amendment.

Member Huhn commented that he has never seen a hidden agenda from the City regarding Planning Board business in his eight years serving on the Board.

Chair Boucher commented that he sees the proposed amendment as a largely clerical change that would result in bringing some properties into conformity, and asked staff for some additional background – Planning Officer Collette responded and clarified. Boucher also followed up on a question raised by a member of the public regarding existing non-conforming uses – Collette responded and clarified that a non-conforming use would be allowed to continue existing, but would not be able to expand and may have other issues with redevelopment.

Alternate Member Cartier expressed opposition to the proposed amendment regarding Ohio Street due to the difference in feel between State Street and Ohio Street, but did express support for removing State Street from the definition of minor arterials. Boucher clarified the difference between how the streets are defined and their urban or rural feel, stating that some major arterials also transition into rural, undeveloped areas.

Chair Boucher commented on possible confusion regarding the definition of a major arterial.

Member Huhn moved that the Board recommend to City Council that the proposal 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 ought to pass. Seconded by Vice Chair Jonas. Roll call vote conducted – 3 in favor (Members Hayes and Hobson and Chair Boucher), 4 opposed (Members

Brush, Huhn, and Whitford and Vice Chair Jonas, all due to feeling that Ohio Street does not meet the current definition of a major arterial). Motion failed. Recommendation to City Council will be that the proposal ought not to pass.

## **OTHER BUSINESS**

### **5. Annual Training – Planning, Legal, & Stormwater**

Assistant Solicitor Grace Innis presented to the podium and provided the Board with their annual legal training.

Vice Chair Jonas asked for clarification regarding the protocol for Board members who are found to have a conflict of interest for an agenda item – Assistant Solicitor Innis responded and clarified.

Member Hayes asked if there are circumstances during which City staff should intervene in a meeting – Assistant Solicitor Innis responded and discussed. Hayes mentioned some concern over implications from members of the public that City staff and/or Board members have a hidden agenda. Alternate Member Cartier noted that he posed his questions directly to City staff in the interest of transparency and having it noted on the record that there is no hidden agenda. Chair Boucher asked for some further discussion and training regarding handling tense public comment while not infringing upon First Amendment rights. Discussed with Board members and Assistant Solicitor Innis.

Member Whitford asked to discuss possible conflicts of interest due to his employment – Assistant Solicitor Innis agreed to follow up with him.

Stormwater Manager Rich May presented to the podium and provided the Board with their annual stormwater training.

Planning Officer Anja Collette presented to the podium and provided the Board with their annual planning training.

Chair Boucher asked whether the Board could request a contract zone while reviewing a standard zone change application – Planning Officer Collette responded and clarified, and discussed further with Boucher.

Member Hayes asked about the writing of the Findings & Decision documents – Planning Officer Collette responded that this is done by Planning staff.

Chair Boucher asked about decommissioning bonds and other types of improvement bonds, and what triggers these requirements – Planning Officer Collette responded and clarified. Boucher also asked if these could be recommended by the Board – Collette responded and discussed how this would be handled.

### **6. Follow-Up/Thoughts on Land Use Plan Updates**

No discussion.

Chair Boucher welcomed Members Hobson and Whitford to the Board, and expressed gratitude for being

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elected to the office of Chair.

Meeting adjourned at 9:17 pm.

Respectfully submitted,

Sarah Maquillan,  
Development Assistant  
Planning Division



# COMMUNITY & ECONOMIC DEVELOPMENT

**CITY OF BANGOR**

PLANNING DIVISION

January 20, 2026

## **Bangor Planning Board**

### ***Findings and Decision***

**Applicant/Owner:**

861 Broadway, LLC  
802 Stillwater Avenue  
Bangor, Maine 04401

**Agent:**

Verdantas  
c/o Andrew Johnston  
541 US Route One, Suite 21  
Freeport, Maine 04032

**Property Address:**

861 Broadway, Map-Lot R41-005

**Zoning District:**

Shopping and Personal Service District (S&PS)

**Permit Request:**

Land Development Permit for Major Site Development

**Description:**

Proposal for the construction of an 8,900sqft office building, additional parking, and the removal of a one-way exit onto Broadway.

**Public Hearing Date:**

January 20, 2026

**Permitting Requirements:**

§165.111.A.(3)(5) & §165-114

**Board Members Present:**

■

**Board Vote:**

Motion carried ■ to approve/deny the Land Development Permit.

## **I. The Record**

The Planning Board reviewed the following exhibits:

1. Revised application packet (includes land development permit application, narrative, maps, traffic information, lighting specifications, deeds, and architectural drawings)

- submitted by Verdantas on 01.08.2026
2. Final Site Plan Set, submitted by Verdantas on 01.08.2026
  3. Deed, submitted by Verdantas on 11.25.2025
  4. Revised Stormwater Management Report, submitted by Verdantas on 12.18.2025
  5. Proof of payment received by Planning Assistant Sarah Maquillan on 11.25.2025
  6. Land Development Permit checklist, sent to Verdantas via email on 12.10.2025
  7. Applicant responses to Land Development Permit checklist, submitted by Verdantas on 12.12.2025
  8. Staff responses regarding requirements for buffer, one-way exit, and ADA space size, sent to Verdantas via email on 12.18.2025
  9. Applicant response to one-way exit comment from engineering, submitted by Verdantas on 12.19.2025
  10. Engineering crash data map, received on 12.18.2025
  11. Fire sign-off, received via email on 12.23.2025
  12. Code sign-off, received via email on 12.26.2025
  13. Engineering comments about ADA tipdown and Trench Cap Detail, received on 12.29.2025
  14. Planning comments about pedestrian connection, sent to Verdantas via email on 12.29.2025
  15. Engineering comments about pedestrian connection, received on 12.30.2025
  16. Bangor Water District fixture count forms and new construction forms, received on 01.05.2026
  17. Bangor Water District sign-off, received via email on 01.06.2026
  18. Engineering sign-off, received on 01.09.2026
  19. List of abutters within 100ft of the subject property, generated by staff on 01.09.2026
  20. Public notice sent to abutters within 100ft of the subject property on 01.09.2026
  21. Notice of mailing by Planning Analyst Matt Altiero on 01.09.2026

## **II. Project Description and Permit Requirements**

The Project will consist of the construction of an 8,900sqft office building, additional parking, and removal of a one-way exit onto Broadway. The size of the building and land disturbance make this project a major site development.

The project will take place on Map-Lot R41-005, which is in the Shopping and Personal Service District (S&PS). This use is allowed under §165-101.C.(1). This project must also meet the requirements of Article II through XII and any applicable development standards of Article XIX of Chapter 165.

## **III. Procedural Background**

1. The Application was deemed complete on January 20, 2026.
2. The Applicant paid all applicable fees (Exhibit 5).
3. The proposed Project is a Major Site Development.

#### **IV. Applicable Provisions and Findings**

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

1. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control.
2. The Board finds that, based on Exhibits 1, 2, 7, 8, 12, and 13, the applicant satisfied Land Development Code §165-72's minimum parking requirements for office buildings, §165-73's requirements regarding parking area location, setbacks, and screening, and §165-74's requirements of design, construction, and maintenance.
3. The Board finds that, based on Exhibits 1, 2, and 16-18, the applicant satisfied Land Development Code §165-79 requiring adequate utility services and §165-80 requiring adequate water and sewer services.
4. The Board finds that, based on Exhibits 1 and 2, the applicant satisfied Land Development Code §165-81 requiring appropriate outdoor lighting and preventing light pollution and trespass.
5. The Board finds that, based on Exhibits 2 and 11, the applicant satisfied Land Development Code §165-82 requiring adequate fire protection.
6. The Board finds that, based on Exhibits 1 and 2, the applicant satisfied Land Development Code §165-83 requiring adequate electrical services.
7. The Board finds that, based on Exhibits 1, 2, 4, and 18, the applicant satisfied Land Development Code §165-84 requiring adequate storm drainage and stormwater offset.
8. The Board finds that, based on Exhibits 1 and 18, the applicant satisfied land Development Code §165-85 requiring submitting information of anticipated sanitary and §165-86 requiring compliance with sewer regulations.

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

The Board finds that, based on Exhibits 2, 8, and 12, 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 § 165-101 – Shopping and Personal Service District (S&PS)**

The Board finds that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of § 165-101.C(1) for uses within the Shopping and Personal Service District (S&PS).

**Part 4 – The Project meets the requirements of §165-114 – Land Development Approval Standards**

1. The Board finds that, based on Exhibits 2, 15, and 18, the applicant satisfied Land Development Code §165-114.B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration, including the provision for safe pedestrian travel to all on-site uses.
2. The Board finds that, based on Exhibits 2, 9, and 18, the applicant satisfied Land Development Code §165-114.C'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 1, 2, 4, and 18, the applicant satisfied Land Development Code §165-114.D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams, or brooks and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects.
4. The Board finds that, based on Exhibits 1 and 2, the applicant satisfied Land Development Code §165-114.E's requirement that all outdoor lighting is situated and properly screened to avoid adverse effects on adjacent properties and that the proposed outdoor lighting is designed to avoid unreasonable light pollution.
5. The Board finds that, based on Exhibits 2, 8, and 12, the applicant satisfied Land Development Code §165-114.F's requirements for landscaping.
6. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114.G's requirement that the location of the building meets all required setbacks and is situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way.

**V. Decision**

The Board finds that the project meets the requirements for a Land Development Permit for a Major Site Development and therefore, the Board grants the Land Development Permit for the proposed Project.

**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. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- C. The applicant should contact Engineering to get an address for the new building.
- D. Applicant must commence construction within one year from the date of approval and complete the project by January 20, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. 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](#).
- F. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

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

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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:**

- Please contact the Engineering Department for an address.

**Before applying for a Certificate of Occupancy:**

- Digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

# 861 BROADWAY

BANGOR, MAINE

## LAND DEVELOPMENT PERMIT APPLICATION



PREPARED FOR:  
861 BROADWAY, LLC  
802 STILLWATER AVE  
BANGOR, MAINE 04401

PREPARED BY:  
VERDANTAS  
541 US ROUTE ONE, SUITE 21  
FREEPORT, MAINE 04032  
207-869-9050

REVISION 1  
JANUARY 2026

**verdantas**

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EXHIBIT VI	SITE LIGHTING
EXHIBIT VII	ARCHITECTURAL ELEVATIONS AND RENDERINGS
EXHIBIT VIII	PLAN SET

EXHIBIT I  
APPLICATION FORM

CITY OF BANGOR  
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: \_\_\_\_\_  
Date: \_\_\_\_\_

Site Development Plan:  \*Conditional Use: \*Both: \_\_\_\_\_  
Subdivision Development: \_\_\_\_\_ \*Preliminary: Final: \_\_\_\_\_  
\*Mobilehome Park: \_\_\_\_\_

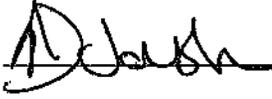
Applicant: 861 BROADWAY, LLC Telephone No.: \_\_\_\_\_  
Address: 802 STILLWATER AVENUE, BANGOR, MAINE 04401  
Location of Site: 861 BROADWAY Map: R41 Lot: 005  
Watershed: KENDUSKEAG STREAM Total Area Proposed to be Disturbed: 2.0 ACRES+/-  
Owner of Site if different from applicant: \_\_\_\_\_ Zoning District: S&PS  
Address: \_\_\_\_\_

Primary Contact Person: ANDREW JOHNSTON, VERDANTAS, AGENT FOR APPLICANT

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):  
\_\_\_\_\_ If not owner include copy of said agreement  
Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):  
NEW OFFICE BUILDING WITH TOTAL FLOOR AREA OF 8,800 SF +/-, EXISTING OFFICE BUILDING ON SITE TO REMAIN (CURRENTLY VACANT)

**LID techniques** help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.  
Were LID techniques used on this project? YES If not, why? \_\_\_\_\_

Projected Starting Date: SPRING 2026 Projected Completion Date: SPRING 2027

Signature of applicant(s) or agent:  Printed Name: ANDREW D JOHNSTON

**Submittal Requirements**  
Submittal Requirements of development types are described in the Land Development Code for:  
1. Site Development Plan, Chapter 165, Article XVI, Section 112  
2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128  
3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: \_\_\_\_\_ Advertising Fees: \_\_\_\_\_

**A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION.**

Date Received by Planning Division Office: \_\_\_\_\_

Decision and reason of Code Enforcement Office for Conditional Use: \_\_\_\_\_

Action taken by Planning Board: \_\_\_\_\_

\* Any advertising costs above the amount listed in Schedule of Fees must be paid by applicant  
\* There is no guarantee a project will be on a certain Planning Board meeting; agenda assignments depend on timing of application submission and extent of application completeness

# EXHIBIT II

## DEVELOPMENT DESCRIPTION

### **Introduction**

The Applicant, 861 Broadway, LLC, is proposing the continued development of a parcel on the corner of Broadway and Chapin Street to construct a new 8,900sf+/- professional office building with the associated site improvements. The project site is described as Map R41, Lot 005 and comprises a total area of 10.27 acres.

The project site was formerly the location of the Zone radio station and existing development includes a 4,700sf+/- office building, located centrally on the Broadway frontage. Paved driveways on either side of the building provide access to parking areas and accessory structures to the rear (east) of the main building. The remainder of the property is cleared grass meadow. The remnants of fencing and infrastructure associated with the former transmission towers remain visible. There are currently no provisions for stormwater management at the site. A USGS Topographic Map showing the site location can be found attached to this section.

The proposed project will require the demolition of some existing site features, including accessory structures, pavement and redundant utility services. A new 8,900SF+/- office building will be constructed to the north of the existing building, approximately 46 feet from the Broadway right-of-way (approx. 65 feet from the road). Site access driveways and parking areas will be re-constructed and supplemented to provide additional parking and improved circulation throughout the site.

The existing southern entrance to the site off Broadway will be retained. After discussion with staff, the Applicant has agreed to abandon the existing northern driveway off Broadway. A new driveway entrance off Chapin Street will be constructed to serve the new office building.

New water, sewer and electrical power connections will be installed between the new building and existing infrastructure in Broadway.

Stormwater runoff from the new developed area will be treated with four new bioretention cells. These will discharge to the current receiving areas on the southern boundary of the property. The stormwater analysis demonstrates that the proposed project will not result in an increase in peak runoff to the receiving areas.

The project will disturb an area of approximately 88,000 sq.ft, all of which is within the existing developed area of the property (improved or meadow). There will be a total net increase of approximately 22,200 sq.ft. of impervious area (14,400sf+/- of pavement and 7,800sf of roof).

**Zoning**

The project is located within the Shopping and Personal Service(S&PS) District. Professional Office is an allowed use in the zone. A summary of the dimensional requirements for the proposed project is given in the table below.

861 BROADWAY BANGOR ZONING SUMMARY		
THE PROJECT IS LOCATED ENTIRELY WITHIN THE SHOPPING & PERSONAL SERVICE DISTRICT. THE PROJECT SITE IS COMPRISED OF MAP R41, LOT 5 - THE TOTAL PARCEL AREA IS 10.27 ACRES+/-		
DISTRICT DIMENSIONAL STANDARDS		
STANDARD	REQUIRED	PROVIDED (PROPOSED)
MIN. LOT SIZE	10,000SF	447,268SF+/-
MINIMUM FRONT SETBACK	20FT	39.2FT+/-
MINIMUM SIDE SETBACK	10FT	N/A
MINIMUM REAR SETBACK	10FT/25FT (abutting residential)	599FT+/-
PARKING MIN. STREET LINE SETBACK	20FT	21.4FT+/-
PARKING MIN. SIDE & REAR LOT LINE SETBACK	5FT	210.6FT+/-
BUILDING HEIGHT	40FT	18FT
MAXIMUM LOT COVERAGE	30%	3.08%
IMPERVIOUS SURFACE RATIO	70%	11%
PARKING REQUIREMENTS	1/300SF = 50 SPACES	63

**Site Access and Circulation**

The new project will utilize the existing southern site access driveway located on the east side of Broadway. The existing northernly site access drive will be abandoned. A new site access drive for the proposed office building is proposed on the south side of Chapin Street, approximately 200'+/- from the intersection of Chapin Street and Broadway. The site circulation provides access to parking on the north, east, and south sides of the buildings. A total of 63 parking spaces are provided for the new and existing office buildings, including 4 van accessible handicapped spaces. A new ADA compliant walkway will provide access to the existing office building. A sidewalk connection to Chapin Street is provided from the new building.

**Utilities**

The new 8,900sf+/- office building will be connected to public water and sewer lines located on Broadway. The office building has space for up to sixteen employees and we estimate the average daily water use will be approximately 192 gallons per day. The new building domestic water supply will be served by a new 1" line, tapped from the existing main on the east side of the street. A new 6" SDR35 sewer line will be installed from the new building to connect to the existing municipal sewer of the west side of Broadway. Power will be provided from the existing three-phase overhead service on Broadway.

**Site Lighting**

Site lighting has been designed to provide minimum safe lighting levels throughout the access and parking areas surrounding the tow buildings. Full cut-off LED fixtures are mounted on 18ft poles throughout the property to provide highly directional controlled lighting of these spaces. A fixture cut sheet and photometric plan are included in Attachment VI.

**Landscaping**

A site landscaping plan has been prepared by Land Design Solutions. The landscaping plan enhances the existing street landscaping on Broadway around the existing building, and adds new landscaping around the new office building. Additional plantings have been included to enhance the visual image of the new building, provide adequate buffering between the project and adjacent uses and provide cover and screening for site improvements.

**Stormwater**

There are currently no provisions for stormwater management at the site. New stormwater Best Management Practices BMPs have been designed to capture and treat runoff from the new improvements associated with this project. These include four bioretention cells. The new BMP's will provide detention and water quality treatment for runoff from new impervious and developed areas associated with new development prior to allowing it to discharge in a non-erosive manner to current locations at the south end of the property.

The new stormwater management system will maintain the existing drainage patterns at the site, while protecting water quality and ensuring that there is no increase in peak runoff from the property during design storm conditions. This stormwater management system has been sized in accordance with the Maine Department of Environmental Protection (MDEP) Chapter 500 Regulations.

**Traffic**

The proposed use is a relatively small, low impact traffic generator and will result in a minimal increase in traffic to and from the site. A traffic assessment has been provided by Sewall, and is attached in Exhibit V.

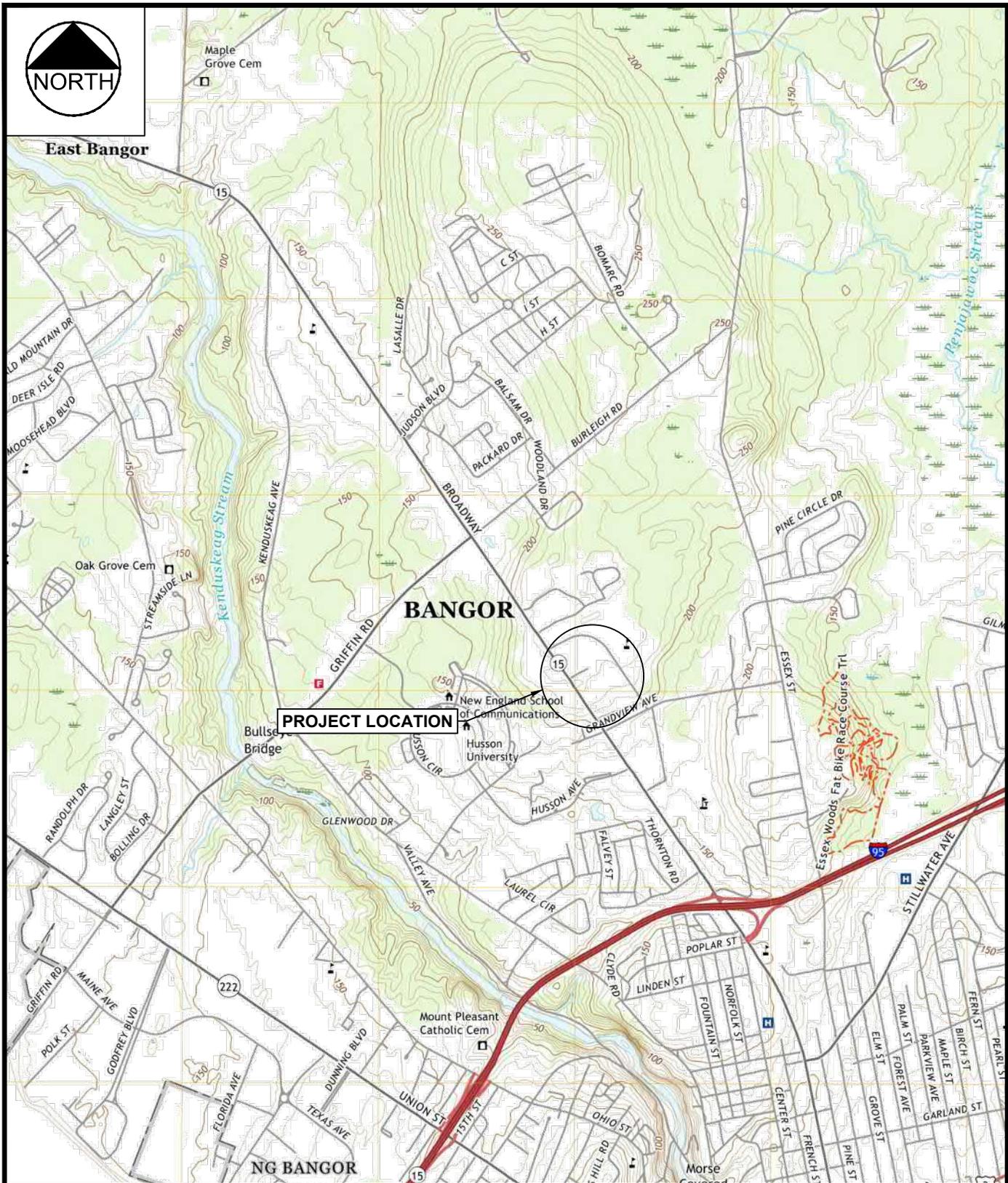
## FIGURES AND DRAWINGS

Figures showing the proposed project site are included at the end of this section as follows:

<b>Figure No.</b>	<b>Title</b>
1	USGS Topographic Map
2	Aerial Photograph
3	USDA SCS Soils Map

Project drawings submitted with this application are as follows:

<b>Sheet No.</b>	<b>Description</b>
Cover	Cover Sheet
V-100	Boundary and Topographic Survey (Plisga and Day)
C-100	Existing Conditions & Demo Plan
C-101	Site Layout Plan
C-102	Grading & Drainage Plan
C-103	Erosion Control Plan
C-300	Erosion & Sedimentation Control Notes
C-301	Erosion & Sedimentation Control Details
C-302	Site Civil Details I
C-303	Site Civil Details II
C-304	Site Civil Details III
L-1	Landscape Plan



REFERENCE: USGS TOPOGRAPHIC SURVEY BANGOR QUADRANGLE

861 BROADWAY SITE  
BANGOR, MAINE

## USGS LOCATION MAP



DRAWN: ADJ	DATE: NOV 2025
DESIGNED: ADJ	SCALE: NTS
CHECKED: ADJ	JOB NO. N/A
FILE NAME: USGS LOC MAP	

FIGURE

1



REFERENCE: MAINE GEOLIBRARY ORTHOIMAGERY

861 BROADWAY SITE  
BANGOR, MAINE

## AERIAL PHOTOGRAPH



DRAWN: ADJ	DATE: NOV 2025
DESIGNED: ADJ	SCALE: NTS
CHECKED: ADJ	JOB NO. 24-003
FILE NAME: AERIAL	

FIGURE

2



# Custom Soil Resource Report Soil Map (Broadway Site)

516980      517040      517100      517160      517220      517280



REFERENCE: NRCS WEB SOIL SURVEY

861 BROADWAY SITE  
BANGOR, MAINE

## NRCS WEB SOIL SURVEY MAP



DRAWN: ADJ	DATE: NOV 2025
DESIGNED: ADJ	SCALE: NTS
CHECKED: ADJ	JOB NO. N/A
FILE NAME: SOILS	

FIGURE

3

EXHIBIT III

TITLE, RIGHT, OR INTEREST

**QUITCLAIM DEED WITH COVENANT**

**DLN: 2557168**

**KNOW ALL BY THESE PRESENTS** that **THE ZONE CORPORATION**, a Maine corporation (“Grantor”), for consideration paid, grants to **861 BROADWAY, LLC**, a Maine limited liability company with a mailing address of 802 Stillwater Ave., Bangor, ME 04401 (“Grantee”), with **QUITCLAIM COVENANT**, the land, together with any and all buildings and improvements thereon, situated in the City of Bangor, Penobscot County, Maine, as more particularly described in **EXHIBIT A** attached hereto and made a part hereof (the “Premises”).

Meaning and intending to convey and there is hereby conveyed the property conveyed to Grantor by deed of Acton Communications of Maine, Inc. dated November 1, 1983, and recorded in the Penobscot County Registry of Deeds in Book 3462, Page 278.

*[Signature page follows]*

IN WITNESS WHEREOF, The Zone Corporation has caused this instrument to be executed and delivered in its name by Marianna P. Liddell, its Vice President, duly authorized, as of the 7<sup>th</sup> day of April 2025.

**THE ZONE CORPORATION**, a Maine corporation

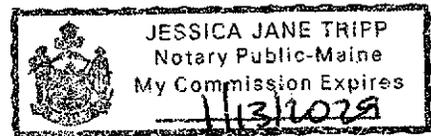
By: M. Liddell  
Name: Marianna P. Liddell  
Its: Vice President

STATE OF MAINE  
COUNTY OF Wumberland, ss.

On April 7, 2025, then personally appeared before me the above-named Marianna P. Liddell, as Vice President of The Zone Corporation, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of The Zone Corporation.

Jessica Tripp  
Notary Public  
Jessica Tripp  
Printed Name

My Commission Expires: 11/3/2029



**EXHIBIT A**

A certain lot or parcel of land with the improvements thereon situate in the City of Bangor, County of Penobscot, State of Maine, said lot is more particularly described as follows:

Beginning at a rebar set at the southwesterly corner of lot 23 as depicted on a plan titled: "*PLAN SHOWING THE PROPERTY OF CHARLES WOODMAN, GEORGE H. HAMLIN AND LOUIS KIRSTEIN AT HILLSIDE*" recorded at the Penobscot County Registry of Deeds in Plan Book 9, Page 7, said rebar is also at the northwesterly corner of land described in a deed from Brian D. Clements to Alan W. Stokes and Ashley M. Stokes, dated September 18, 2012, and recorded at said Registry of Deeds in Book 12949, Page 143, said rebar is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 423,598.89 U.S Survey Feet and an Easting of 910,592.39 U.S. Survey Feet;

thence, by and along the northerly line of said Alan W. Stokes and Ashley M. Stokes, North 63° 05' 44" East, a distance of 352.06 feet to an angle point on the westerly line of land described in a deed from Daniel I. Gould to the City of Bangor, dated May 12, 1959, and recorded at said Registry of Deeds in Book 1674, Page 324;

thence continuing North 63° 05' 44" East, a distance of 401.66 feet to a rebar set on the westerly sideline of Laurel Street, so-called, said Laurel Street is depicted on said plan recorded at said Registry of Deeds in Plan Book 9, Page 7, said rebar is also at an angle point in the westerly line of land of said City of Bangor;

thence, by and along the westerly sideline of said Laurel Street also being the westerly line of said City of Bangor, North 33° 56' 16" West, a distance of 598.38 feet to a rebar set at the northeasterly corner of lot 99 as depicted on said plan recorded at said Registry of Deeds in Plan Book 9, Page 7, said rebar is also on the westerly line of land of said City of Bangor and the southerly sideline of Chapin Street, so-called, said Chapin Street is depicted on said plan recorded at said Registry of Deeds in Plan Book 9, Page 7;

thence, by and along the southerly sideline of said Chapin Street, South 63° 04' 44" West, a distance of 752.80 feet to a rebar set on the easterly line of Broadway, also known as Route 15, so-called;

thence, by and along the easterly line of said Broadway, South 33° 51' 13" East, a distance of 598.05 feet to the point of beginning, enclosing 10.27 acres.

TOGETHER WITH the right to lay and maintain conduits, wires and pipes though the streets abutting the lots as described in a deed from Louis Kirstein & Sons to Maine Broadcasting Company, dated June 16, 1937, and recorded at the Penobscot County Registry of Deeds in Book 1119, Page 374, and as described in a deed from John F. Dana, trustee under the last Will and Testament of Edith F. Woodman to Maine Broadcasting Company, dated June 16, 1937, and recorded at said Registry of Deeds in Book 1119, Page 375.

Iron rods set described herein as a rebar set, are three-quarter inch reinforcing rods with a cap marked "*PLISGA & DAY PLS 2404*" set in 2025.

Bearings referenced herein are oriented to Grid North referencing the Maine Coordinate System of 1983, East Zone, as determined by a "Boundary Survey Showing Property of The Zone Corporation" prepared by Plisga & Day, Land Surveyors dated February 24, 2025 (reference project number: 17035).

Coordinate values identifying the point of beginning also reference the Maine Coordinate System of 1983, East Zone, as determined by a survey conducted by Plisga & Day, Land Surveyors in 2025 (reference project number: 17035). Said coordinate values are provided as an aid in location of the above-described parcel and are not intended to control bearings, distances or the positions marked by monuments defining property boundaries.

Distances listed herein are grid distances which were computed using a combined scale factor of 0.99989922 (ground to grid).

All the above described Premises are hereby conveyed SUBJECT TO (i) Contract Zoning Agreement between the City of Bangor and The Zone Corporation dated February 2, 1996, and recorded in the Penobscot County Registry of Deeds in Book 6045, Page 26 and (ii) Findings of Fact and Certificate of Conditional Variance Approval by Bangor Board of Appeals dated November 6, 2013, and recorded in the Penobscot County Registry of Deeds in Book 13389, Page 274, both as affected by Bangor City Council Ordinance 25-067, February 10, 2025, attached as an exhibit to Affidavit of Grace Innis, Esq. dated April 4, 2025, and recorded in the Penobscot County Registry of Deeds in Book 17454, Page 227.

# EXHIBIT IV

## STORMWATER MANAGEMENT

The Stormwater Management Report is provided under separate cover.

EXHIBIT V

TRAFFIC

November 5, 2025

Mr. Andrew D. Johnston, PE, LEED AP  
Principal  
Atlantic Resource Consultants  
541 US-1, Suite 21  
Freeport, ME 04032

## **RE: TRIP GENERATION ANALYSIS AND CRASH REVIEW FOR PROPOSED OFFICE BUILDING IN BANGOR**

### **INTRODUCTION**

This is written to document trip generation analysis performed for a proposed office building at 861 Broadway in Bangor, Maine. It is understood that the proposed building will provide 8,900 gross square feet (S.F.) of space to be utilized as general offices for a wealth management company.

### **TRIP GENERATION ANALYSIS**

The number of trips to be generated by the proposed office building was estimated using the Institute of Transportation Engineers (ITE) “Trip Generation, 11<sup>th</sup> Edition” report. The calculations were performed utilizing land use code (LUC) 712 –Small Office Building, defined as less than 10,000 S.F., based on the 8,900 S.F. The results are summarized below:

#### **ITE PROJECTED TRIP GENERATION**

<u>Period</u>	<u>One-Way Trips</u>
Weekday	128
AM Peak Hour – Adjacent St.	15
Entering	12
Exiting	3
PM Peak Hour – Adjacent St.	19
Entering	7
Exiting	12
AM Peak Hour – Generator	23
Entering	14
Exiting	9

<u>Period</u>	<u>One-Way Trips</u>
PM Peak Hour – Generator	28
Entering	12
Exiting	16
Saturday Peak Hour – Generator	5*
Entering	3
Exiting	2

\*There was no Saturday peak hour data for LUC 712 so LUC 710 – General Office was utilized.

As seen above, the office building is expected to generate 128 one-way or 64 roundtrips daily. It is expected to generate from 5 to 28 one-way trips in peak hours. No off-site traffic impacts would be expected given these traffic levels. Typically, there is not any significant impact unless a project generates more than 25 lane hour trips in an hour. The office building is expected to generate fewer than 16 lane hour trips.

## HIGH CRASH REVIEW

The Maine Department of Transportation uses two criteria to determine high crash locations (HCLs). The first is the critical rate factor (CRF), which is a measure of the accident rate. A CRF greater than one indicates a location which has a higher than expected accident rate. The expected rate is calculated as a statewide average of similar facilities.

The second criterion, which must also be met, is based upon the number of accidents that occur at a particular location. Eight or more accidents must also occur over the three-year study period for the location to be considered a high crash location.

Sewall reviewed the MaineDOT Map Viewer for any high crash location within the immediate vicinity of the site, along Broadway from Hobart Street to Grandview Avenue. The intersection of Grandview Avenue is a high crash location with a CRF of 1.21 and 27 reported crashes. As a result, a collision diagram was obtained from MaineDOT. It is reviewed for any accident patterns or trends that might indicate a potentially correctable safety deficiency as follows:

### Intersection of Grandview Avenue and Broadway

There were 8 crashes in 2022, 12 in 2023 and 7 in 2024. There were two angle collisions attributed to red light running. There were five angle collisions attributed to left turns failing to yield. One other angle collision occurred due to an improper turn. There was a single sideswipe in the intersection

attributed to failure to keep in lane. The remaining 18 crashes were rear end collisions, occurring on 3 of the 4 approaches, though most occurred on the southbound Broadway approach and were attributed to following too close. These types of collisions are typical of signalized intersections and are generally considered uncorrectable. The injury rate is 11 % (3 out of the 27) with all injuries being suspected or minor in nature.

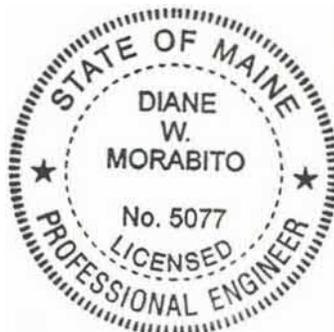
### DRIVEWAY SIGHT DISTANCE

Driveway sight distance is one of the most important safety factors, particularly for developments that generate limited traffic volumes. It should be confirmed that there is adequate sight distance from the proposed site drives to meet city standards. Additionally, no landscaping or features, such as signs, should be located within the sight triangles that could limit or restrict sight distances in the future.

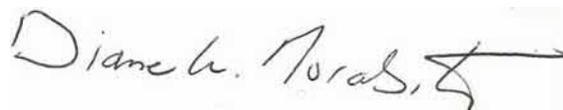
### SUMMARY

To summarize, the proposed office building is expected to generate 128 one-way trips or 64 roundtrips daily. It will generate from 5 to 28 one-way trips in peak hours, which would not be expected to have any significant impact on off-site traffic operations. In terms of safety, there is one high crash location nearby, but a review of the collision diagram did not reveal any crash patterns that would indicate a potentially correctable deficiency or high injury rates. It should be confirmed that there is adequate sight distance from the exit drives to meet city standards. No landscaping or features, such as signs, should be located within the sight triangles that could limit or restrict the driveway sight distances in the future.

As always, let me know if you or the City of Bangor have any questions regarding my analysis or findings.



Sincerely,



Diane W. Morabito, P.E. PTOE  
Vice President Traffic Engineering

---

# H. C. L. CRASH COLLISION DIAGRAM DATA PACKAGE

---

COUNTY: **PENOBSCOT**

TOWN: **BANGOR**

LOW NODE: **39714** HIGH NODE: **0000**

REGION: **4**

U/R: **URBAN**

DESCRIPTION: **Int of Broadway and Grandview Ave**

RTE # / RD #: **0015X**

DATE DRAWN: **9/15/2025** DRAWN BY: **Duncan**

STUDY FROM: **1/1/2022**

STUDY TO: **12/31/2024**

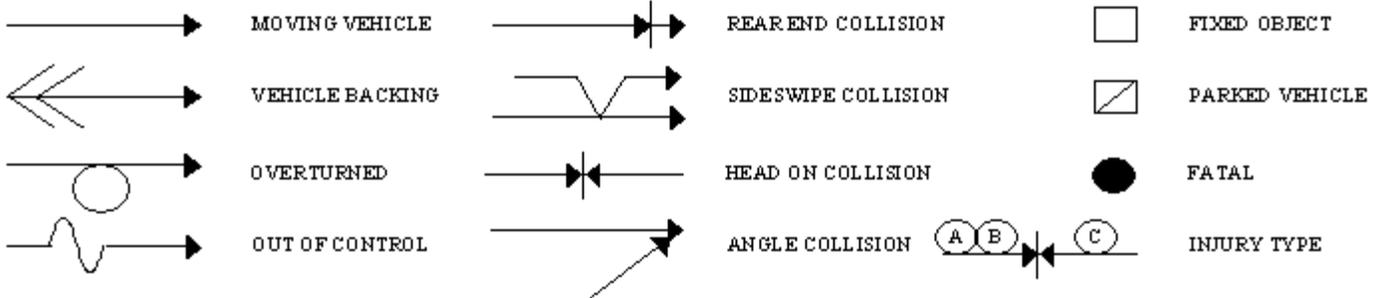
CRASH RATE: **1.39**

CRF: **1.21**

% INJURY: **11.1**

TOTAL CRASHES: **27**

### LEGEND



--- PATH OF: P PEDESTRIAN B BICYCLE A ANIMAL S SLED

PAVEMENT: D - DRY, I - ICY, W - WET, S - SNOW

WEATHER: C - CLEAR, F - FOG, R - RAIN, SL - SLEET, S - SNOW, CL - CLOUDY

TIME: A - AM, P - PM

Bangor

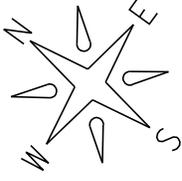
Node: 39714

Study Period: 2022-2024

# of Crashes: 27 / CRF: 1.21

Prepared by Office of Safety & Mobility

IDS 9/15/25)



Broadway

- 26357 9-11-22 11:41A D/C Follow Too Close
- 14616 5-27-22 10:56A D/C Follow Too Close
- 8814 3-18-22 2:33P D/C Brakes Failed
- 18862 7-5-23 12:34P D/C Follow Too Close
- 27538 9-23-23 4:09P D/C Follow Too Close
- 7336 3-5-23 11:40A W/CL Hit & Run
- 552 1-9-23 7:44A D/C Follow Too Close
- 3808 2-3-23 12:30P D/CL Follow Too Close
- 26557 9-13-23 9:16A D/CL Follow Too Close
- 29425 10-11-23 7:45A D/C Follow Too Close
- 8494 3-14-23 5:22P S/S Speed
- 6168 2-29-24 8:35A I/C Follow Too Close
- 15455 6-8-24 11:54A D/C Follow Too Close
- 34859 12-6-24 10:22A W/CL Follow Too Close

Grandview

25376 9-1-23 4:43P D/CL Follow Too Close



24271 8-21-23 9:17P D/C Fail to Keep in Lane

36876 12-21-24 7:55A S/S Improper Turn

Grandview

- 24304 8-27-22 12:42P D/C Ran Red Light (B)
- 23027 8-15-22 5:25P D/C Ran Red Light
- 10292 4-20-24 1:04P W/R Fail to Yield

8562 3-17-23 11:26A D/C Unknown

- 35390 11-29-22 7:50A D/CL Fail to Yield
- 5869 2-21-22 6:00P D/C Fail to Yield
- 35516 11-29-22 5:28P D/C Headlights Off
- 25904 9-5-23 3:56P D/C Hit & Run
- 9136 4-3-24 3:04P D/C Hit & Run
- 13903 5-28-24 9:33A W/C Follow too Close

Broadway

= Traffic Signal



# Crash Summary Report

## Report Selections and Input Parameters

### REPORT SELECTIONS

- Crash Summary I - Single Node
- Section Detail
- Crash Summary II
- 1320 Public
- 1320 Private
- 1320 Summary

### REPORT DESCRIPTION

Bangor  
 Int of Rte 15/Broadway and Grandview Ave

### REPORT PARAMETERS

Year 2022, Start Month 1 through Year 2024 End Month: 12

Route: **0015X** Start Node: **39714** End Node: **39714** Start Offset: **0** End Offset: **0**  
 Exclude First Node  Exclude Last Node

## Crash Summary I

### Notes

Node	Route - MP	Node Description	U/R	Total Crashes	K	A	B	C	PD	Injury	Percent Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
39714	0015X - 64	Int of BROADWAY GRANDVIEW AV	9	27	0	0	1	2	24	11.1	6.487	1.39	1.15	1.21
<b>STATEWIDE CRASH RATE: 0.69</b>														
<b>Study Years: 3.00</b>				<b>27</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>24</b>	<b>11.1</b>	<b>6.487</b>	<b>1.39</b>	<b>1.15</b>	<b>1.21</b>
<b>NODE TOTALS:</b>				<b>27</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>24</b>	<b>11.1</b>	<b>6.487</b>	<b>1.39</b>	<b>1.15</b>	<b>1.21</b>



Maine Department Of Transportation - Office of Safety, Crash Records Section  
**Crash Summary II - Characteristics**

**Crashes by Driver Action at Time of Crash**

Driver Action at Time of Crash	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
No Contributing Action	1	26	3	0	0	0	30
Ran Off Roadway	0	0	0	0	0	0	0
Failed to Yield Right-of-Way	3	0	0	0	0	0	3
Ran Red Light	2	0	0	0	0	0	2
Ran Stop Sign	0	0	0	0	0	0	0
Disregarded Other Traffic Sign	0	0	0	0	0	0	0
Disregarded Other Road Markings	0	0	0	0	0	0	0
Exceeded Posted Speed Limit	0	0	0	0	0	0	0
Drove Too Fast For Conditions	1	0	0	0	0	0	1
Improper Turn	1	0	0	0	0	0	1
Improper Backing	0	0	0	0	0	0	0
Improper Passing	0	0	0	0	0	0	0
Wrong Way	0	0	0	0	0	0	0
Followed Too Closely	13	0	0	0	0	0	13
Failed to Keep in Proper Lane	1	0	0	0	0	0	1
Operated Motor Vehicle in Erratic, Reckless, Careless, Negligent or Aggressive Manner	0	0	0	0	0	0	0
Swerved or Avoided Due to Wind, Slippery Surface, Motor Vehicle, Object, Non-Motorist in Roadway	0	0	0	0	0	0	0
Over-Correcting/Over-Steering	0	0	0	0	0	0	0
Other Contributing Action	2	0	0	0	0	0	2
Unknown	0	1	0	0	0	0	1
<b>Total</b>	<b>24</b>	<b>27</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>

**Crashes by Apparent Physical Condition And Driver**

Apparent Physical Condition	Dr 1	Dr 2	Dr 3	Dr 4	Dr 5	Other	Total
Apparently Normal	24	27	3	0	0	0	54
Physically Impaired	0	0	0	0	0	0	0
Emotional(Depressed, Angry, Disturbed, etc.)	0	0	0	0	0	0	0
Ill (Sick)	0	0	0	0	0	0	0
Asleep or Fatigued	0	0	0	0	0	0	0
Under the Influence of Medications/Drugs/Alcohol	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>Total</b>	<b>24</b>	<b>27</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54</b>

**Driver Age by Unit Type**

Age	Driver	Bicycle	SnowMobile	Pedestrian	ATV	Total
09-Under	0	0	0	0	0	0
10-14	0	0	0	0	0	0
15-19	5	0	0	0	0	5
20-24	8	0	0	0	0	8
25-29	1	0	0	0	0	1
30-39	6	0	0	0	0	6
40-49	13	0	0	0	0	13
50-59	4	0	0	0	0	4
60-69	9	0	0	0	0	9
70-79	5	0	0	0	0	5
80-Over	2	0	0	0	0	2
Unknown	4	0	0	0	0	4
<b>Total</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>

## Crash Summary II - Characteristics

Most Harmful Event		
Most Harmful Event	Total	Total
1-Overturn / Rollover	0	0
2-Fire / Explosion	0	0
3-Immersion	0	0
4-Jackknife	0	0
5-Cargo / Equipment Loss Or Shift	0	54
6-Fell / Jumped from Motor Vehicle	0	
7-Thrown or Falling Object	0	
8-Other Non-Collision	0	
9-Pedestrian	0	
10-Pedalcycle	0	
11-Railway Vehicle - Train, Engine	0	
12-Animal	0	
13-Motor Vehicle in Transport	54	
14-Parked Motor Vehicle	0	
15-Struck by Falling, Shifting Cargo or Anything Set in Motion by Motor Vehicle	0	
16-Work Zone / Maintenance Equipment	0	
17-Other Non-Fixed Object	0	26
18-Impact Attenuator / Crash Cushion	0	0
19-Bridge Overhead Structure	0	0
20-Bridge Pier or Support	0	0
21-Bridge Rail	0	0
22-Cable Barrier	0	0
23-Culvert	0	0
24-Curb	0	0
25-Ditch	0	0
26-Embankment	0	0
27-Guardrail Face	0	0
28-Guardrail End	0	0
29-Concrete Traffic Barrier	0	1
30-Other Traffic Barrier	0	0
31-Tree (Standing)	0	27
32-Utility Pole / Light Support	0	
33-Traffic Sign Support	0	
34-Traffic Signal Support	0	
35-Fence	0	
36-Mailbox	0	
37-Other Post, Pole, or Support	0	

Injury Data		
Severity Code	Injury Crashes	Number Of Injuries
K	0	0
A	0	0
B	1	1
C	2	2
PD	24	0
<b>Total</b>	<b>27</b>	<b>3</b>

Road Character		Total
Road Grade		
1-Level		10
2-On Grade		16
3-Top of Hill		1
4-Bottom of Hill		0
5-Other		0
<b>Total</b>		<b>27</b>

Light		Total
Light Condition		
1-Daylight		24
2-Dawn		0
3-Dusk		0
4-Dark - Lighted		2
5-Dark - Not Lighted		1
6-Dark - Unknown Lighting		0
7-Unknown		0
<b>Total</b>		<b>27</b>

Traffic Control Devices		Total
Traffic Control Device		
1-Traffic Signals (Stop & Go)		26
2-Traffic Signals (Flashing)		0
3-Advisory/Warning Sign		0
4-Stop Signs - All Approaches		0
5-Stop Signs - Other		0
6-Yield Sign		0
7-Curve Warning Sign		0
8-Officer, Flagman, School Patrol		0
9-School Bus Stop Arm		0
10-School Zone Sign		0
11-R.R. Crossing Device		0
12-No Passing Zone		0
13-None		1
14-Other		0
<b>Total</b>		<b>27</b>

## Crash Summary II - Characteristics

### Crashes by Year and Month

Month	2022	2023	2024	Total
JANUARY	0	1	0	1
FEBRUARY	1	1	1	3
MARCH	1	3	0	4
APRIL	0	0	2	2
MAY	1	0	1	2
JUNE	0	0	1	1
JULY	0	1	0	1
AUGUST	2	1	0	3
SEPTEMBER	1	4	0	5
OCTOBER	0	1	0	1
NOVEMBER	2	0	0	2
DECEMBER	0	0	2	2
<b>Total</b>	<b>8</b>	<b>12</b>	<b>7</b>	<b>27</b>

Report is limited to the last 10 years of data.

# Crash Summary II - Characteristics

## Crashes by Crash Type and Type of Location

Crash Type	Crashes by Crash Type and Type of Location											Total			
	Straight Road	Curved Road	Three Leg Intersection	Four Leg Intersection	Five or More Leg Intersection	Driveways	Bridges	Interchanges	Other	Parking Lot	Private Way		Cross Over	Railroad Crossing	Traffic Circle-Roundabout
Object in Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rear End - Sideswipe	0	0	0	19	0	0	0	0	0	0	0	0	0	0	19
Head-on - Sideswipe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intersection Movement	0	0	0	8	0	0	0	0	0	0	0	0	0	0	8
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Train	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Went Off Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Other Animal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jackknife	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rollover	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Submersion	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thrown or Falling Object	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bear	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Moose	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27</b>

# Crash Summary II - Characteristics

## Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
<b>Blowing Sand, Soil, Dirt</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>Blowing Snow</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>Clear</b>												
Dark - Lighted	2	0	0	0	0	0	0	0	0	0	0	2
Dark - Not Lighted	1	0	0	0	0	0	0	0	0	0	0	1
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	12	1	0	0	0	0	0	0	0	0	1	14
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>Cloudy</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	5	0	0	0	0	0	0	0	0	0	2	7
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

# Crash Summary II - Characteristics

## Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
<b>Fog, Smog, Smoke</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>Other</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>Rain</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	1	1
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>Severe Crosswinds</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0

# Crash Summary II - Characteristics

## Crashes by Weather, Light Condition and Road Surface

Weather Light	Dry	Ice/Frost	Mud, Dirt, Gravel	Oil	Other	Sand	Slush	Snow	Unknown	Water (Standing, Moving)	Wet	Total
<b>Sleet, Hail (Freezing Rain or Drizzle)</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	0	0	0	0	0
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>Snow</b>												
Dark - Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Not Lighted	0	0	0	0	0	0	0	0	0	0	0	0
Dark - Unknown Lighting	0	0	0	0	0	0	0	0	0	0	0	0
Dawn	0	0	0	0	0	0	0	0	0	0	0	0
Daylight	0	0	0	0	0	0	0	2	0	0	0	2
Dusk	0	0	0	0	0	0	0	0	0	0	0	0
Unknown	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>20</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>27</b>

EXHIBIT VI  
SITE LIGHTING



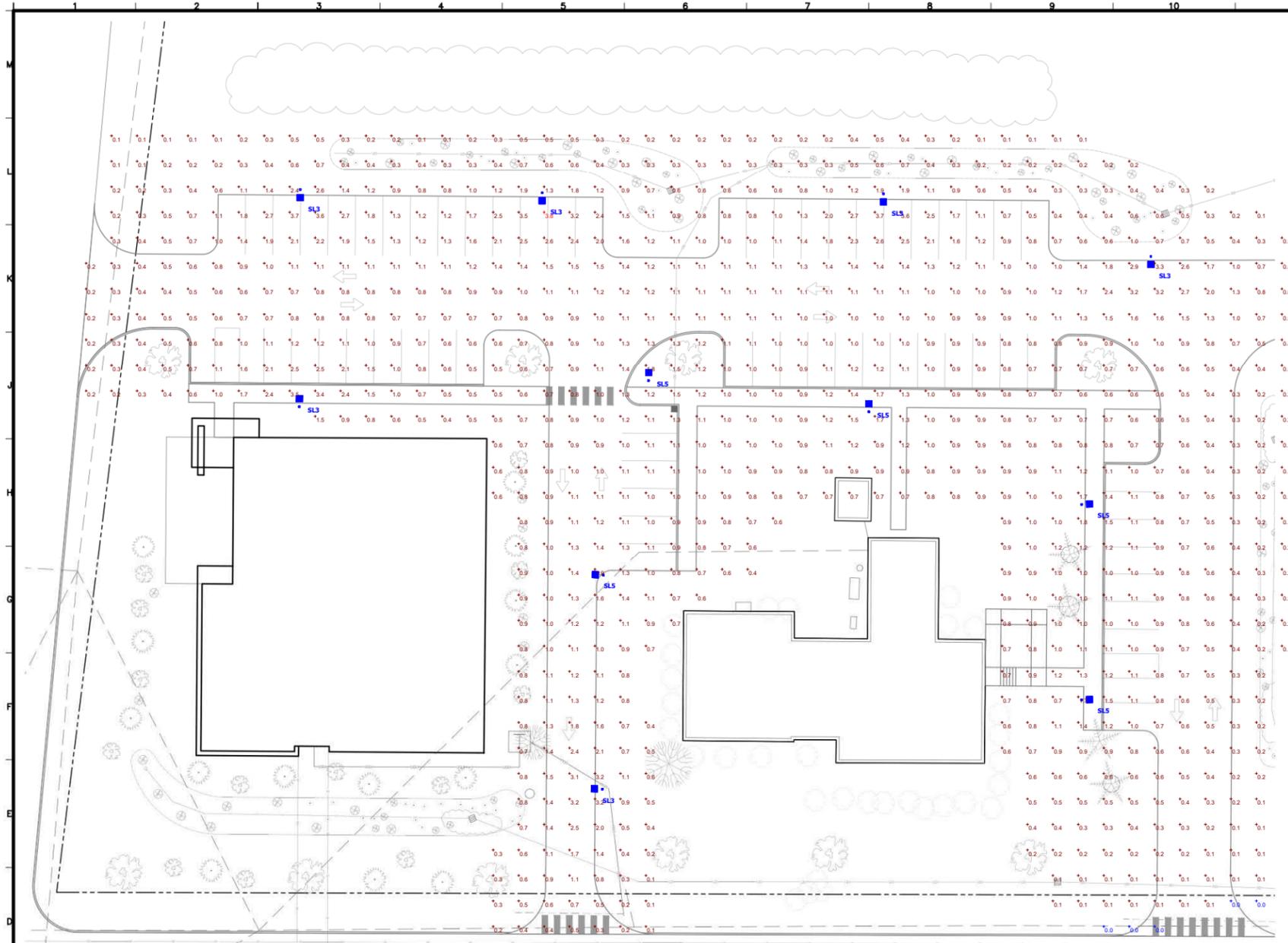
**DuBois & King**  
 Building Services Division  
 Bedford, NH  
 MEP/FP Engineers  
 603.444.6578  
 Project # 530872

**ELECTRICAL GENERAL NOTES:**

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR WIRING ALL MECHANICAL AND ELECTRICAL ITEMS SHOWN ON THIS DRAWING, UNLESS OTHERWISE NOTED.
2. TYPE 'MC' CABLE WITH INTEGRAL GROUND WIRE MAY BE UTILIZED FOR POWER AND LIGHTING CIRCUITS ONLY WHERE COMPLETELY CONCEALED.
3. VERIFY EQUIPMENT LOCATIONS, CIRCUIT BREAKER, FUSE SIZES, CONDUIT SIZES, WIRE SIZES AND ROUGH-IN REQUIREMENTS FOR ALL EQUIPMENT BEING FURNISHED BY ANOTHER TRADE OR BY THE OWNER PRIOR TO ROUGHING-IN.
4. PROVIDE THE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUITING SHOWN ON THE DRAWINGS.
5. CIRCUIT NUMBERS AT EQUIPMENT AND AT HOMERUNS CORRESPOND TO PANELBOARD CIRCUIT BREAKERS (SEE PANELBOARD SCHEDULES). BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS OTHERWISE NOTED ON THE ELECTRICAL EQUIPMENT SCHEDULES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL LOADS CONNECTED TO EACH PANELBOARD ARE BALANCED EVENLY.
6. USE #10 AWG CONDUCTORS FOR 20 AMPERE, 120 VOLT BRANCH CIRCUITS LONGER THAN 75 FEET, #8 AWG FOR 20 AMP, AND 120 VOLT BRANCH CIRCUITS LONGER THAN 150 FEET, AND #10 AWG FOR 20 AMPERE, 277 VOLT CIRCUITS LONGER THAN 150 FEET, UNLESS SPECIFICALLY NOTED OTHERWISE. THIS INCREASED WIRE SIZE SHALL BE REQUIRED FOR THE ENTIRE LENGTH OF THE CIRCUIT.
7. UNLESS SPECIFICALLY NOTED OTHERWISE, THIS INCREASED WIRE SIZE SHALL BE REQUIRED FOR THE ENTIRE LENGTH OF THE CIRCUIT.
8. RECEPTACLES INSTALLED ON THE EXTERIOR OF THE BUILDING SHALL BE LISTED AS WEATHER RESISTANT AND SHALL BE PROVIDED WITH 'EXTRA-DUTY' LISTED, WEATHERPROOF WHILE-IN-USE COVERPLATES.
9. RECEPTACLES INSTALLED WITHIN 6'-0" OF A WATER SOURCE SHALL BE 5mA GFCI TYPE.
10. INSTALL CONDUITS WITH NO MORE THAN TWO, 90 DEGREE BENDS BETWEEN PULL BOXES, AND NO MORE THAN 100'-0" BETWEEN PULL BOXES. PULL BOXES SHALL BE INSTALLED FOR STRAIGHT THRU PULLS ONLY.
11. TYPE 'MC' CABLE WITH INTEGRAL GROUND WIRE MAY BE UTILIZED FOR POWER CIRCUITS ONLY WHERE COMPLETELY CONCEALED.
12. PROVIDE PROPER NUMBER OF CONDUCTORS TO ACHIEVE CIRCUITING SHOWN.
13. CROSS REFERENCE AND CONFIRM ALL DEVICE LOCATIONS/ORIENTATIONS, AND MOUNTING HEIGHTS WITH OWNER PRIOR TO ROUGH-IN.
14. ALL PANELBOARDS, DISCONNECTS AND DEVICES SHALL BE PROPERLY LABELED. EXACT NAMING SHALL BE COORDINATED WITH OWNER.
15. BRANCH CIRCUITS SHALL BE SIZED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS INDICATED OTHERWISE.
16. COORDINATE EXACT DEVICE LOCATIONS WITH ARCHITECT, VENDORS, MILLWORK AND OWNER.

**⊗ ELECTRICAL KEYED NOTES:**

1. EQUIPMENT INSTALLED ON ROOF
2. RUN (1) 1 1/2" CONDUIT BETWEEN THE FLOORBOX AND TV. BACK BOXES FOR INSTALLATION OF CABLING AND FITTINGS BY THE OWNER.
3. IDF RACK LOCATION.
4. TV OUTLETS - PROVIDE CHIEF FLUSH IN WALL ENCLOSURE EQUAL TO LEGRAND WIREMOLD #PAC525 WITH FLANGE AND COVER. PROVIDE 20A, 120V WHITE DUPLEX RECEPTACLE WITH PLATE AND '2D' DATA OUTLET IN ENCLOSURE. COORDINATE LOCATIONS WITH ARCHITECTURAL ELEVATIONS.
5. TV OUTLETS - PROVIDE 2-GANG FLUSH IN WALL BACK BOX EQUAL TO HUBBELL #NSAV62M WITH #NSAV6C METAL COVER. PROVIDE 20A, 120V WHITE DUPLEX RECEPTACLE WITH PLATE AND '2D' DATA OUTLET IN ENCLOSURE. COORDINATE LOCATIONS WITH ARCHITECTURAL ELEVATIONS.



Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Polar Plot	Notes
	SL3		6	WISCONSIN LIGHTING LAB	NF-SLS-45-40-XX-3W			1	NF-SLS-45-40-xx-3W.ies	6348	1	0.9	45	100%			
	SL5		5	WISCONSIN LIGHTING LAB	NF-SLS-45-40-XX-5W			1	NF-SLS-45-40-xx-5W.ies	6425	1	0.9	45	100%			

**ELECTRICAL SITE PLAN**  
 SCALE: 1" = 20'



Plan View  
 Scale - 1" = 20ft

DESIGN DEVELOPMENT  
 10.31.25

**TAC** Architectural Group  
 40 Summer St., Suite 4 Bangor, ME 04401

MEANS WEALTH MANAGEMENT

BANGOR, MAINE

PROJECT NO: 25-001  
 CAD DWG FILE: 530872 ES101.dwg  
 DRAWN BY: XXX  
 CHK'D BY: XXX  
 COPYRIGHT: 2025

SHEET TITLE

ELECTRICAL SITE PLAN

ES101

Designer  
 S. KIMBALL  
 Date  
 11/19/2025  
 Scale  
 Not to Scale  
 Drawing No.

## NAFCO® PRODUCT FAMILY

Proudly engineered and manufactured in Wisconsin, USA – our NAFCO® family of LED lighting products combines 50 years of manufacturing expertise with premium components and top-notch Midwestern workmanship. From high-output outdoor applications to extreme indoor industrial environments – NAFCO® series products drastically reduce energy consumption and maintenance costs and come supported by WILL's unmatched design, engineering, and project support capabilities.

■ Output options up to 44,000 lumens

■ Proprietary black anodized heat sink for maximum thermal dissipation and low LED junction temperature

■ Premium tier1 LED chips and optics for extreme efficiency and high-quality color rendering for a broad range of applications

■ Recessed light engine design with zero uplight rating (U0) at 0° fixture tilt

■ Wireless and onboard control options including motion, photo, dimming, daylight harvesting, zones, and schedules

■ True Amber and Phosphor Converted (PC) Amber premium LED chip options

■ Flexible mounting options with custom adapters available

■ Toolless hinged driver access for easy install, technology upgrades, and maintenance



## Area & Flood LED Lighting

# NAFCO® SLX



**WILL** WISCONSIN LIGHTING LAB®

# NAFCO® SLX SLIM LED LIGHTING



\*Visit [designlights.org](http://designlights.org) for DLC qualified configurations.

Catalog # \_\_\_\_\_

Project \_\_\_\_\_

Comments \_\_\_\_\_



## Highlights

- Designed, engineered, and manufactured in Wisconsin, USA from premium domestic and imported components
- Performance coatings and custom color matching of RAL codes and architectural colors
- IES files, photometric reports, and lighting simulations available from factory design team
- Proprietary heat sink design with low drive current resulting in reported L90 LED life over 100,000 hours
- Toolless driver access for technology upgrades and maintenance
- Flexible mounting options with custom adapters available

## Applications

- Area, site, and flood lighting
- Roadways and streets
- Parking lots, ramps, and walkways
- Car dealerships, schools, and hospitals
- Hotels and gas stations
- Retail stores and commercial buildings
- Outdoor sports facilities including tennis courts
- Amber and turtle applications

## Construction & Finish

- Rugged aluminum chassis with excellent heat/impact resistance and hinged electrical access
- Architectural grade powder coat enclosure and black anodized heat sink
- High-grade stainless steel hardware for superior strength and corrosion resistance
- Driver components are fully encased in potting material for moisture and vibration resistance

## Light Poles & Arms

- WILL offers one of the most comprehensive light pole, bracket, and arm catalogs in the industry
- Aluminum, steel, and fiberglass materials
- Straight, tapered, and decorative designs
- Custom fabrication, finishing, and accessories available
- Dedicated light pole application support team

## Compliance & Warranty

- ETL Certification for UL STD 1598 & CSA STD C22.2 # 250.0 for wet locations
- Meets Buy American Act and BABAA requirements
- Standard 5-year limited warranty with extended factory warranties available
- Turtle and wildlife compliance options (consult factory)
- Vandal resistant and tested to IK08 standards

## Light Engine & Electrical

- Premium tier1 LED chips for extreme efficiency and high-quality color rendering for a broad range of applications
- Optical assembly constructed of UV stabilized polycarbonate with silicone seal
- -40°C to +40°C ambient operating temperature
- Standard AC input voltage of 120-277V 50/60 Hz; up to 480V available
- Isolated 0-10V/PWM/3-timer-modes dimmable and dim-to-off with standby power ≤ 0.5W
- Power factor of 0.90 min
- Total harmonic distortion of 20% max
- Drivers include integral input Surge Protection of Differential Mode 6kV, Common Mode 10kV per EN 61000-4-5
- Thermally protected secondary 10kA surge suppression available (optional)
- Always-on auxiliary power: 12VDC, 250mA (optional)
- Local specifying engineer recommended for product selection and local compliance
- Licensed electrician required for installation

## Control Options

- Integral passive infrared Bluetooth® sensor for motion, photo, dimming, and daylight harvesting control
- Wireless mesh system for large-scale control of zones, dimming, schedules, and sensors
- DMX control options available from factory

**EPA Chart**

Base Model	0° Tilt	45° Tilt	90° Tilt
NF-SLS	0.5	1.3	2.1
NF-SLM	0.6	1.6	2.5
NF-SLL	0.7	1.8	2.8

**Specifications & Typical Lumen Output (WHITE LED)**

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	Typical HID Replacement	Distribution	3000K, 70 CRI				4000K, 70 CRI				5000K, 70 CRI						
							Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W	Lumens	B	U	G	lm/W
NF-SLS-45	15	44	1	0.475	100-150W	1S = Type I Short	5,222	2	0	2	119	5,548	2	0	2	126	5,548	2	0	2	126
						2M = Type II Medium	5,278	2	0	2	120	5,608	2	0	2	127	5,608	2	0	2	127
						3M = Type III Medium	5,222	1	0	2	119	5,548	1	0	2	126	5,548	1	0	2	126
						3W = Type III Wide	5,109	2	0	1	116	5,429	1	0	2	123	5,429	1	0	2	123
						4M = Type IV Medium	5,222	2	0	3	119	5,548	2	0	3	126	5,548	2	0	3	126
						5W = 150° Type V Square	5,278	3	0	2	120	5,608	3	0	2	127	5,608	3	0	2	127
						5M = 90° Type V Medium	5,390	3	0	0	123	5,727	3	0	0	130	5,727	3	0	0	130
						5N = 70° Type V Narrow	5,390	3	0	0	123	5,727	3	0	0	130	5,727	3	0	0	130
						5VN = 30° Type V Very Narrow	5,166	3	0	1	117	5,488	3	0	1	125	5,488	3	0	1	125
NF-SLS-100	15	96	1	1.000	150-250W	1S = Type I Short	9,580	3	0	3	100	10,179	3	0	3	106	10,179	3	0	3	106
						2M = Type II Medium	9,683	3	0	3	101	10,289	3	0	3	107	10,289	3	0	3	107
						3M = Type III Medium	9,580	2	0	2	100	10,179	2	0	2	106	10,179	2	0	2	106
						3W = Type III Wide	9,374	2	0	2	98	9,960	2	0	2	104	9,960	2	0	2	104
						4M = Type IV Medium	9,580	2	0	3	100	10,179	2	0	3	106	10,179	2	0	3	106
						5W = 150° Type V Square	9,683	4	0	2	101	10,289	4	0	2	107	10,289	4	0	2	107
						5M = 90° Type V Medium	9,889	3	0	1	103	10,507	4	0	1	109	10,507	4	0	1	109
						5N = 70° Type V Narrow	9,889	4	0	1	103	10,507	4	0	1	109	10,507	4	0	1	109
						5VN = 30° Type V Very Narrow	9,477	4	0	1	99	10,070	4	0	1	105	10,070	4	0	1	105
NF-SLS-160	15	158	2	0.900	250-400W	1S = Type I Short	17,471	3	0	3	111	18,563	4	0	4	117	18,563	4	0	4	117
						2M = Type II Medium	17,659	3	0	3	112	18,763	3	0	3	119	18,763	3	0	3	119
						3M = Type III Medium	17,471	3	0	3	111	18,563	3	0	3	117	18,563	3	0	3	117
						3W = Type III Wide	17,095	3	0	3	108	18,164	3	0	3	115	18,164	3	0	3	115
						4M = Type IV Medium	17,471	3	0	5	111	18,563	3	0	5	117	18,563	3	0	5	117
						5W = 150° Type V Square	17,659	5	0	3	112	18,763	5	0	3	119	18,763	5	0	3	119
						5M = 90° Type V Medium	18,034	4	0	1	114	19,162	4	0	1	121	19,162	4	0	1	121
						5N = 70° Type V Narrow	18,034	4	0	1	114	19,162	5	0	1	121	19,162	5	0	1	121
						5VN = 30° Type V Very Narrow	17,283	5	0	1	109	18,363	5	0	1	116	18,363	5	0	1	116
NF-SLS-185	15	185	3	0.700	320-400W	1S = Type I Short	21,250	4	0	4	115	22,579	4	0	4	122	22,579	4	0	4	122
						2M = Type II Medium	21,479	4	0	4	116	22,821	4	0	4	123	22,821	4	0	4	123
						3M = Type III Medium	21,250	3	0	3	115	22,579	3	0	3	122	22,579	3	0	3	122
						3W = Type III Wide	20,793	3	0	3	112	22,093	3	0	3	119	22,093	3	0	3	119
						4M = Type IV Medium	21,250	3	0	5	115	22,579	3	0	5	122	22,579	3	0	5	122
						5W = 150° Type V Square	21,479	5	0	3	116	22,821	5	0	3	123	22,821	5	0	3	123
						5M = 90° Type V Medium	21,936	5	0	1	119	23,307	5	0	1	126	23,307	5	0	1	126
						5N = 70° Type V Narrow	21,936	5	0	1	119	23,307	5	0	1	126	23,307	5	0	1	126
						5VN = 30° Type V Very Narrow	21,022	5	0	1	114	22,336	5	0	1	121	22,336	5	0	1	121
NF-SLM-210	19	207	4	0.625	400-750W	1S = Type I Short	25,744	4	0	4	124	27,353	4	0	4	132	27,353	4	0	4	132
						2M = Type II Medium	26,021	4	0	4	126	27,648	4	0	4	134	27,648	4	0	4	134
						3M = Type III Medium	25,744	3	0	4	124	27,353	3	0	4	132	27,353	3	0	4	132
						3W = Type III Wide	25,190	3	0	4	122	26,765	3	0	4	129	26,765	3	0	4	129
						4M = Type IV Medium	25,744	4	0	5	124	27,353	4	0	5	132	27,353	4	0	5	132
						5W = 150° Type V Square	26,021	5	0	4	126	27,648	5	0	4	134	27,648	5	0	4	134
						5M = 90° Type V Medium	26,575	5	0	1	128	28,236	5	0	1	136	28,236	5	0	1	136
						5N = 70° Type V Narrow	26,575	5	0	1	128	28,236	5	0	1	136	28,236	5	0	1	136
						5VN = 30° Type V Very Narrow	25,467	5	0	2	123	27,059	5	0	2	131	27,059	5	0	2	131
NF-SLM-230	19	231	6	0.475	750W	1S = Type I Short	30,361	4	0	4	131	32,259	4	0	4	140	32,259	4	0	4	140
						2M = Type II Medium	30,688	4	0	4	133	32,606	4	0	4	141	32,606	4	0	4	141
						3M = Type III Medium	30,361	3	0	4	131	32,259	3	0	4	140	32,259	3	0	4	140
						3W = Type III Wide	29,708	3	0	4	129	31,565	3	0	4	137	31,565	3	0	4	137
						4M = Type IV Medium	30,361	4	0	5	131	32,259	4	0	5	140	32,259	4	0	5	140
						5W = 150° Type V Square	30,688	5	0	4	133	32,606	5	0	4	141	32,606	5	0	4	141
						5M = 90° Type V Medium	31,341	5	0	1	136	33,300	5	0	1	144	33,300	5	0	1	144
						5N = 70° Type V Narrow	31,341	5	0	1	136	33,300	5	0	1	144	33,300	5	0	1	144
						5VN = 30° Type V Very Narrow	30,035	5	0	2	130	31,912	5	0	2	138	31,912	5	0	2	138
NF-SLL-320	22	320	8	0.475	750-1000W	1S = Type I Short	40,391	5	0	5	126	42,916	5	0	5	134	42,916	5	0	5	134
						2M = Type II Medium	40,826	4	0	4	128	43,378	5	0	5	136	43,378	5	0	5	136
						3M = Type III Medium	40,391	4	0	5	126	42,916	4	0	5	134	42,916	4	0	5	134
						3W = Type III Wide	39,523	4	0	5	124	41,993	4	0	5	131	41,993	4	0	5	131
						4M = Type IV Medium	40,391	4	0	5	126	42,916	5	0	5	134	42,916	5	0	5	134
						5W = 150° Type V Square	40,826	5	0	5	128	43,378	5	0	5	136	43,378	5	0	5	136
						5M = 90° Type V Medium	41,694	5	0	1	130	44,301	5	0	1	138	44,301	5	0	1	138
						5N = 70° Type V Narrow	41,694	5	0	1	130	44,301	5	0	1	138	44,301	5	0	1	138
						5VN = 30° Type V Very Narrow	39,957	5	0	2	125	42,455	5	0	2	133	42,455	5	0	2	133

**Note:** Typical lumen values are based on photometric tests performed in accordance with ANSI/IES LM-79-19. Field performance may differ resulting from optical configuration, color temp and CRI, glare management, owner environment, and application. **Note:** Data based on 25°C ambient operating temperature. **Note:** BUG ratings are calculated with fixture tilt set to 0°.

**Specifications & Typical Lumen Output (AMBER LED)**

Base Model	Weight (lb)	System Watts (W)	Engine Qty	Drive Current (A)	LED Source	Blue Light	Lumens
 NF-SLS-CW-TA	15	65	3	0.35	True Amber (593 nm)	0.19%	2,571
NF-SLS-CW-PCA	15	100	3	0.40	Phosphor Converted Amber (590 nm)	0.78%	10,489
 NF-SLM-CW-TA	19	130	6	0.35	True Amber (593 nm)	0.19%	5,141
NF-SLM-CW-PCA	19	200	6	0.40	Phosphor Converted Amber (590 nm)	0.78%	20,979
 NF-SLL-CW-TA	22	173	8	0.35	True Amber (593 nm)	0.19%	6,855
NF-SLL-CW-PCA	22	267	8	0.40	Phosphor Converted Amber (590 nm)	0.78%	27,972

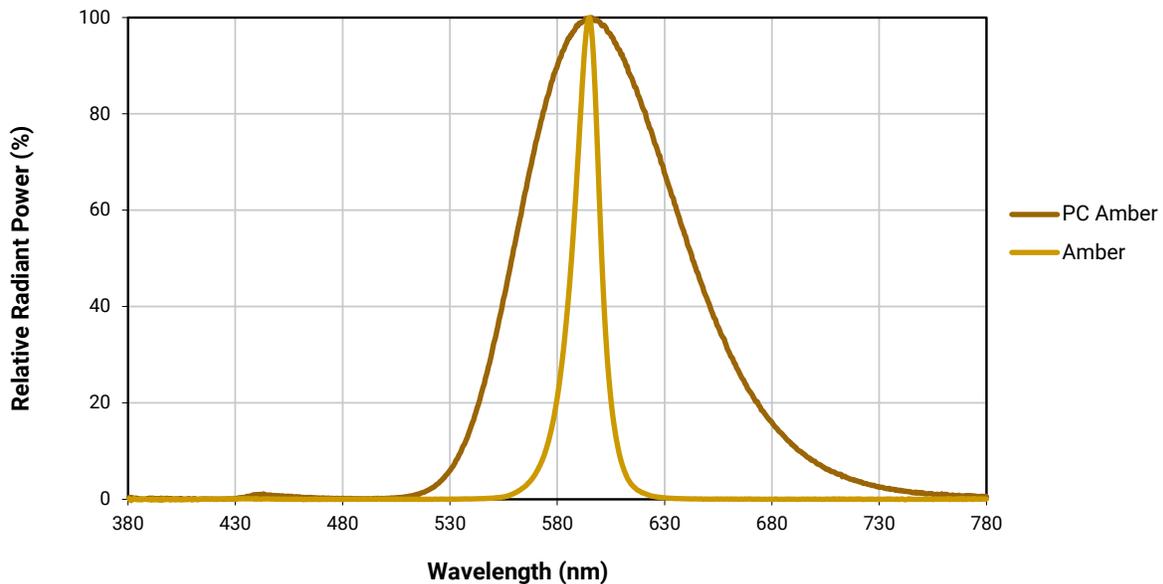
**Lumen Multiplier & Maintenance (WHITE LED)**

Ambient Temperature	Lumen Multiplier	TM-21 Lumen Maintenance (50,000 hrs)	REPORTED L90 (hrs)	REPORTED L70 (hrs)
0°C / 32°F	1.04	96.72	>102,000	>102,000
10°C / 50°F	1.02	96.67	>102,000	>102,000
25° C / 77°F	1.00	95.90	>102,000	>102,000
30°C / 86°F	0.99	95.38	>102,000	>102,000
35°C / 95°F	0.98	94.72	>102,000	>102,000
40° C / 104°F	0.97	93.66	>102,000	>102,000

Voltage (V)	Current (A)						
	45W	100W	160W	185W	210W	230W	320W
Input Current @ 120V (A)	0.37	0.80	1.32	1.54	1.73	1.93	2.67
Input Current @ 208V (A)	0.21	0.46	0.76	0.89	1.00	1.11	1.54
Input Current @ 240V (A)	0.18	0.40	0.66	0.77	0.86	0.96	1.33
Input Current @ 277V (A)	0.16	0.35	0.57	0.67	0.75	0.83	1.16
Input Current @ 347V (A)	0.13	0.28	0.46	0.53	0.60	0.67	0.92
Input Current @ 480V (A)	0.09	0.20	0.33	0.39	0.43	0.48	0.67

Note: Values calculated according to IESNA TM-21-11 methodology.

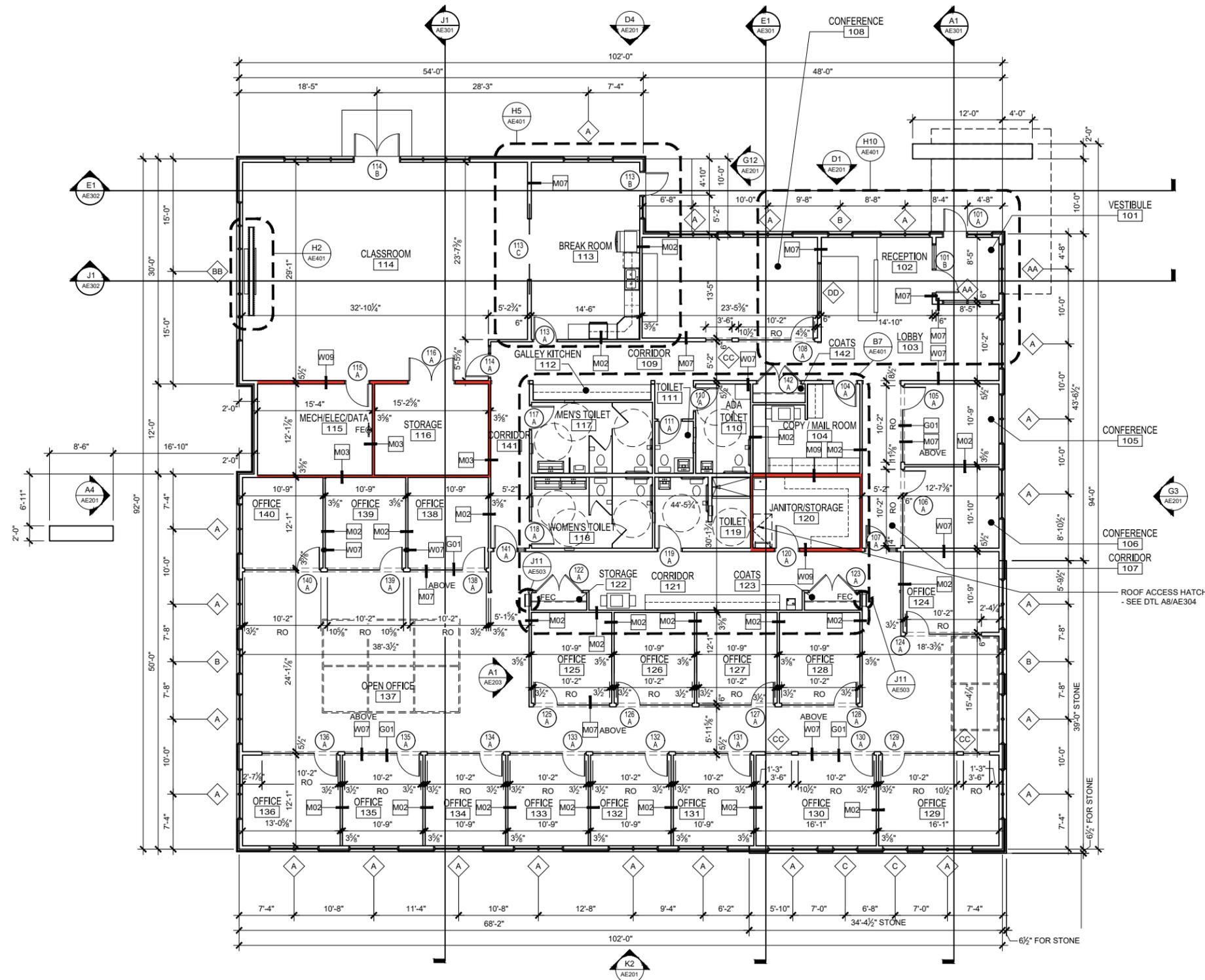
**LED Chip Wavelengths**



# EXHIBIT VII

## ARCHITECTURAL ELEVATIONS AND RENDERINGS





**A1** FIRST FLOOR PLAN  
1/8" = 1'-0"

- GENERAL PLAN NOTES:**
- SEE SHEET **G1002** FOR CODE COMPLIANCE PLAN.
  - ALL INTERIOR PARTITION TYPES ARE **M02** TYPE UNLESS OTHERWISE NOTED. SEE SHEET **AE501** FOR PARTITION TYPES INDICATED ON THIS DRAWING.
  - ALL DIMENSIONS ARE FACE OF STUD (FOS) UNLESS NOTED OTHERWISE. FACE OF STUD (FOS) = FACE OF CONCRETE (FOC).
  - DOOR JAMBS ARE 4" FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.
  - FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.
  - SEE SHEET **AE504** FOR CASEWORK DETAIL AND INFORMATION.
  - REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
  - ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN AWKWARD OR IMPROPER INSTALLATION NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY CONTRACTOR AT ITS EXPENSE AND AT NO ADDITIONAL COST TO OWNER OR ARCHITECT.
  - DO NOT SCALE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING THE WORK. ALL DIMENSIONS ARE GIVEN TO FACE OF STUD, FACE OF MASONRY OR FACE OF CONCRETE. ALL WALL AND PARTITION THICKNESS DIMENSIONS ARE NOMINAL. SEE WALL SECTIONS AND PARTITION TYPES FOR EXACT CONSTRUCTION.
  - DASHED PLAN ELEMENTS WILL BE PROVIDED BY OWNER ARE SHOWN FOR COORDINATION ONLY.
  - DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  - CONTRACTOR SHALL PROVIDE STIFFENERS, BRACING, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, TOILET PARTITIONS AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
  - INSTALL ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE-RATED PARTITIONS TO MAINTAIN THE FIRE-RATED CONSTRUCTION.
  - REFER TO MECHANICAL AND ELECTRICAL CONTRACTORS DRAWINGS AND MANUFACTURERS TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETTING TEMPLATES, ISOLATIONS, SPRING ISOLATION, ETC. NOT SHOWN ON THE DRAWINGS.

**LEGEND FOR RATED WALLS (SHOWN IN RED)**

(Solid line)	1 HR
(Dashed line)	2 HR
(Dotted line)	1/2 HR

1	10.31.25	DESIGN DEVELOPMENT
0	07.16.25	SCHEMATIC DESIGN
NO.	DATE	DESCRIPTION

**PROGRESS PRINT**  
11.20.25

**TAC** Architectural  
*Group Inc.*  
40 Summer St., Suite 4 Bangor, ME 04401

PLAN NORTH

MEANS WEALTH MANAGEMENT  
BANGOR, MAINE

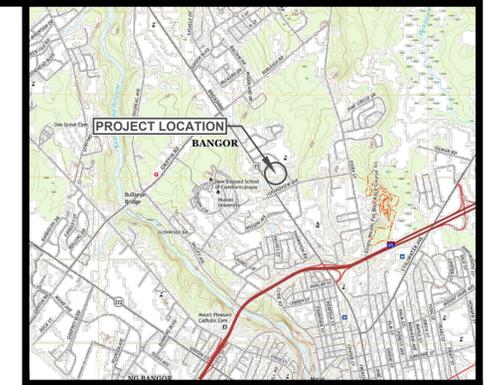
PROJECT NO:	25-001
CAD DWG FILE:	AE101 FIRST FLOOR PLAN.DWG
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CHK'D BY:	###
COPYRIGHT:	2025

SHEET TITLE  
**FIRST FLOOR PLAN**  
AE101

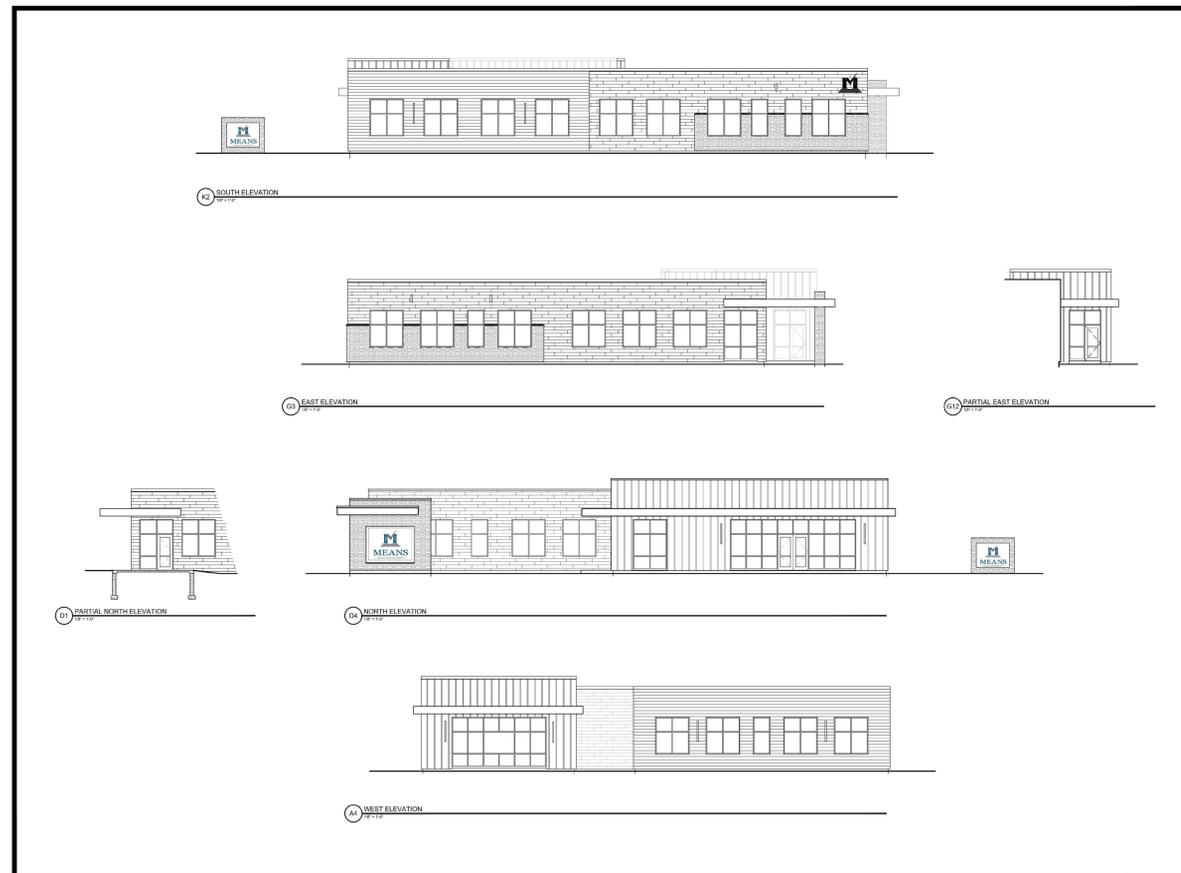
EXHIBIT VIII

PLAN SET

# 861 BROADWAY OFFICE DEVELOPMENT BANGOR, MAINE



LOCATION MAP  
NOT TO SCALE



ISSUED FOR RE-SUBMISSION  
01-08-2026

**OWNER:**

861 BROADWAY, LLC  
802 STILLWATER AVENUE,  
BANGOR, MAINE

**CIVIL ENGINEERING & PERMITTING:**

 **Atlantic Resource Consultants**  
Engineering Strategies and Solutions  
541 US ROUTE ONE, SUITE 21  
FREEPORT, MAINE 04032

**LAND SURVEYING:**

**PLISGA AND DAY**  
LAND SURVEYORS  
72 MAIN STREET  
BANGOR, MAINE 04401

**PLAN INDEX**

PAGE:	DESCRIPTION:	SHEET:
1 OF 1	COVER SHEET	COVER
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY (PLISGA & DAY)	V101
1 OF 9	EXISTING CONDITIONS AND DEMO PLAN	C-100
2 OF 9	SITE LAYOUT PLAN	C-101
3 OF 9	GRADING AND DRAINAGE PLAN	C-102
4 OF 9	EROSION CONTROL PLAN	C-103
5 OF 9	EROSION CONTROL NOTES	C-300
6 OF 9	EROSION CONTROL DETAILS	C-301
7 OF 9	SITE/CIVIL DETAILS I	C-302
8 OF 9	SITE/CIVIL DETAILS II	C-303
9 OF 9	SITE/CIVIL DETAILS II	C-304
1 OF 2	LANDSCAPE PLAN (LAND DESIGN SOLUTIONS)	L-1
2 OF 2	LANDSCAPE DETAILS (LAND DESIGN SOLUTIONS)	L-2

CITY OF BANGOR PLANNING BOARD APPROVAL

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\_\_\_\_\_

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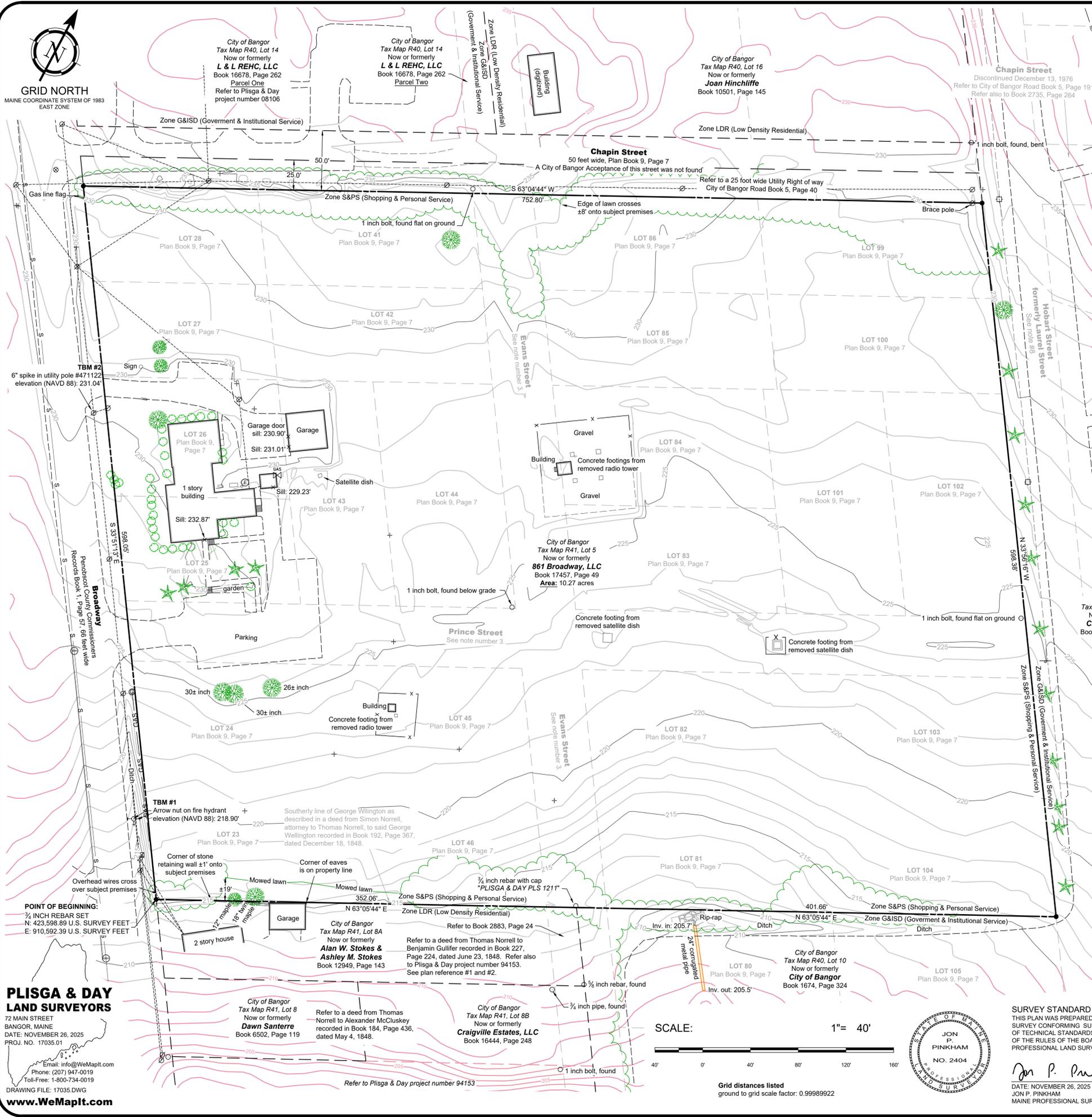
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\_\_\_\_\_

DATE: \_\_\_\_\_

**ARCHITECT:**  
**TAC ARCHITECTURAL GROUP, INC**  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

ISSUED FOR PERMITTING - NOT  
FOR CONSTRUCTION



**Shopping and Personal Service (S & PS), taken from Chapter 165 Attachment 3, City of Bangor Schedule B to be verified with the City of Bangor Code Enforcement Officer**

District/Use	Minimum Lot Area square feet	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Dwelling units per acre	Maximum dwelling units per building	Maximum Height (feet)	Maximum Lot Coverage	Maximum Floor area ratio	Maximum impervious surface ratio	Minimum open space	Minimum lot width (feet)	Minimum buffer yard type
Permitted uses, except	10,000	20	10	10	10:25 abutting residential district	N/A	40	30%	0.6	0.7	N/A	100	N/A
Co-living dormitory	10,000	20	10	20	N/A	N/A	60	30%	1	0.6	N/A	100	*14
Multifamily detached dwellings	*12	20	20	20	N/A	N/A	60	30%	1	0.6	N/A	100	*13
Mixed residential and commercial use	*12	20	20	20	N/A	N/A	60	30%	1	0.7	N/A	100	*13
<b>Conditional use</b>													
High-rise hotel [Article XIV §165-101D(1)]	30,000	50	20	25	N/A	N/A	60	25%	0.7	0.70	N/A	150	B
Retail auto service or gasoline service station [Article XIV, § 165-101D(3) and (5)]	20,000	50	20	25	N/A	N/A	40	25%	0.4	.70	N/A	100	C
Drive-in business [Article XIV, § 165-101D(4)]	20,000	20	10	10	10:25 abutting residential district	N/A	40	25%	0.4	.70	N/A	100	A
Self-storage facility and warehousing or wholesaling [Article XIV, § 165-101D(2) and (6)]	20,000	50	10	25	N/A	N/A	40	25%	0.4	.70	N/A	100	C
Building supply or other outdoor display in excess of 1% floor area [Article XIV, § 165-101D(7)]	40,000	50	20	25	N/A	N/A	40	25%	0.4	.70	N/A	150	C, surrounding outdoor storage area and adjacent
Auto, truck, boat, manufactured or modular homes, agricultural and construction machinery sales [Article XIV, § 165-101D(8)]	20,000	50	20	25	N/A	N/A	40	25%	0.4	.70	N/A	150	C
Public utilities [Article XIV, § 165-101D(10)]	5,000	30	20	20	N/A	N/A	40	25%	0.4	.70	N/A	60	C
Entertainment or recreation [Article XIV, § 165-101D(11)]	10,000	40	10	25	N/A	N/A	40	30%	0.6	.70	N/A	100	B

\*12 For the first two dwelling units, 10,000 square feet, plus 250 square feet for each additional dwelling unit. If using Affordable Housing Density Bonus, minimum 10,000 square feet for first five units, plus 100 square feet for each additional unit (See § 165-143).

\*13 Type E buffer along the front yard, Type B along the side and rear yards.

\*14 Type E buffer along the front yard, Type A along the side and rear yards.

- NOTES**
- DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
  - COORDINATE VALUES AND NORTH ORIENTATION REFERENCE THE MAINE COORDINATE SYSTEM OF 1983, EAST ZONE WITH UNITS OF U.S. SURVEY FEET, NAD\_83(2011)(EPOCH2010.0000). COORDINATE VALUES SHOWN ARE PROVIDED AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERSEDES SAID COORDINATE VALUES.
  - RECORD TITLE TO ANY PORTIONS OF THE FORMER EVANS STREET AND PRINCE STREET (AS DEPICTED ON PLAN REFERENCE 4) LOCATED WITHIN THE BOUNDS OF THE SUBJECT PARCEL IS HELD BY THE ZONE CORPORATION (NOW OF 861 BROADWAY, LLC). REFERENCE MAY BE HAD TO THE FOLLOWING INSTRUMENTS: (A) BOOK 2735, PAGE 264; (B) BOOK 3111, PAGE 41; (C) BOOK 3143, PAGE 237; (D) BOOK 3057, PAGE 170; (E) BOOK 3057, PAGE 201; (F) BOOK 3063, PAGE 336; (G) BOOK 3067, PAGE 318; (H) BOOK 3096, PAGE 37; AND (I) BOOK 3115, PAGE 288.
  - REFER TO AN AGREEMENT RECORDED IN BOOK 5144, PAGE 59 STATING THAT BUILDINGS, TOWERS, AND OTHER IMPROVEMENTS ERECTED ON THE PROPERTY DESCRIBED (SAME PROPERTY AS DESCRIBED IN BOOK 3462, PAGE 278) AND OWNED BY JOHN E. TOZER REMAIN THE PERSONAL PROPERTY OF JOHN E. TOZER.
  - REFER TO BOOK 6045, PAGE 23 FOR A CONTRACT ZONING AGREEMENT.
  - REFER TO BOOK 13389, PAGE 274 FOR A CERTIFICATE CONDITIONAL VARIANCE APPROVAL.
  - REFER TO BOOK 1119, PAGE 374 AND BOOK 1119, PAGE 375 FOR THE RIGHT TO LAY AND MAINTAIN CONDUITS, WIRES AND PIPES THROUGH THE STREETS ABUTTING THE LOTS AS REFERENCED IN SAID DEED.
  - HOBART STREET, FORMERLY LAUREL STREET, IS 50 FEET WIDE REFER TO CITY OF BANGOR PLAN BOOK 9, PAGE 7. IT WAS DISCONTINUED ON DECEMBER 13, 1976. REFER TO CITY OF BANGOR ROAD BOOK 5, PAGE 191. REFER ALSO TO BOOK 2735, PAGE 264. THE FIRST PARCEL DESCRIBED IN BOOK 1322, PAGE 305 (ALSO BOOK 933, PAGE 326) DESCRIBES A PARCEL OF LAND ON THE EASTERLY SIDE OF LAUREL STREET. BOOK 1674, PAGE 374 INCLUDES ALL OF LAUREL STREET ADJACENT TO PROPERTY OF THE ZONE CORPORATION. IT IS NOT CLEAR TO THIS SURVEYOR HOW THE CITY ACQUIRED TITLE TO THAT PORTION OF LAUREL STREET.
  - THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS DEPICTED ON A FEMA FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 230102, PANEL 2108, SUFFIX D, DATED JULY 19, 2023.
  - THE LOCATION SHOWN ON THIS PLAN FOR ABOVE AND UNDERGROUND UTILITIES, INCLUDING WATER, ELECTRICITY, TELEPHONE, SEWER, AND STORM DRAINS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE ANY EXCAVATION. FEDERAL AND STATE LAWS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING OR GRADING TO NOTIFY "DIG SAFE", (1-888-344-7233), AT LEAST 72 HOURS BEFORE THEY BEGIN WORK. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY THE CITY OF BANGOR GCS COORDINATED WITH VISIBLE SURFACE STRUCTURES. PLISGA & DAY, LAND SURVEYORS (P&D), MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ASABOOKS. P&D FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH P&D DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. P&D HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
  - VISIBLE FEATURES SHOWN HEREON WERE LOCATED ON THE GROUND BY PLISGA & DAY LAND SURVEYORS, AUGUST AND SEPTEMBER 2025 USING A NETWORK CORRECTED RTK GPS WITH A ZODRIM HORIZONTAL PRECISION OF 0.1 FEET, AND A ROBOTIC TOTAL STATION.

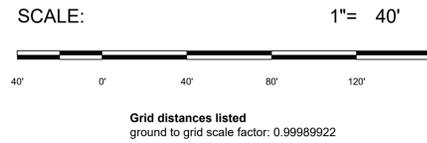
- PLAN REFERENCES**
- "STANDARD BOUNDARY SURVEY OF A PORTION OF THE BARBARA DAVIS PROPERTY PROPOSED FOR CONVEYANCE TO NORMAN CRAIG", BY PLISGA & DAY LAND SURVEYORS, DATED MAY 16, 1994, PROJECT NUMBER 94153.
  - "SURVEY PLAN FOR NORMAN S. CRAIG" BY PRENTISS & CARLISLE CO. INC. - ENGINEERS, DATED SEPTEMBER 17, 1985, PROJECT NUMBER 1432.
  - "PLAN OF LAND PURCHASED FOR NEW HIGH SCHOOL LOCATION OUTER BROADWAY", DATED APRIL 6, 1959 ON FILE AT THE CITY OF BANGOR ENGINEERING DEPARTMENT.
  - "PLAN SHOWING THE PROPERTY OF CHARLES WOODMAN, GEORGE H. HAMLIN AND LOUIS KIRSTEN AT HILLSIDE", DATED NOVEMBER 1908, AND RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS AS PLAN BOOK 9, PAGE 7.
  - "HILLSIDE SUBDIVISION DISCONTINUANCE OF STREETS", DATED MARCH 10, 1977 AND RECORDED AT THE PENOBSCOT COUNTY REGISTRY OF DEEDS AS PLAN BOOK D32, PAGE 77.

**LEGEND**

- BOUNDARY LINE
- ADJOINER / INTERIOR LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT OR GRAVEL
- OVERHEAD WIRES
- FENCE
- SEWER LINE (BANGOR GIS)
- WATER LINE
- STORM DRAIN (BANGOR GIS)
- GAS LINE
- 1" CONTOUR (GROUND-LOCATED)
- 1' CONTOUR (2021 NOAA LIDAR DATA)
- 3/4" INCH REBAR SET WITH CAP "PLISGA & DAY PLS 2404"
- REBAR, FOUND
- UTILITY POLE
- ANCHOR
- HYDRANT
- BURIED CABLE MARKER
- GAS LINE MARKER
- LAMP
- SIGN
- GAS VALVE
- SEWER MANHOLE
- ELECTRICAL MANHOLE
- SPOT ELEVATION
- BUSH
- HARDWOOD TREE
- SOFTWOOD TREE

**EXISTING CONDITIONS SURVEY**  
SHOWING PROPERTY OF  
**861 BROADWAY, LLC**  
PENOBSCOT COUNTY REGISTRY OF DEEDS  
BOOK 17457, PAGE 49  
861 BROADWAY  
BANGOR, MAINE

**PLISGA & DAY**  
**LAND SURVEYORS**  
72 MAIN STREET  
BANGOR, MAINE  
DATE: NOVEMBER 26, 2025  
PROJ. NO. 17035.01  
Email: info@wemapit.com  
Phone: (207) 947-0019  
Toll-Free: 1-800-734-0019  
DRAWING FILE: 17035.DWG  
[www.WemapIt.com](http://www.WemapIt.com)



**SURVEY STANDARD**  
THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

*Jon P. Pinkham*  
DATE: NOVEMBER 26, 2025  
JON P. PINKHAM  
MAINE PROFESSIONAL SURVEYOR, LICENSE NUMBER 2404

Refer to Plisga & Day project number 94153



NORTH

NOTE:  
HISTORICAL DRAWINGS INDICATE THE PRESENCE OF UNDERGROUND GROUNDING CABLES ASSOCIATED WITH THE FORMER TRANSMISSION TOWER MAY BE PRESENT THROUGHOUT THE SITE. THESE CABLES SHALL BE CUT AND REMOVED IN AREAS WHERE THEY CONFLICT WITH THE PROPOSED WORK. IN OTHER AREAS THE CABLES MAY BE ABANDONED IN PLACE



18" CEMENT PIPE SEWER - APPROX 6'-8" DEEP ACCORDING TO SEWER DEPARTMENT RECORDS

12" DI WATER MAIN (1993), APPROX 6'-8" DEEP ACCORDING TO BANGOR WATER RECORDS

DRIVEWAY SIGHT DISTANCES 875FT NORTH, 475FT SOUTH

BROADWAY

DRIVEWAY SIGHT DISTANCES >1,00FT NORTH, >1,000FT SOUTH

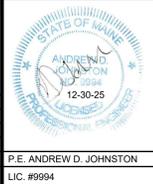
PROTECT EXISTING GAS LINE - COORDINATE AS NECESSARY WITH UTILITY COMPANY

**ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION**

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REV	DATE	DESCRIPTION
4	12-30-25	REVISED PER CITY STAFF COMMENTS
3	11-21-25	ISSUED FOR PERMITTING
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1	07-22-25	ISSUED FOR SCHEMATIC DESIGN



PROJECT: **861 BROADWAY OFFICE DEVELOPMENT**

PLAN: **EXISTING CONDITIONS & DEMO PLAN**

CLIENT: **TAC ARCHITECTURAL GROUP**  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

**Atlantic Resource Consultants**  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: AJ	DATE:
CHECKED: AJ	SCALE: 1"=20'
FILE NAME:	JOB NO. 25-004
SHEET: C-100	



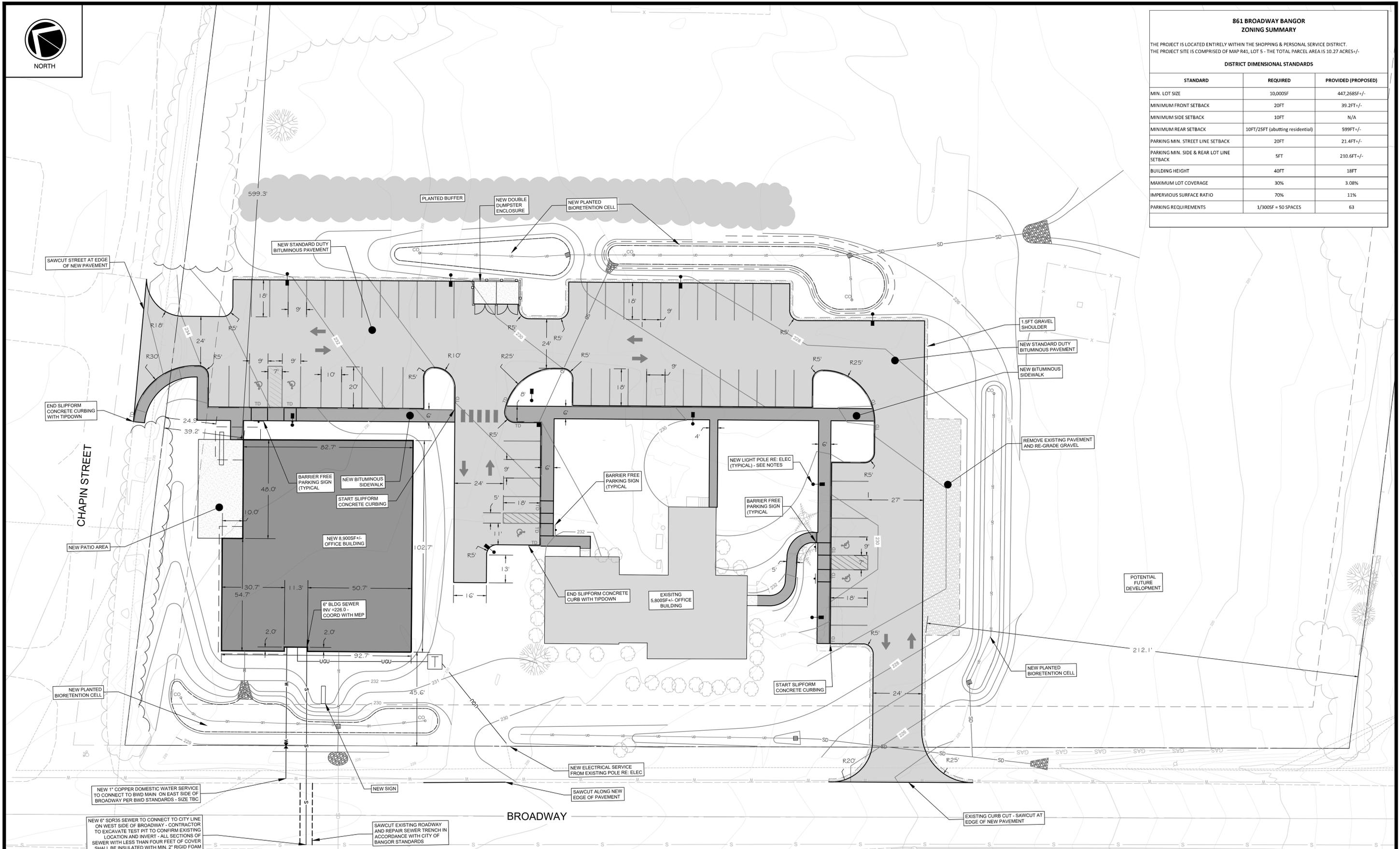
NORTH

### 861 BROADWAY BANGOR ZONING SUMMARY

THE PROJECT IS LOCATED ENTIRELY WITHIN THE SHOPPING & PERSONAL SERVICE DISTRICT.  
THE PROJECT SITE IS COMPRISED OF MAP R41, LOT 5 - THE TOTAL PARCEL AREA IS 10.27 ACRES +/-

#### DISTRICT DIMENSIONAL STANDARDS

STANDARD	REQUIRED	PROVIDED (PROPOSED)
MIN. LOT SIZE	10,000SF	447,268SF +/-
MINIMUM FRONT SETBACK	20FT	39.2FT +/-
MINIMUM SIDE SETBACK	10FT	N/A
MINIMUM REAR SETBACK	10FT/25FT (abutting residential)	599FT +/-
PARKING MIN. STREET LINE SETBACK	20FT	21.4FT +/-
PARKING MIN. SIDE & REAR LOT LINE SETBACK	5FT	210.5FT +/-
BUILDING HEIGHT	40FT	18FT
MAXIMUM LOT COVERAGE	30%	3.08%
IMPERVIOUS SURFACE RATIO	70%	11%
PARKING REQUIREMENTS	1/300SF = 50 SPACES	63

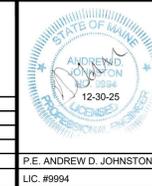


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- SITE LIGHTING SHALL CONSIST OF SIX WISCONSIN LIGHTING LAB FIXTURE TYPE NF-SLS-45-40-XX-3W AND FIVE WISCONSIN LIGHTING LAB FIXTURE TYPE NF-SLS-45-40-XX-5W, PER SITE ELECTRICAL DRAWING BY DUBOIS & KING /TAC ARCHITECTURE SHEET ES101.

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PROJECT: **861 BROADWAY OFFICE DEVELOPMENT**

PLAN: **SITE LAYOUT PLAN**

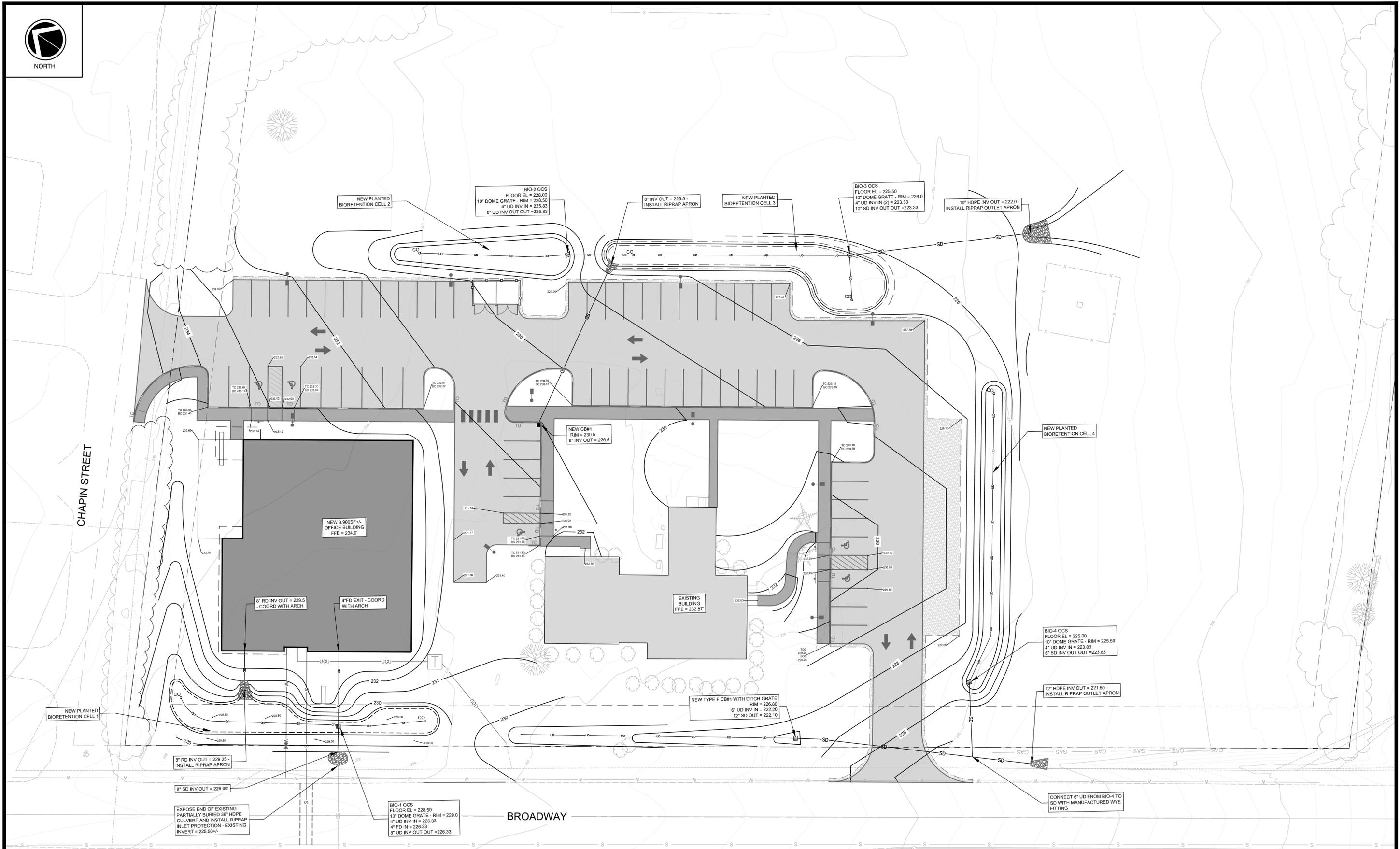
CLIENT: **TAC ARCHITECTURAL GROUP**  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

**Atlantic Resource Consultants**  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

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CHAPIN STREET

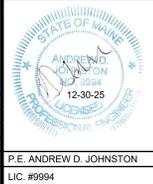
BROADWAY

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**861 BROADWAY OFFICE DEVELOPMENT**  
**SITE GRADING AND DRAINAGE PLAN**  
 TAC ARCHITECTURAL GROUP  
 40 SUMMER STREET, SUITE 4  
 BANGOR, MAINE 04401

**Atlantic Resource Consultants**  
 541 US Route One  
 Freeport, ME 04032  
 Tel: 207.869.9050

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STABILIZED CONSTRUCTION ENTRANCE - SEE DETAIL - CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE THROUGH THIS ENTRANCE

BIO-CELLS MAY BE OVER-EXCAVATED AND USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION - SEE TEMP OUTLET DETAIL

SILT FENCE BARRIER - SEE DETAIL

CHAPIN STREET

INSTALL SILT SACKS IN CATCH BASINS DURING CONSTRUCTION

SILT FENCE BARRIER - SEE DETAIL

BIO-CELLS MAY BE OVER-EXCAVATED AND USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION - SEE TEMP OUTLET DETAIL

INSTALL BIODEGRADABLE COIR FIBER EROSION CONTROL BLANKET IN SWALES AND ON ANY SLOPES EXCEEDING 4:1

BIO-CELLS MAY BE OVER-EXCAVATED AND USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION - SEE TEMP OUTLET DETAIL

INSTALL BIODEGRADABLE COIR FIBER EROSION CONTROL BLANKET IN SWALES AND ON ANY SLOPES EXCEEDING 4:1

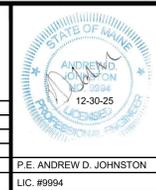
BROADWAY

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PROJECT: 861 BROADWAY OFFICE DEVELOPMENT

PLAN: EROSION CONTROL PLAN

CLIENT: TAC ARCHITECTURAL GROUP  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

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A. SOIL EROSION AND SEDIMENT CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, AND PERMANENT VEGETATION.

A. GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION & SEDIMENT CONTROL BMPs - MANUAL FOR DESIGNERS AND ENGINEERS (2016), OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION 832/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
- ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION, REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
  - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
  - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
  - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
  - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
  - PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
  - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, THE TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE, OR ENGINEER. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADE SIDE OF CONSTRUCTION WORK AREAS, WITH LOCATIONS BEING ADJUSTED ALONG WITH THE CONSTRUCTION PHASING AREAS. THE CONTRACTOR MAY USE EROSION MIX IN PLACE OF SINGLE SILT FENCE BARRIER.
- THE SILT FENCE SHALL BE INSTALLED PER THE DETAIL PROVIDED IN THE PLAN SET AND INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST WEEKLY IN THE ABSENCE OF SIGNIFICANT RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. THE CONTRACTOR SHALL MAKE REPAIRS IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE. IF SUCH EROSION IS OBSERVED, THE CONTRACTOR SHALL TAKE PROACTIVE ACTION TO IDENTIFY THE CAUSE OF THE EROSION AND TAKE ACTION TO AVOID ITS REOCCURRENCE. PROPER PLACEMENT OF STAKES AND KEYING THE BOTTOM OF THE FABRIC INTO THE GROUND IS CRITICAL TO THE FENCE'S EFFECTIVENESS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM AND MEASURES TAKEN TO AVOID THE CONCENTRATION OF FLOWS NOT INTENDED TO BE DIRECTED TO THE SILT FENCE. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION.
- EROSION CONTROL BERMS MAY BE USED IN PLACE OF SILT FENCE IN THE AREA ADJACENT TO THE DRAINAGEWAY AT THE NORTHWEST CORNER OF THE PROPERTY.
- TEMPORARY SEDIMENT PUMPS WILL PROVIDE SEDIMENTATION CONTROL FOR STORMWATER RUNOFF FROM DISTURBED AREAS DURING CONSTRUCTION UNTIL STABILIZATION HAS BEEN ACHIEVED.
- A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AT ALL ACCESS POINTS ONTO THE SITE TO PREVENT TRACKING OF SOIL ONTO ADJACENT LOCAL ROADS AND STREETS.
- SILTSACKS™ WILL BE UTILIZED IN CATCH BASINS IN OR NEAR WORK AREAS AT RISK FROM RECEIVING TRANSPORTED SEDIMENT.
- ALL CATCH BASINS AND FIELD INLETS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
- GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNSTREAM OF STOCKPILES. STORMWATER SHALL BE DIVERTED AROUND STOCKPILE AREAS.
- TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY TO PREVENT OFF-SITE DRAINAGE FROM ENTERING THE WORK AREA.
- TEMPORARY STABILIZATION SHALL BE CONSTRUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
- TEMPORARY SEEDING SPECIFICATIONS: WHERE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 2 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 600 LBS PER ACRE (13.8 LB. PER 1,000 SQUARE FEET). UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY. RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:  
 AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 -10/1 APPLICATION RATE: 112 LBS/ACRE  
 ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1 APPLICATION RATE: 40 LBS/ACRE  
 PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15 APPLICATION RATE: 40 LBS/ACRE

- PERMANENT SEEDING SPECIFICATION. IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEED SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING REQUIREMENTS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND JUNE 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
  - APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P205-K20) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
  - UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
  - THE SEED MIXTURE FOR LAWN AND FILTRATION BASIN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:  
 30% CREEPING RED FESCUE  
 50% KENTUCKY BLUEGRASS  
 20% ITALIAN/PERENNIAL RYE GRASS  
 NOTE: SEED MIXTURE SHALL CONSIST OF AT LEAST TWO VARIETIES OF EACH TYPE OF GRASS. WHEN USED IN A FILTER BASIN, STORMWATER SHALL NOT BE DIRECTED TO THE BASIN UNTIL THE GRASS IS ESTABLISHED.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.
- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 20%, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. SPECIAL MEASURES FOR SUMMER CONSTRUCTION

DURING DRY SUMMER CONDITIONS, THE CONTRACTOR SHALL:

- IMPLEMENT A PROGRAM TO APPLY DUST CONTROL MEASURES ON A DAILY BASIS EXCEPT THOSE DAYS WHERE PRECIPITATION IS SUFFICIENT TO SUPPRESS DUST FORMATION. THIS PROGRAM SHALL EXTEND TO AND INCLUDE SWEEPING OF ADJACENT STREETS.
- SPRAY ANY MULCHES WITH WATER AFTER ANCHORING TO DAMPEN THE SOIL AND ENCOURAGE EARLY GROWTH. SPRAYING MAY BE REQUIRED SEVERAL TIMES. TEMPORARY SEED MAY BE REQUIRED UNTIL THE LATE SUMMER SEEDING SEASON.
- COVER STOCKPILES OF FINE-GRAINED MATERIALS, OR EXCAVATED SOILS WHICH ARE SUSCEPTIBLE TO EROSION TO PROTECT FROM THE INTENSE, SHORT-DURATION STORMS WHICH ARE MORE PREVALENT IN THE SUMMER MONTHS.
- TAKE ADDITIONAL STEPS NEEDED, INCLUDING WATERING, OR COVERING EXCAVATED MATERIALS TO CONTROL FUGITIVE DUST EMISSIONS TO MINIMIZE REDUCTIONS IN VISIBILITY AND THE AIRBORNE DISBURSEMENT OF FINE-GRAINED SOILS. THIS IS PARTICULARLY IMPORTANT GIVEN THE POTENTIAL PRESENCE OF SOIL CONTAMINANTS, AND THEIR PROXIMITY ALONG THE ADJACENT STREETS AND PROPERTIES.
- THESE MEASURES MAY ALSO BE REQUIRED IN THE SPRING AND FALL DURING THE DRIER PERIODS OF THESE SEASONS.

D. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1ST THROUGH APRIL 15TH. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15TH, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME.
  - SILT FENCE: IN LIEU OF PROVIDING THE 6" X 6" TRENCH, FOR FROZEN GROUND, STONY SOIL, THE PRESENCE OF LARGE ROOTS, OR OTHER PROHIBITIVE CONDITIONS, THE BOTTOM 8" TO 12" OF THE FABRIC MAY BE LAID ON EXISTING GRADE AND BACK FILLED WITH STONE ANCHORING MATERIAL, AS SHOWN ON THE DRAWINGS.
  - HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
  - AFTER NOVEMBER 1ST OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDBED, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT DOUBLE THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASES AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEEDED AND MULCHED AS SOON AS POSSIBLE.
  - ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1ST, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
  - MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.
- HOUSEKEEPING
  - SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
  - GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
  - FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
  - DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
  - EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

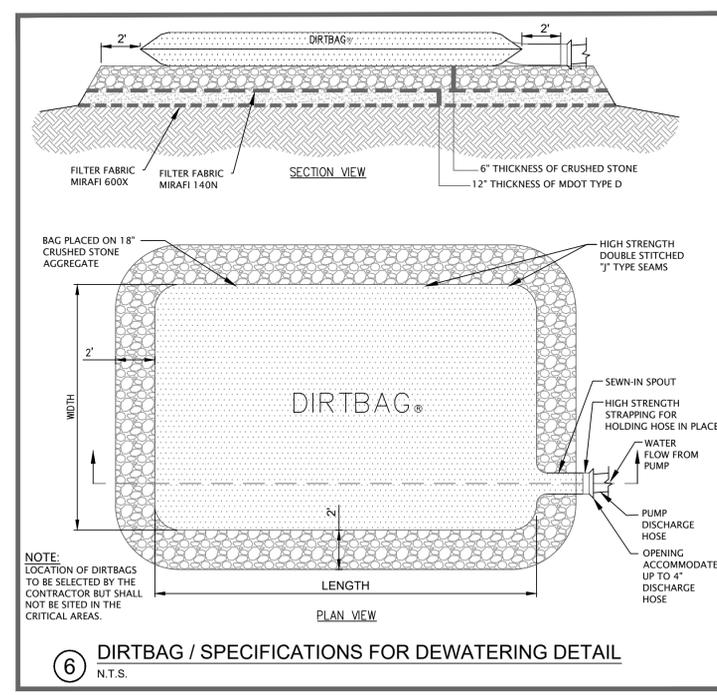
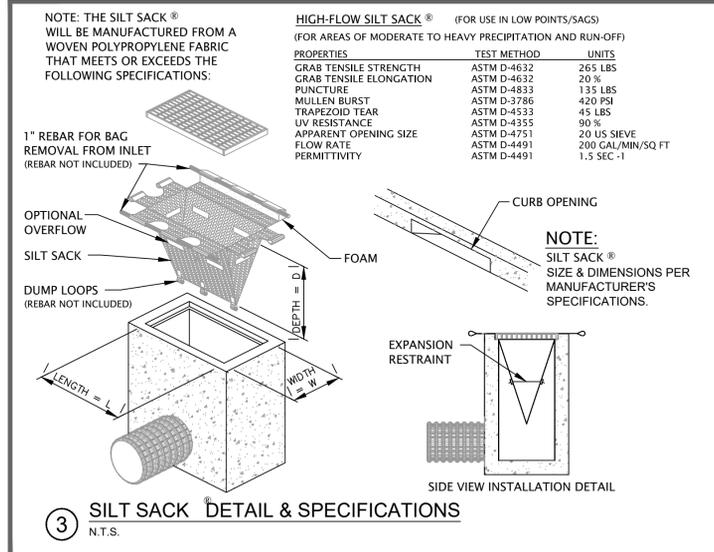
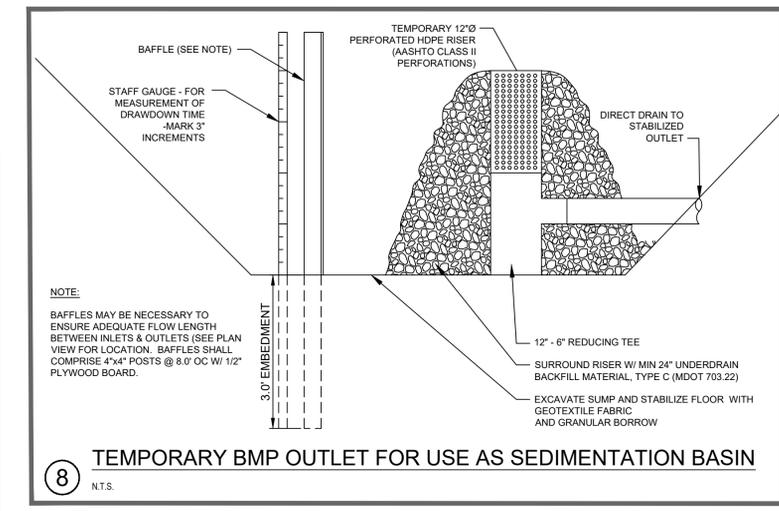
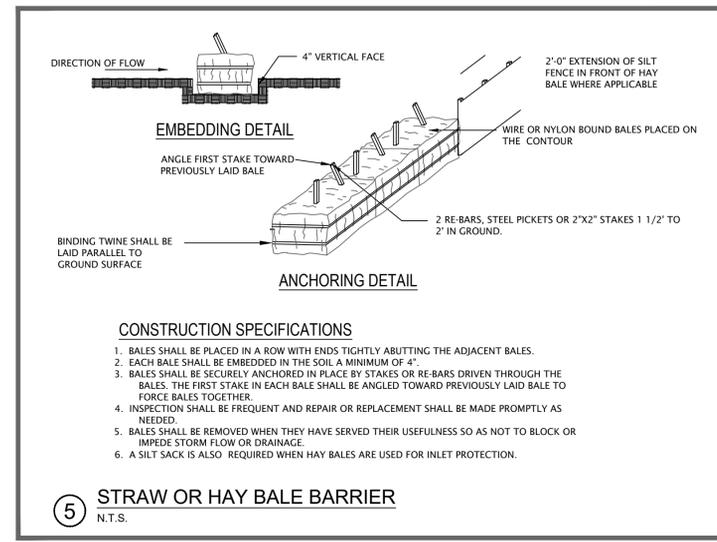
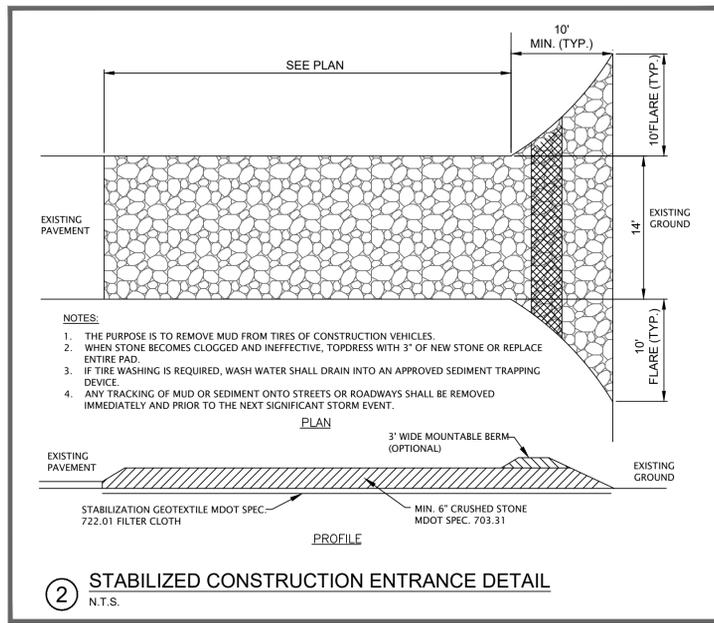
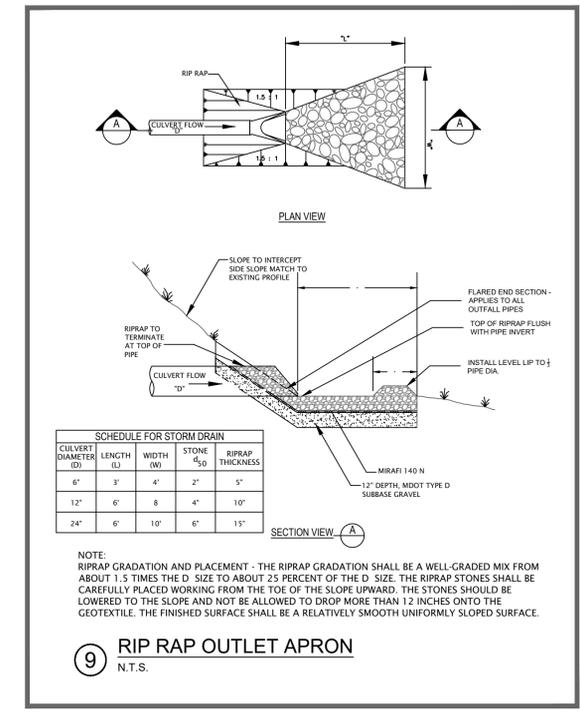
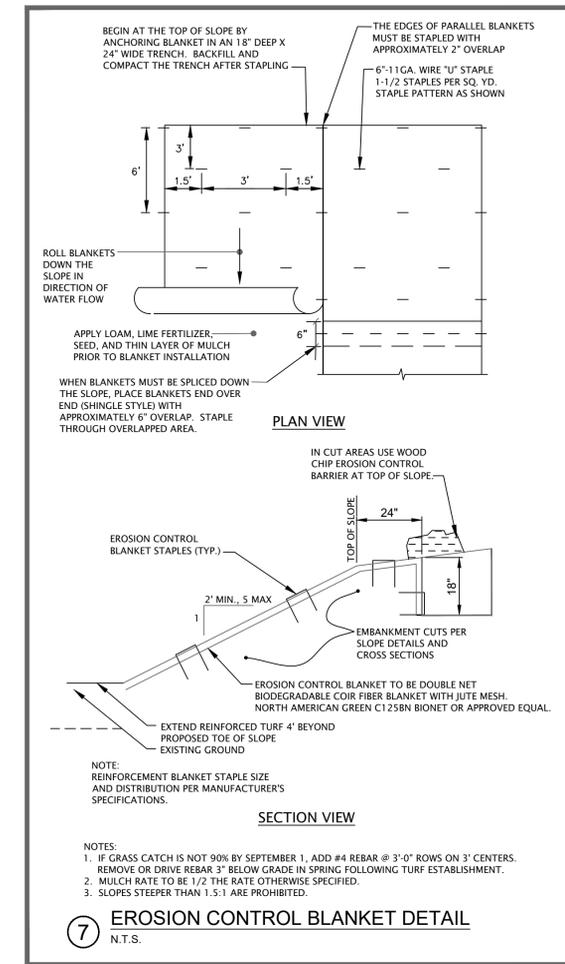
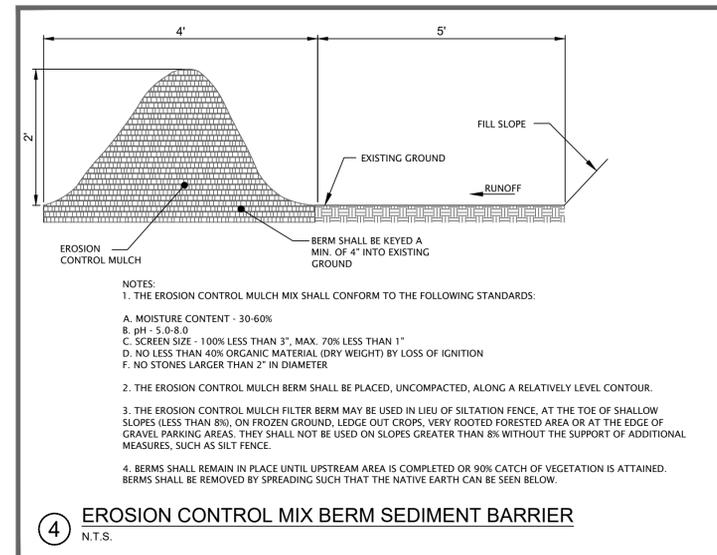
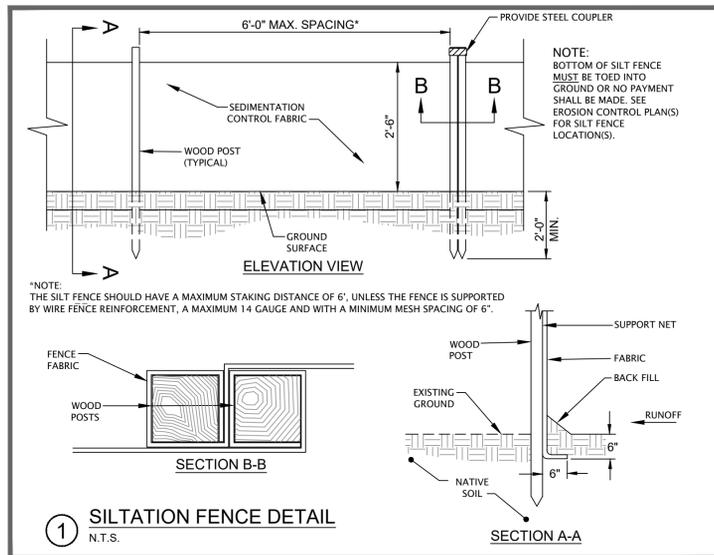
- AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
  - DISCHARGES FROM FIREFIGHTING ACTIVITY;
  - FIRE HYDRANT FLUSHINGS;
  - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
  - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
  - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
  - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
  - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
  - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
  - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED; UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
  - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
  - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
  - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
  - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

F. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (0.5IN OR GREATER IN 24-HOUR PERIOD). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES.
  - INSPECTION OF THE PROJECT WORK SITE SHALL INCLUDE:
    - IDENTIFICATION OF PROPER EROSION CONTROL MEASURE INSTALLATION IN ACCORDANCE WITH THE EROSION CONTROL DETAIL SHEET.
    - DETERMINE WHETHER EACH EROSION CONTROL MEASURE IS PROPERLY OPERATING. IF NOT, IDENTIFY DAMAGE TO THE CONTROL DEVICE AND DETERMINE REMEDIAL MEASURES.
    - IDENTIFY AREAS WHICH APPEAR VULNERABLE TO EROSION AND DETERMINE ADDITIONAL EROSION CONTROL MEASURES WHICH SHOULD BE USED TO IMPROVE CONDITIONS.
    - INSPECT AREAS OF RECENT SEEDING TO DETERMINE PERCENT CATCH OF GRASS. A MINIMUM CATCH OF 90 PERCENT IS REQUIRED PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
  - IF INSPECTION OF THE SITE INDICATES A CHANGE SHOULD BE MADE TO THE EROSION CONTROL PLAN, TO EITHER IMPROVE EFFECTIVENESS OR CORRECT A SITE-SPECIFIC DEFICIENCY, THE INSPECTOR SHALL IMMEDIATELY IMPLEMENT THE CORRECTIVE MEASURE AND NOTIFY THE OWNER OF THE CHANGE.
  - ALL CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS PREPARED BY THE INSPECTOR(S) SHALL BE FILED WITH THE OWNER, AND THE PERMIT FILE CONTAINED ON THE PROJECT SITE. ALL WRITTEN CERTIFICATIONS, INSPECTION FORMS, AND WRITTEN REPORTS MUST BE FILED WITHIN ONE (1) WEEK OF THE INSPECTION DATE AND RECORDS MUST BE RETAINED FOR THREE YEARS FROM THE TIME PERMANENT STABILIZATION IS ACHIEVED.
  - THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION/SEDIMENT CONTROL REPORT, INCLUDING CONTROL OF FUGITIVE DUST, AND SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.
- CONSTRUCTION SCHEDULE & SEQUENCE (TIMELINES ARE APPROXIMATE AND WILL BE DEPENDENT ON WEATHER AND SITE CONDITIONS).
  - PRE-CONSTRUCTION CONFERENCE: PRIOR TO ANY CONSTRUCTION AT THE SITE, REPRESENTATIVES OF THE CONTRACTOR, THE ARCHITECT, THE OWNER, AND THE SITE DESIGN ENGINEER SHALL MEET TO DISCUSS THE SCHEDULING OF THE SITE CONSTRUCTION AND THE DESIGNATION OF THE RESPONSIBLE PARTIES FOR IMPLEMENTING THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE MEETING. PRIOR TO THE MEETING, THE CONTRACTOR WILL PREPARE A DETAILED SCHEDULE AND A MARKED-UP SITE PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONDUCT A MEETING WITH EMPLOYEES AND SUB-CRONTACTORS TO REVIEW THE EROSION CONTROL PLAN, THE CONSTRUCTION TECHNIQUES WHICH WILL BE EMPLOYED TO IMPLEMENT THE PLAN, AND PROVIDE A LIST OF ATTENDEES AND ITEMS DISCUSSED AT THE MEETING TO THE OWNER. THREE COPIES OF THE SCHEDULE, THE CONTRACTOR'S MEETING MINUTES, AND MARKED-UP SITE PLAN SHALL BE PROVIDED TO THE OWNER.
    - THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES IS OPTIMIZED.
      - INSTALL SAFETY AND CONSTRUCTION FENCE TO SECURE THE SITE FOR CONSTRUCTION.
      - INSTALL ALL PERIMETER SILTATION FENCE AND EROSION CONTROL BARRIERS. PARTICULAR ATTENTION SHALL BE PAID TO AREAS UPSTREAM OF PROTECTED NATURAL RESOURCES. PROJECT LIMITS OF DISTURBANCE ARE CLEARLY DELINEATED ON THE DRAWINGS - NO ACTIVITY IS ALLOWED OUTSIDE THESE LIMITS. SIGNS SHALL BE ERECTED INDICATING THAT THE DOWNSTREAM AREAS ARE OFF LIMITS TO ALL CONSTRUCTION ACTIVITIES.
      - INSTALL CONSTRUCTION ENTRANCES.
      - CLEAR AND GRUB THE CONSTRUCTION AREA, REMOVE AND STOCKPILE UNSUITABLE FILL MATERIAL.
      - CONSTRUCT ACTIVITIES ON THE SITE TO OPTIMIZE THE HANDLING OF MATERIALS AND RESTRICT THE DENUDEED AREAS TO THE TIME STIPULATED.
      - UNDERTAKE MAJOR EARTHWORK ACTIVITY TO ROUGH GRADE THE SITE
      - INSTALL UTILITIES AND CONSTRUCT STABILIZED PADS IN BUILDING AREAS.
      - INSTALL AND COMPACT NEW PAVEMENT BASE GRAVEL MATERIALS AND INSTALL BINDER PAVEMENT.
      - LANDSCAPE (LOAM AND SEED).
      - INSTALL STRIPING, SIGNAGE, AND MISCELLANEOUS SITE IMPROVEMENTS.
      - REVIEW SITEWORK WITH ENGINEER AND OWNER AND COMPLETE ANY PUNCH LIST ITEMS.
      - REMOVE ANY TEMPORARY EROSION CONTROL MEASURES.
    - THE CONTRACTOR MUST MAINTAIN AN ACCURATE SET OF RECORD DRAWINGS INDICATING THE DATE WHEN AN AREA IS FIRST DENUDEED, THE DATE OF TEMPORARY STABILIZATION, AND THE DATE OF FINAL STABILIZATION. ON OCTOBER 1 OF ANY CALENDAR YEAR, THE CONTRACTOR SHALL SUBMIT A DETAILED PLAN FOR STABILIZING THE SITE FOR THE WINTER AND A DESCRIPTION OF WHAT ACTIVITIES ARE PLANNED DURING THE WINTER.

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			PROJECT: <b>861 BROADWAY OFFICE DEVELOPMENT</b>	 Atlantic Resource Consultants 541 US Route One Freeport, ME 04032 Tel: 207.869.9050
PLAN: <b>EROSION CONTROL NOTES</b>			DRAWN: AJ DATE:	DESIGNED: AJ SCALE:
CLIENT: TAC ARCHITECTURAL GROUP 40 SUMMER ST, SUITE 4 BANGOR, MAINE 04401			CHECKED: AJ JOB NO. 25-004	FILE NAME:
REVISIONS			SHEET: <b>C-300</b>	



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REV	DATE	DESCRIPTION
4	12-30-25	REVISED PER CITY STAFF COMMENTS
3	11-21-25	ISSUED FOR PERMITTING
2	10-31-25	ISSUED FOR DESIGN DEVELOPMENT
1	07-22-25	ISSUED FOR SCHEMATIC DESIGN

REV. DATE DESCRIPTION

REVISIONS

P.E. ANDREW D. JOHNSTON  
LIC. #9994

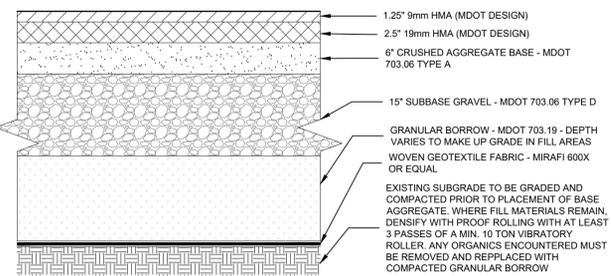
861 BROADWAY  
OFFICE DEVELOPMENT  
EROSION CONTROL  
DETAILS

TAC ARCHITECTURAL GROUP  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

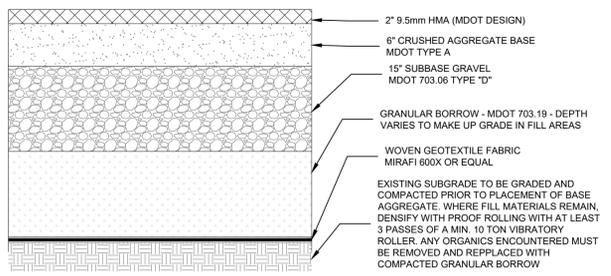
Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: AJ  
DESIGNED: AJ  
CHECKED: AJ  
FILE NAME:  
SHEET: C-301

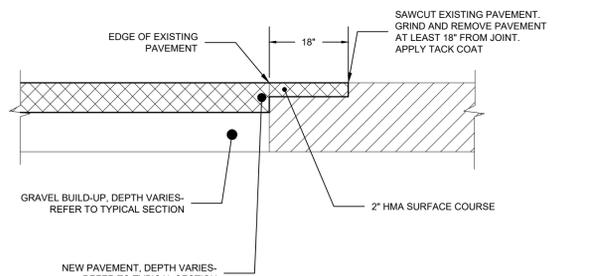
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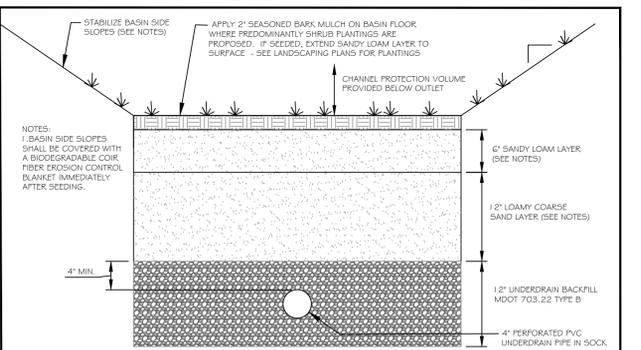
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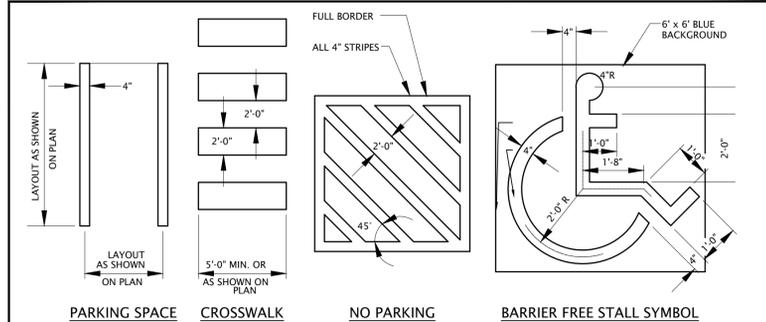
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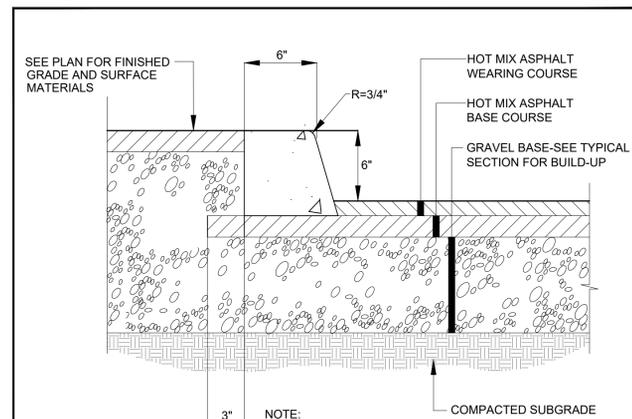
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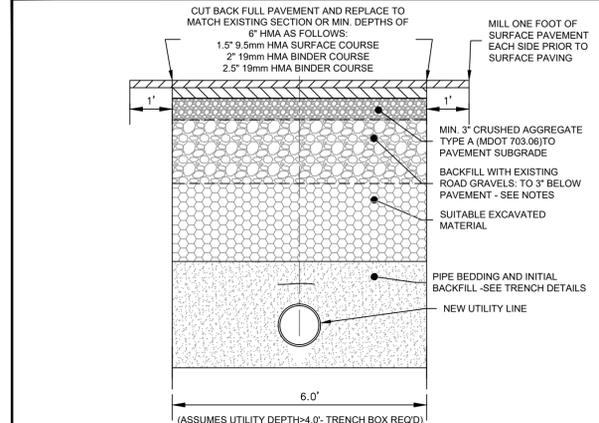
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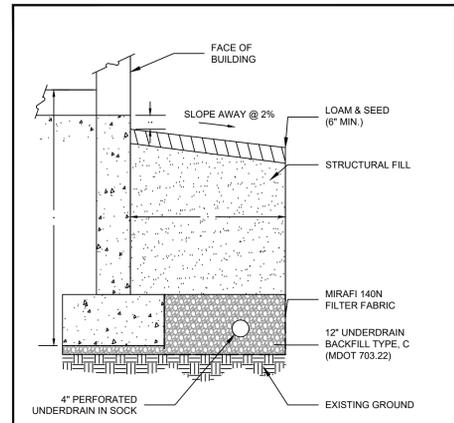
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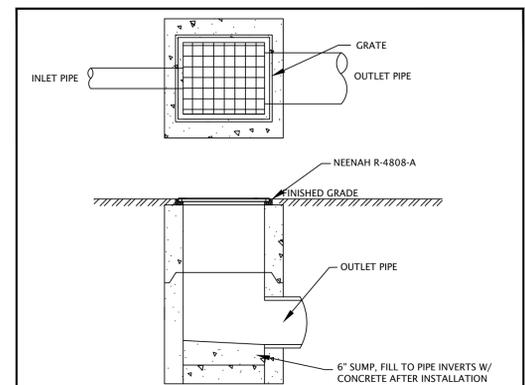
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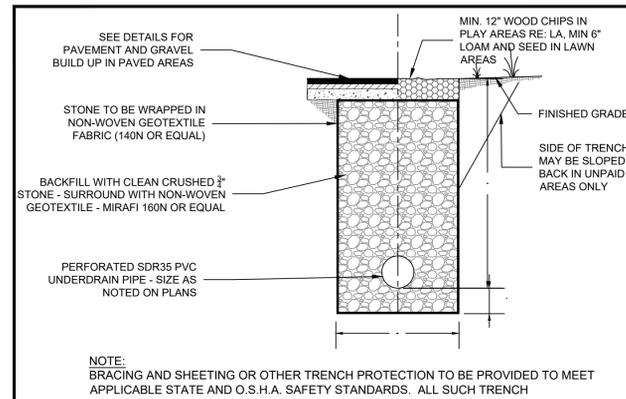
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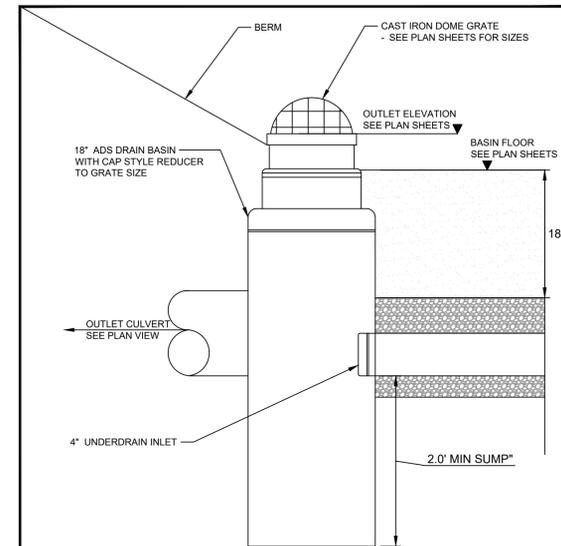
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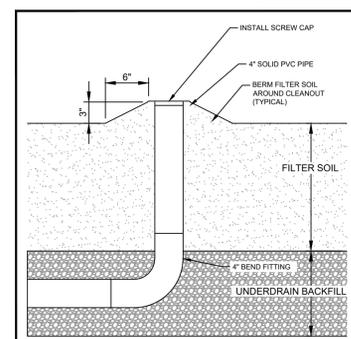
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8 UNDERDRAIN DETAIL  
N.T.S.



12 BIORETENTION PRIMARY OUTLET DETAIL  
N.T.S.



9 CLEANOUT DETAIL  
N.T.S.

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**BIORETENTION CELL, UNDERDRAINED FILTER AND ROOF DRIP EDGE FILTER CONSTRUCTION NOTES**

**CONSTRUCTION OVERSIGHT**  
THE APPLICANT WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION OF ALL STORMWATER MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE CONSTRUCTION PLANS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE BMP HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S NOTIFICATION MUST BE A LOG OF THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, AND THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDE ANY TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON SITE.

**BASIC STANDARDS - EROSION CONTROL MEASURES**  
MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

**BIORETENTION AND UNDERDRAINED FILTER NOTES**

- FILTER SOIL MATERIAL FOR UNDERDRAINED SOIL FILTERS AND BIORETENTION AREAS SHALL COMPRISE A SILTY SAND OR SOIL MIXTURE COMBINED WITH AN ORGANIC SOIL AMENDMENT MATERIAL TO 20%-25% BY VOLUME. THE RESULTING MIXTURE SHALL HAVE BETWEEN 8% AND 12% PASSING THE #200 SIEVE, AND A CLAY CONTENT OF LESS THAN 2%.
- A. FILTER SOIL MATERIAL SHALL BE PLACED IN 12-INCH LIFTS USING LGP EQUIPMENT OR BY HAND. LGP EQUIPMENT SHALL EXERT A GROUND PRESSURE OF LESS THAN 5 PSI, AS STATED IN THE EQUIPMENT SPECIFICATION FROM THE MANUFACTURER. MATERIAL SHALL BE GRADED TO PROVIDE AN EVEN SURFACE, SEEDED AND COVERED WITH EROSION CONTROL BLANKET.
- B. UNDERDRAIN GRAVELS SHALL MEET THE SPECIFICATION REQUIREMENTS GIVE IN MDT SPECIFICATION 703.22.
- C. SOIL FILTER MEDIA SHALL NOT BE INSTALLED UNTIL ALL UPSTREAM CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- IMPERMEABLE LINERS FOR BIORETENTION CELLS AND UNDERDRAINED FILTERS SHALL BE A 30ML IMPERMEABLE LINER.

Table 7.1.2 - Sandy Loam to Fine Sandy Loam Specifications	
Sieve #	% Passing by Weight
No. 4	75-95
No. 10	60-90
No. 40	35-85
No. 200	20-70
200 (clay size)	<2.0

Table 7.1.3 - Loamy Coarse Sand Specifications	
Sieve #	% Passing by Weight
No. 10	85-100
No. 200	70-100
No. 60	15-40
No. 200	8-15
200 (clay size)	<2.0

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4	12-30-25	REVISED PER CITY STAFF COMMENTS
3	11-21-25	ISSUED FOR PERMITTING
2	10-31-25	ISSUED FOR DESIGN DEVELOPMENT
1	07-22-25	ISSUED FOR SCHEMATIC DESIGN

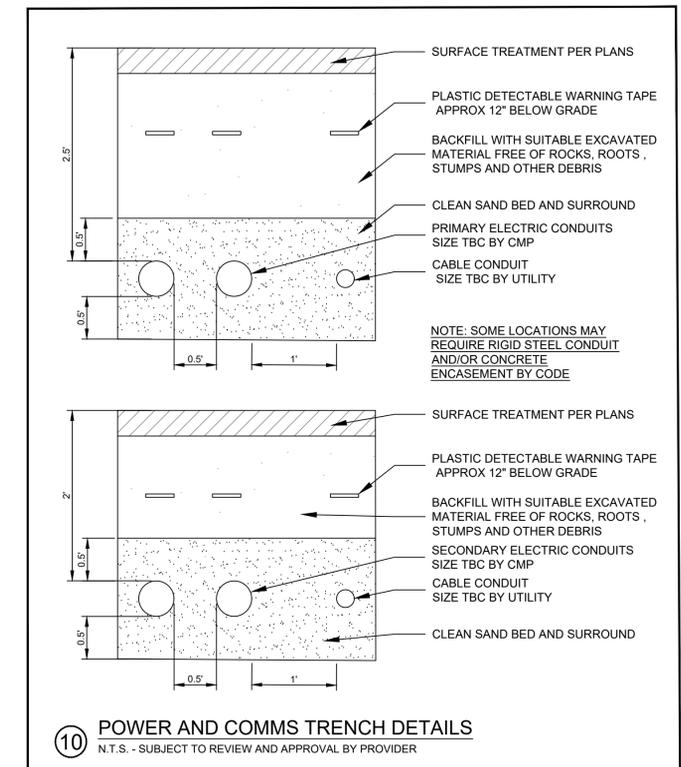
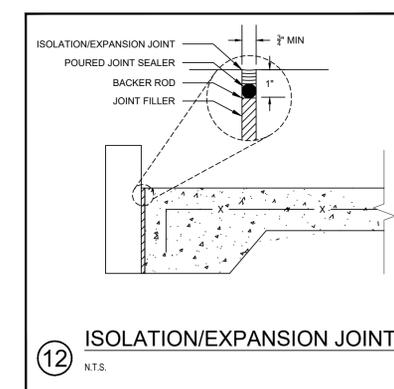
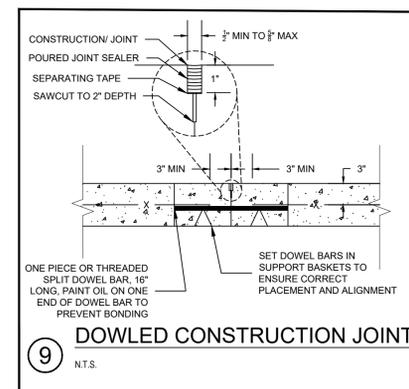
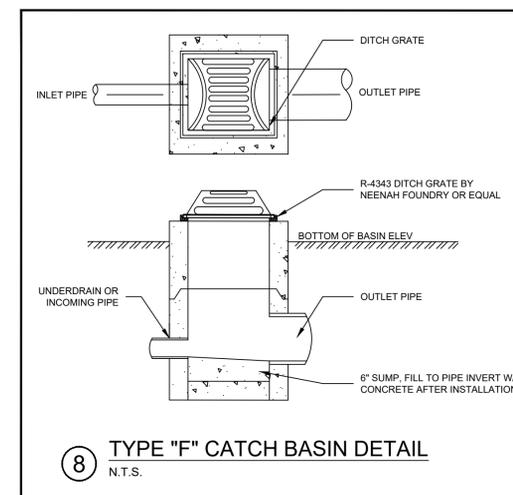
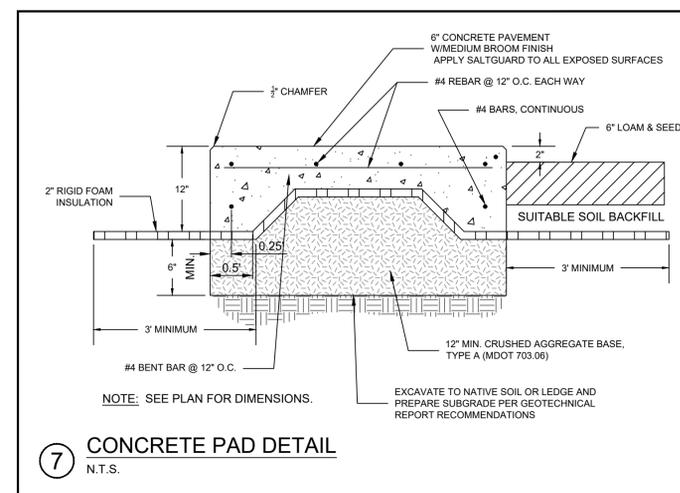
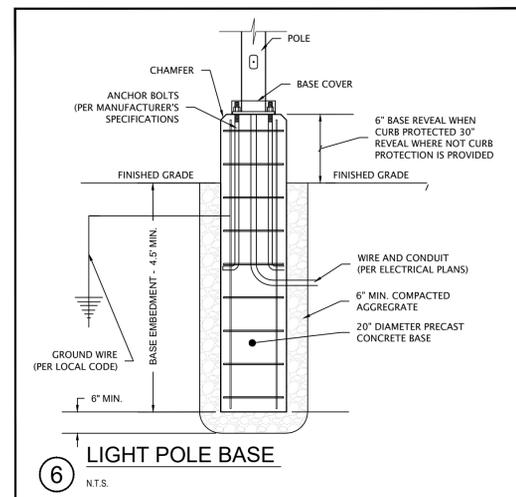
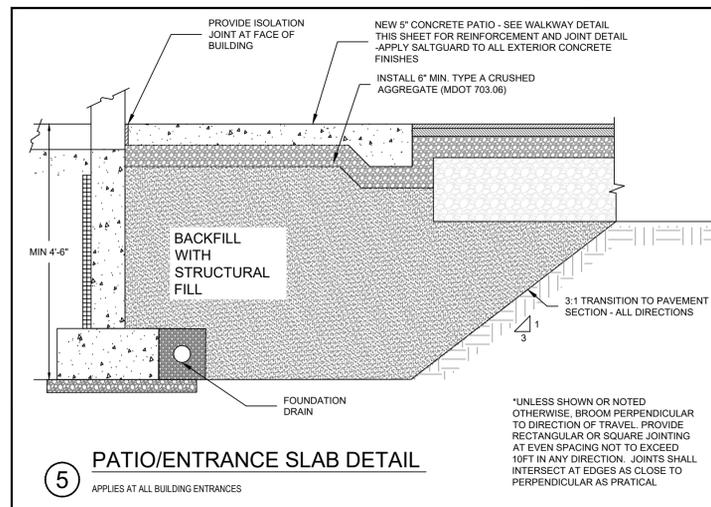
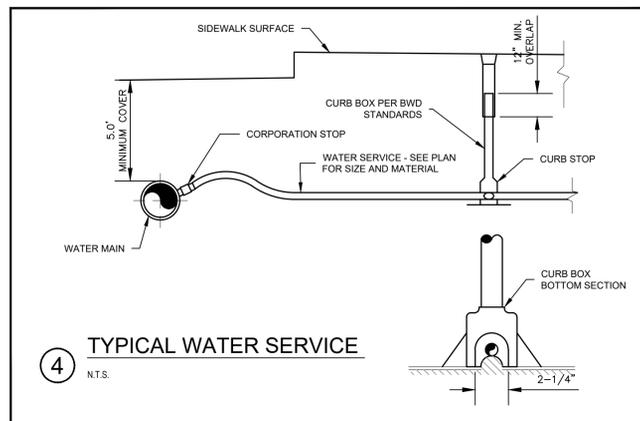
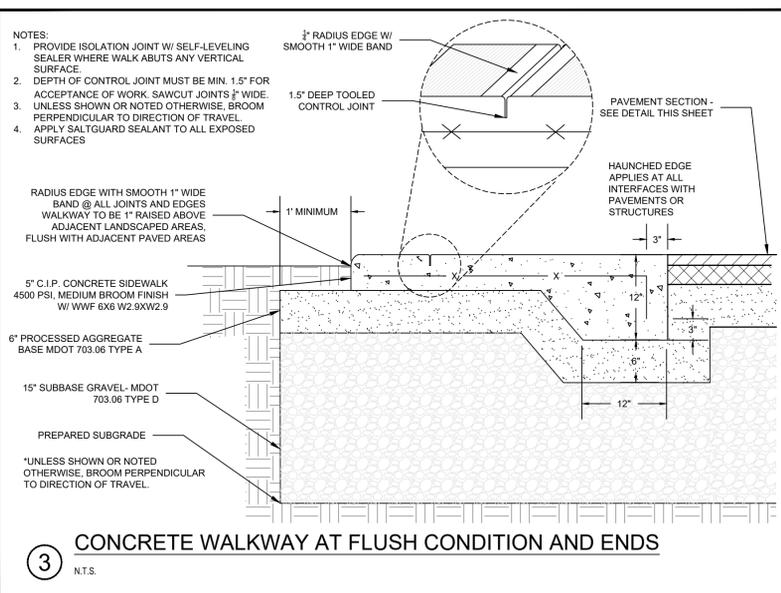
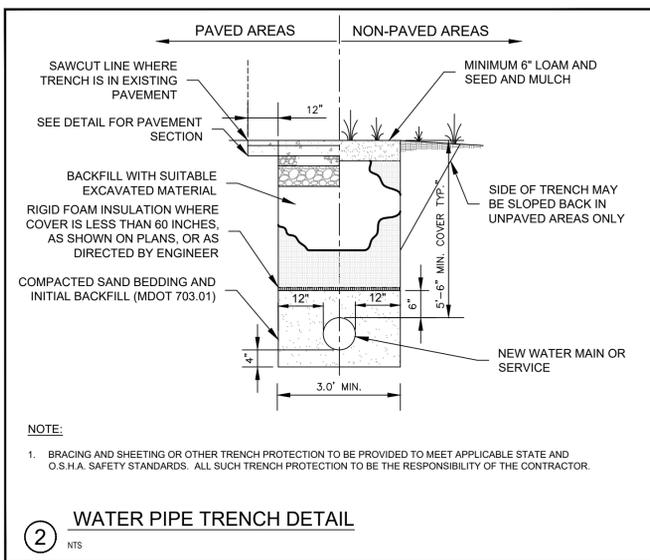
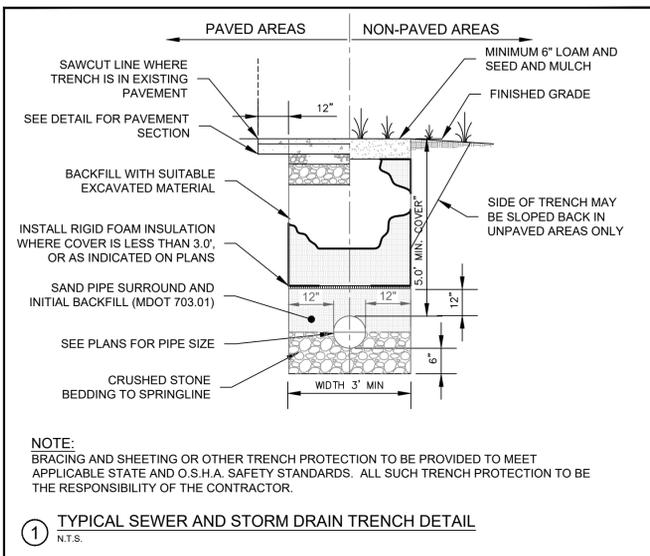
P.E. ANDREW D. JOHNSTON  
LIC. #9994

PROJECT: 861 BROADWAY OFFICE DEVELOPMENT  
PLAN: SITE CIVIL DETAILS I  
CLIENT: TAC ARCHITECTURAL GROUP  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

Atlantic Resource Consultants  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

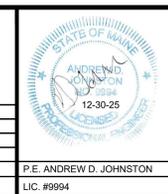
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DESIGNED: AJ  
CHECKED: AJ  
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SHEET: C-302

DATE:  
SCALE:  
JOB NO. 25-004



**ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION**

REV	DATE	DESCRIPTION
4	12-30-25	REVISED PER CITY STAFF COMMENTS
3	11-21-25	ISSUED FOR PERMITTING
2	10-31-25	ISSUED FOR DESIGN DEVELOPMENT
1	07-22-25	ISSUED FOR SCHEMATIC DESIGN
REV	DATE	DESCRIPTION

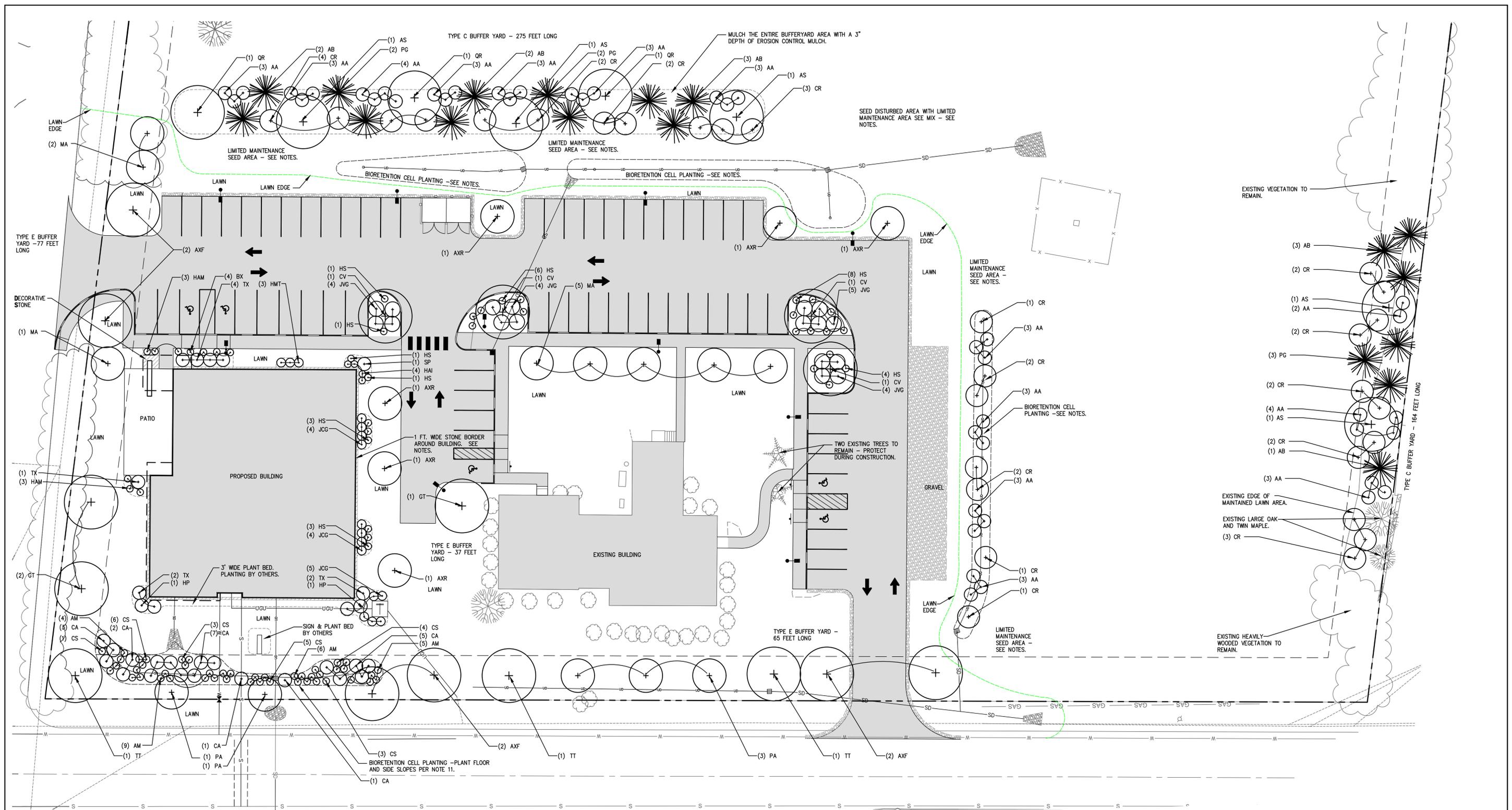


PROJECT: 861 BROADWAY OFFICE DEVELOPMENT  
 CLIENT: TAC ARCHITECTURAL GROUP  
 40 SUMMER STREET, SUITE 4  
 BANGOR, MAINE 04401

Atlantic Resource Consultants  
 541 US Route One  
 Freeport, ME 04032  
 Tel: 207.869.9050

DRAWN: AJ  
 DESIGNED: AJ  
 CHECKED: AJ  
 FILE NAME:  
 SHEET: C-303





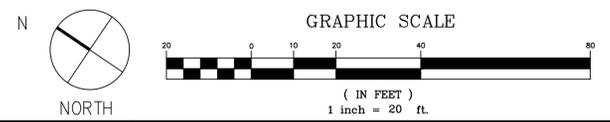
**LANDSCAPE NOTES:**  
 I. SEE L-2 FOR PLANT LIST, PLANTING DETAILS AND ADDITIONAL LANDSCAPE NOTES.

**LANDSCAPE KEY:**  
 - - - - - PROPOSED EDGE OF LAWN  
 - - - - - PROPOSED PLANT BED

PLANT TYPE	REQUIRED	TOTAL PROPOSED
DECIDUOUS TREES	2.75x2=5.5	6
EVERGREEN TREES	2.75x4=11	11
SHRUBS	2.75x12=33	33

LOCATION	BUFFER LENGTH	REQUIRED	PROPOSED	EXISTING
BROADWAY	65 FEET	65x4=2.6	2	2
BROADWAY	97 FEET	97x4=1.4	2	
CHAPIN	77 FEET	.77x4=3	3	

PLANT TYPE	REQUIRED	TOTAL PROPOSED
DECIDUOUS TREES	1.64x2=3.2	2+2 EXISTING=4
EVERGREEN TREES	1.64x4=6.5	7
SHRUBS	1.64x12=19.6	20



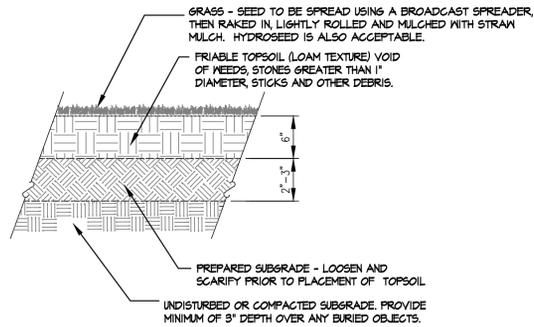
REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
C	12-30-25	REVISED PER CITY STAFF COMMENTS	DEPT.	PBB	PBB						
B	12-18-25	REVISED PER CITY STAFF COMMENTS	DEPT.	PBB	PBB						
A	11-24-25	ISSUED TO THE CITY OF BANGOR FOR SITE PLAN REVIEW	DEPT.	PBB	PBB						



<b>LAND DESIGN SOLUTIONS</b> LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE 1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 434-1717 <b>ATLANTIC RESOURCE CONSULTANTS</b> 541 US ROUTE ONE, FREEPORT, MAINE 04032	DESIGN: DEPT. DRAWN: DEPT. CHKD: PBB	<b>861 BROADWAY OFFICE DEVELOPMENT</b> BANGOR, MAINE <b>LANDSCAPE PLAN</b>
	CLIENT: <b>ATLANTIC RESOURCE CONSULTANTS</b> 541 US ROUTE ONE, FREEPORT, MAINE 04032	DATE: NOVEMBER 2025 SCALE: 1"=20' PROJ. NO. <b>25-148</b> DWG. NO. <b>L-1</b>

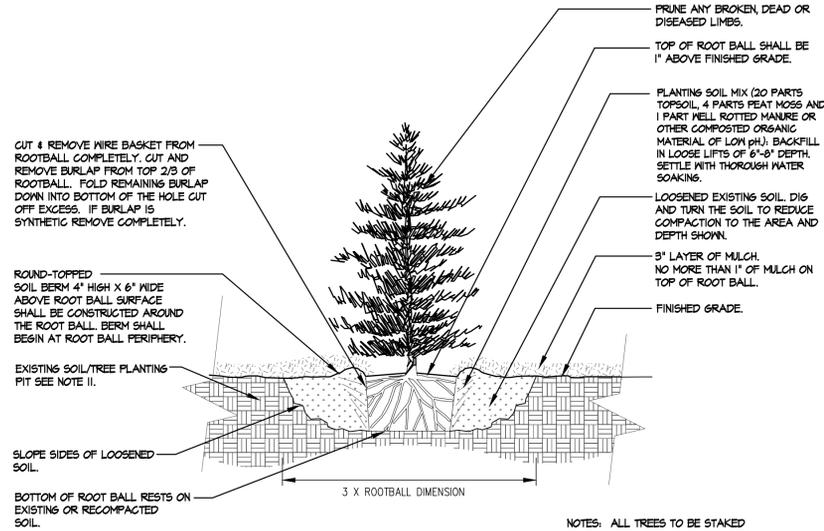
- NOTES:
- THE CONTRACTOR SHALL PROVIDE TOPSOIL (LOAM) MEETING THE FOLLOWING SPECIFICATIONS.
    - NATURAL, FERTILE LOAM TYPICAL OF CULTIVATED TOPSOIL OF THE LOCALITY, CONTAINING NOT LESS THAN 9.5 PERCENT OR MORE THAN 8 PERCENT BY WEIGHT, OF DECAYED ORGANIC MATTER (HUMUS) AS DETERMINED BY ASTM F1641.
    - OBTAIN FROM A WELL DRAINED ARABLE SITE, FREE OF SUBSOIL, EARTH CLODS, LARGE STONES, STICKS, STUMPS, CLAY LUMPS, ROOTS, OR OTHER OBJECTIONABLE, EXTRANEIOUS MATTER OR DEBRIS. SCREEN TOPSOIL TO A MAXIMUM STONE SIZE OF ONE INCH.
    - TOPSOIL SHALL BE FREE OF QUACK-GRASS RHIZOMES, AGROPHYRON REPEMS, AND THE NUT-LIKE TUBERS OF NITROGRASS, CYPERUS ESCULENTIS, AND ALL OTHER PRIMARY NOXIUS WEEDS.
    - TOPSOIL SHALL HAVE A PH OF NOT LESS THAN 6.0 OR GREATER THAN 6.8. AMEND WITH LIME AS REQUIRED.
    - TOPSOIL SHALL HAVE A LOAM TEXTURE CLASSIFICATION. TOPSOIL (LOAM) SHALL CONFORM TO THE FOLLOWING PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPIETTE METHOD IN COMPLIANCE WITH ASTM F1632.
      - SAND: 40-60 PERCENT.
      - SILT: 30-40 PERCENT.
      - CLAY: 5-20 PERCENT.
    - DO NOT DELIVER OR USE TOPSOIL WHILE IN A FROZEN OR MUDDY CONDITION.

IN LIEU OF PROVIDING AND FOLLOWING THE SOIL ANALYSIS REQUIRED IN NOTE 1 ABOVE THE CONTRACTOR CAN INSTEAD ELECT TO INCORPORATE THE FOLLOWING INTO THE TOP 6 INCHES OF TOPSOIL: 20 LBS. OF 10-20-10 FERTILIZER PER 1,000 S.F., 10 LBS. OF MAGNESIUM LIME PER 1,000 S.F., AND 3 CUBIC YARDS OF COMPOST PER 1,000 S.F.



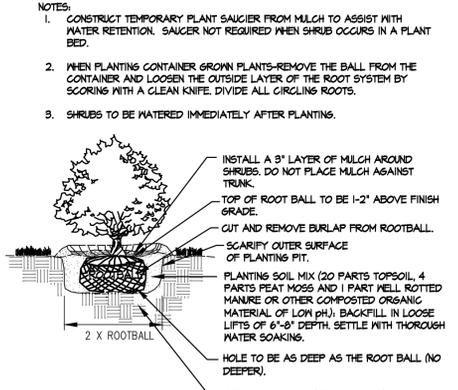
### 1 TOPSOILING AND LAWN SEEDING

SCALE: N.T.S.



### 2 EVERGREEN TREE PLANTING

SCALE: N.T.S.



### 3 SHRUB PLANTING DETAIL

SCALE: N.T.S.

#### LANDSCAPE NOTES:

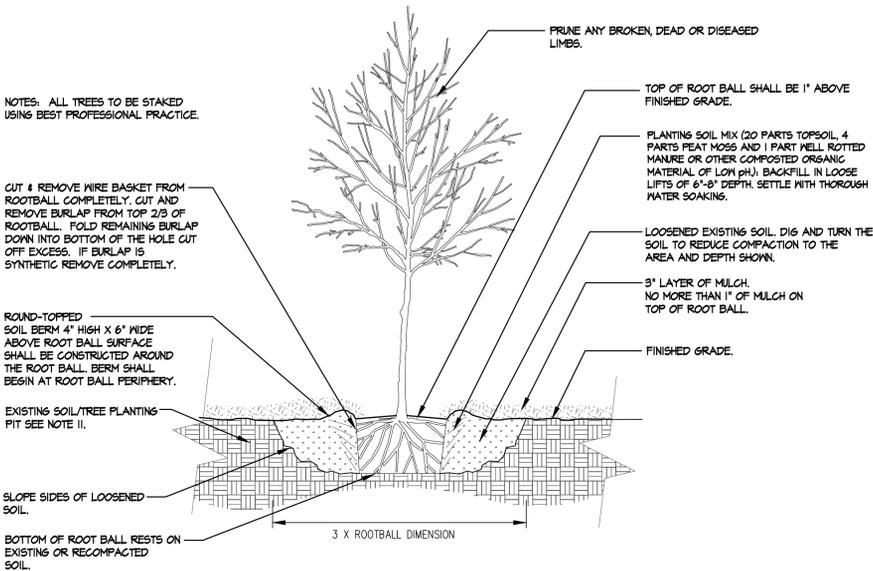
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSAFE AND BE PROVIDED WITH A DISSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- MULCH FOR PLANTED AREAS ADJACENT TO BE DARK IN COLOR.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL TREES ADJACENT TO WALKS AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAM DISTURBED AREAS AS FOLLOWS:
  - LAWN AREAS 6" DEPTH OF TOPSOIL (LOAM).
  - LIMITED MAINTENANCE SEED AREAS 4" DEPTH OF TOPSOIL (LOAM).
  - SHRUB BEDS 18" DEPTH OF TOPSOIL (LOAM).
  - TREE AREAS IN PARKING LOT (10'X10') AROUND EACH TREE INSTALL 24" DEPTH OF TOPSOIL (LOAM).
- SEED MIXTURES:
  - LAWN AREAS SHALL BE "PARK MIX" AS DISTRIBUTED BY ALLEN, STERLING AND LOTHROP OF FALMOUTH MAINE. SEEDING RATE TO BE 5 LBS PER 1,000 S.F.
  - BIORETENTION CELLS AND LIMITED MAINTENANCE AREAS TO BE SEEDDED WITH "NATIVE NORTHEAST WILDFLOWER MIX" AS DISTRIBUTED BY AMERICAN MEADOWS OF SHELBURNE, VT. (877) 304-1939. SEED AS RECOMMENDED BY AMERICAN MEADOWS, SEED AT A RATE OF 1 LB. PER 1,000 S.F.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL REMAIN ON THE TREES UNTIL FREEZING TEMPERATURES.
- STONE BORDER AROUND BUILDING TO BE 2"-3" ROUNDED, WASHED RIVER STONE PLACED OVER NEST INHIBITING FABRIC TO A SIX INCH DEPTH. PROVIDE A TURF CUT EDGE.

#### PLANT LIST:

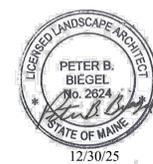
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
<b>TREES</b>					
AB	ABIES BALSAMEA	BALSAM FIR	11	4'-5' HT.	FULL # BUSHY
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	5	15' GAL.	SINGLE LEADER, B4B
AXF	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	6	15' GAL.	SINGLE LEADER, B4B
AXR	AMELANCHIER X G. 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	6	15' GAL.	SINGLE LEADER, B4B
CV	GRATAEUS VIRIDIS 'WINTER KINGS'	WINTER KINGS HAWTHORN	4	15' GAL.	SINGLE LEADER, B4B
GT	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3	15' GAL.	SINGLE LEADER, B4B
MA	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	8	15' GAL.	SINGLE LEADER, B4B
PA	PRUNUS X ACCOLADE	ACCOLADE CHERRY	5	15' GAL.	SINGLE LEADER, B4B
PG	PICEA GLAUGA	WHITE SPRUCE	7	4'-5' HT.	FULL # BUSHY
QR	QUERCUS RUBRA	RED OAK	3	15' GAL.	SINGLE LEADER, B4B
TT	TILIA TOMENTOSA 'STERLING'	SILVER LINDEN	3	15' GAL.	SINGLE LEADER, B4B
<b>SHRUBS, GROUNDCOVERS &amp; HERBACEOUS MATERIALS</b>					
AA	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	43	5 GAL.	FULL # BUSHY
AM	ARONIA MELANOCARPA 'LOVINGSCAPE MOUND'	CHOKEBERRY	24	5 GAL.	FULL # BUSHY
BX	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	4	18" HT.	FULL # BUSHY
CA	GLETHERIA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	19	24" HT.	FULL # BUSHY
CR	CORNUS RACEMOSA	GRAY DOGWOOD	30	24" HT.	FULL # BUSHY
CS	CORNUS SERICEA 'KELSEY'	COMPACT RED TWIG DOGWOOD	22	5 GAL.	FULL # BUSHY
HAI	HYDRANGEA A. 'INVINCIBELLE 'YEE WHITE'	'YEE WHITE' HYDRANGEA	4	5 GAL.	FULL # BUSHY
HAM	HOSTA 'AUGUST MOON'	AUGUST MOON HOSTA	6	1 GAL.	-
HMT	HYDRANGEA M. 'SERRATA 'TUFF STUFF'	TUFF STUFF HYDRANGEA	3	5 GAL.	FULL # BUSHY
HP	HYDRANGEA P. 'FIRE LIGHT'	FIRE LIGHT HYDRANGEA	2	36" HT.	FULL # BUSHY
H5	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	20	1 GAL.	-
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	13	18" HT.	FULL # BUSHY
JVG	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	17	18" HT.	FULL # BUSHY
TX	TAXUS X MEDIA 'NIGRA'	DARK AMERICAN YEW	9	24" HT.	FULL # BUSHY
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	1	5' HT.	FULL # BUSHY

### 4 DECIDUOUS TREE PLANTING

SCALE: N.T.S.



												<b>LAND DESIGN SOLUTIONS</b> LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE 1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 434-1717 <b>CLIENT:</b> <b>ATLANTIC RESOURCE CONSULTANTS</b> 541 US ROUTE ONE, FREEPORT, MAINE 04032		DESIGN: DEPT. DRAWN: DEPT. CHKD: PBB DATE: NOVEMBER 2025 SCALE: NTS		<b>861 BROADWAY OFFICE DEVELOPMENT</b> BANGOR, MAINE <b>LANDSCAPE NOTES AND DETAILS</b>		PROJ. NO. <b>25-148</b> DWG. NO. <b>L-2</b>		REV. <b>B</b>
B	2-30-25	REVISED PER CITY STAFF COMMENTS		DEPT.	PBB	PBB														
A	12-18-25	REVISED PER CITY STAFF COMMENTS		DEPT.	PBB	PBB														
REV.	DATE	STATUS		BY	CHKD.	APPD.	REV.	DATE	STATUS		BY	CHKD.	APPD.							



**QUITCLAIM DEED WITH COVENANT**

**DLN: 2557168**

**KNOW ALL BY THESE PRESENTS** that **THE ZONE CORPORATION**, a Maine corporation (“Grantor”), for consideration paid, grants to **861 BROADWAY, LLC**, a Maine limited liability company with a mailing address of 802 Stillwater Ave., Bangor, ME 04401 (“Grantee”), with **QUITCLAIM COVENANT**, the land, together with any and all buildings and improvements thereon, situated in the City of Bangor, Penobscot County, Maine, as more particularly described in **EXHIBIT A** attached hereto and made a part hereof (the “Premises”).

Meaning and intending to convey and there is hereby conveyed the property conveyed to Grantor by deed of Acton Communications of Maine, Inc. dated November 1, 1983, and recorded in the Penobscot County Registry of Deeds in Book 3462, Page 278.

*[Signature page follows]*

IN WITNESS WHEREOF, The Zone Corporation has caused this instrument to be executed and delivered in its name by Marianna P. Liddell, its Vice President, duly authorized, as of the 7<sup>th</sup> day of April 2025.

**THE ZONE CORPORATION**, a Maine corporation

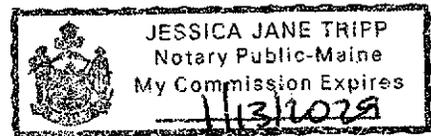
By: M. Liddell  
Name: Marianna P. Liddell  
Its: Vice President

STATE OF MAINE  
COUNTY OF Wumberland, ss.

On April 7, 2025, then personally appeared before me the above-named Marianna P. Liddell, as Vice President of The Zone Corporation, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of The Zone Corporation.

Jessica Tripp  
Notary Public  
Jessica Tripp  
Printed Name

My Commission Expires: 11/3/2029



**EXHIBIT A**

A certain lot or parcel of land with the improvements thereon situate in the City of Bangor, County of Penobscot, State of Maine, said lot is more particularly described as follows:

Beginning at a rebar set at the southwesterly corner of lot 23 as depicted on a plan titled: "*PLAN SHOWING THE PROPERTY OF CHARLES WOODMAN, GEORGE H. HAMLIN AND LOUIS KIRSTEIN AT HILLSIDE*" recorded at the Penobscot County Registry of Deeds in Plan Book 9, Page 7, said rebar is also at the northwesterly corner of land described in a deed from Brian D. Clements to Alan W. Stokes and Ashley M. Stokes, dated September 18, 2012, and recorded at said Registry of Deeds in Book 12949, Page 143, said rebar is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 423,598.89 U.S Survey Feet and an Easting of 910,592.39 U.S. Survey Feet;

thence, by and along the northerly line of said Alan W. Stokes and Ashley M. Stokes, North 63° 05' 44" East, a distance of 352.06 feet to an angle point on the westerly line of land described in a deed from Daniel I. Gould to the City of Bangor, dated May 12, 1959, and recorded at said Registry of Deeds in Book 1674, Page 324;

thence continuing North 63° 05' 44" East, a distance of 401.66 feet to a rebar set on the westerly sideline of Laurel Street, so-called, said Laurel Street is depicted on said plan recorded at said Registry of Deeds in Plan Book 9, Page 7, said rebar is also at an angle point in the westerly line of land of said City of Bangor;

thence, by and along the westerly sideline of said Laurel Street also being the westerly line of said City of Bangor, North 33° 56' 16" West, a distance of 598.38 feet to a rebar set at the northeasterly corner of lot 99 as depicted on said plan recorded at said Registry of Deeds in Plan Book 9, Page 7, said rebar is also on the westerly line of land of said City of Bangor and the southerly sideline of Chapin Street, so-called, said Chapin Street is depicted on said plan recorded at said Registry of Deeds in Plan Book 9, Page 7;

thence, by and along the southerly sideline of said Chapin Street, South 63° 04' 44" West, a distance of 752.80 feet to a rebar set on the easterly line of Broadway, also known as Route 15, so-called;

thence, by and along the easterly line of said Broadway, South 33° 51' 13" East, a distance of 598.05 feet to the point of beginning, enclosing 10.27 acres.

TOGETHER WITH the right to lay and maintain conduits, wires and pipes though the streets abutting the lots as described in a deed from Louis Kirstein & Sons to Maine Broadcasting Company, dated June 16, 1937, and recorded at the Penobscot County Registry of Deeds in Book 1119, Page 374, and as described in a deed from John F. Dana, trustee under the last Will and Testament of Edith F. Woodman to Maine Broadcasting Company, dated June 16, 1937, and recorded at said Registry of Deeds in Book 1119, Page 375.

Iron rods set described herein as a rebar set, are three-quarter inch reinforcing rods with a cap marked "*PLISGA & DAY PLS 2404*" set in 2025.

Bearings referenced herein are oriented to Grid North referencing the Maine Coordinate System of 1983, East Zone, as determined by a "Boundary Survey Showing Property of The Zone Corporation" prepared by Plisga & Day, Land Surveyors dated February 24, 2025 (reference project number: 17035).

Coordinate values identifying the point of beginning also reference the Maine Coordinate System of 1983, East Zone, as determined by a survey conducted by Plisga & Day, Land Surveyors in 2025 (reference project number: 17035). Said coordinate values are provided as an aid in location of the above-described parcel and are not intended to control bearings, distances or the positions marked by monuments defining property boundaries.

Distances listed herein are grid distances which were computed using a combined scale factor of 0.99989922 (ground to grid).

All the above described Premises are hereby conveyed SUBJECT TO (i) Contract Zoning Agreement between the City of Bangor and The Zone Corporation dated February 2, 1996, and recorded in the Penobscot County Registry of Deeds in Book 6045, Page 26 and (ii) Findings of Fact and Certificate of Conditional Variance Approval by Bangor Board of Appeals dated November 6, 2013, and recorded in the Penobscot County Registry of Deeds in Book 13389, Page 274, both as affected by Bangor City Council Ordinance 25-067, February 10, 2025, attached as an exhibit to Affidavit of Grace Innis, Esq. dated April 4, 2025, and recorded in the Penobscot County Registry of Deeds in Book 17454, Page 227.

# *861 BROADWAY OFFICE DEVELOPMENT*

BANGOR, MAINE

## STORMWATER MANAGEMENT REPORT

**Revision 1: December 2025**

**Prepared for:  
861 Broadway, LLC  
802 Stillwater Ave  
Bangor, Maine 04401**

**Prepared by:**



**verdantas**

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SOIL EROSION AND SEDIMENT CONTROL .....8  
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## **INTRODUCTION AND BACKGROUND**

Verdantas has prepared the following stormwater management analysis for the continued development of a site at 861 Broadway in the City of Bangor to construct a new office building for Means Wealth Management, and the associated access, circulation, parking and other site infrastructure. The project site is identified as Map R41, Lot 5 on the City of Bangor tax maps, and has a total land area of approximately ten acres. The parcel is currently partially developed with an existing building, accessory structures and paved parking/drive areas.

The proposed project will include removal of the existing pavement and accessory structures, re-grading and re-paving of the existing access drives. A new 8,900sf+/- office building will be constructed towards the north end of the parcel, proximate to the Broadway frontage. Parking areas will be re-constructed to provide improved circulation and greater efficiency. Utility connections will be installed to the new building and improved landscaping and stormwater infrastructure will be provided. The existing office building, formerly associated with the Zone Radio Station will be retained and may be re-purposed for a future tenant. Location maps and background information can be found in the Figures Section of this report.

### **Site History**

The project site is located at 861 Broadway in Bangor. The site was formerly the location of Zone Radio. There is an existing building located towards the center of the Broadway frontage that housed the radio station offices. There are two existing driveways into the site from Broadway on either side of the building. Paved parking areas extend off these driveways, which also provide access to two accessory buildings located behind the main offices. The former transmission tower at the center of the site was recently removed and the building is currently vacant. There are no current provisions for stormwater management at the site.

## **EXISTING CONDITIONS**

The project site is currently partly developed. The existing 4,700sf+/- office buildings is located centrally on the Broadway frontage of the site. Paved driveways on either side of the building provide access to parking areas and accessory structures to the rear (east) of the main building. The remainder of the property is cleared grass meadow. The remnants of fencing and infrastructure associated with the former transmission towers remain visible. There are currently no provisions for stormwater management at the site.

### **Receiving Waters**

Stormwater runoff from the southern portion of the project site drains in a southerly direction to roadside swales along Broadway, and to the southeastern property line. This continues to a diffuse drainage feature that approximately follows the power line easement and into a large culvert to the rear of the Broadway Shopping Center that discharges to the headwaters of Arctic Brook.

The northern portion of the site drains to a 36" HDPE culvert that crosses Broadway approximately 110 feet south of the intersection with Chapin Street. This culvert drains into the Kenduskeag Stream watershed.

## Historical Flooding

The site is within Flood Zone X, area of minimal flooding as identified on the FIRM map for the City of Bangor, Community Panel Number 23019C 2108 D, dated July 19, 2023.

## Alterations to Natural Drainageways

The project will not result in any alteration of natural drainageways.

## PROJECT DESCRIPTION

The proposed project consists of construction of a new 8,900SF+/- office building, located to the north of the existing building, approximately 46 feet from the Broadway right-of-way (approx. 65 feet from the road). Site access driveways and parking areas will be re-constructed to provide additional parking and improved circulation throughout the site.

New water, sewer and electrical power connections will be installed between the new building and existing infrastructure in Broadway.

Stormwater runoff from the new developed area will be treated with four new bioretention cells. These will discharge to the current receiving areas on the southern boundary of the property and the existing culvert that runs under Broadway.

The project will disturb an area of approximately 88,000 sq.ft, all of which is within the existing developed area of the property (improved or meadow). There will be a total net increase of approximately 24,000 sq.ft. of impervious area.

Approximately 10,000sf of new impervious area will drain into the Kenduskeag Stream watershed (9,000sf+/- of new roof and 1,000sf+/- new patio. The remaining 14,000sf+/- of new impervious area will drain to the Arctic Brook watershed.

### Erosion and Sediment Control

An erosion and sediment control plan has been prepared for the project. This plan includes temporary and permanent measures to limit the potential for sediment transport from the site and mitigate the environmental impacts from construction.

## Stormwater Management

There are currently no provisions for stormwater management at the site. New stormwater Best Management Practices BMPs have been designed to capture and treat runoff from the new improvements associated with this project. These include four bioretention cells. The new BMP's will provide detention and water quality treatment for runoff from new impervious and developed areas associated with new development prior to allowing it to discharge in a non-erosive manner to current receiving waters.

The new stormwater management system will maintain the existing drainage patterns at the site, while protecting water quality and ensuring that there is no increase in peak runoff from the property during design storm conditions. This stormwater management system has been sized in accordance with the Maine Department of Environmental Protection (MDEP) Chapter 500 Regulations.

## METHODOLOGY AND MODELING ASSUMPTIONS

Runoff and routing calculations have been performed for the watershed areas affected by the proposed development under pre-development and post-development conditions scenarios. Time of concentration and runoff curve number calculations have been performed using the method described in Natural Resource Conservation Service (NRCS) Technical Release 55 (TR-55) – Urban Hydrology for Small Watersheds. The TR-20 based HydroCAD modeling software has been utilized to perform the more complex runoff and routing calculations, some of which are beyond the scope of the TR-55 method. Time of concentration calculations have been amended where the value given by the TR-55 method is less than six minutes (0.1hr). In these cases, a standard minimum value of six minutes has been used to keep this parameter within the acceptable working range of the model and prevent computational errors.

Design rainfall events have been modeled using the SCS Type III Hydrograph for 24-hour duration storms. The rainfall depth for each return period is taken from Maine Department of Environmental Protection Chapter 500 Stormwater Management, Appendix H (Penobscot S). The rainfall depth values for standard design storm frequencies are shown in the table below.

<b>TABLE 1 - 24-Hr Rainfall Depths for Penobscot County South at Design Storm Frequencies</b>			
<i>Maine Chapter 500: Stormwater Management, Appendix H</i>			
Frequency	2-Year	10-Year	25-Year
Rainfall Depth	2.7 in	3.9 in	4.9 in

Soil types in the area of the site have been identified using the Natural Resource Conservation Service (NRCS) Web Soil Survey. The existing topography of the site was determined by field survey and utilizing lidar contours. The existing vegetative cover was identified by site inspection. The following table includes a list of the surficial soil types that were identified within the proposed development area on the project site, along with their associated Hydrologic Soil Group (HSG).

<b>TABLE 2 – SOIL TYPES</b>	
<b>Soil Type</b>	<b>Hydrologic Soil Group</b>
Telos-Chesuncook Complex - CTB	D
Monarda-Telos Complex - MOB	D

## PROPOSED BMPS

New Stormwater Best Management Practices (BMPs) have been designed to effectively capture, detain and treat runoff from the new impervious area associated with the new development at the site.

The new BMPs proposed for this project are four bioretention cells. The bioretention cells consist of shallow depressions filled with filter soil media and planted with a variety of grasses and shrubs. These are designed to enhance the general landscape design for the site. Runoff directed to the BMPs is detained temporarily and passes slowly through the soil media and the root zone of the planted material before draining into an underdrain system that discharges to an outlet culvert. The soil media and root zone activity provide water quality treatment for the runoff by removing suspended particles, and through uptake and binding of dissolved pollutants and nutrients. Although primarily designed for quality treatment, these BMPs also provide significant detention storage and hence a reduction in the peak runoff rate to downstream receiving areas. The slow discharge through the underdrain system provides extended base flows and protects downstream receiving waters from erosive peak flows after storm events.

## STORMWATER QUANTITY ANALYSIS

### Pre-development Conditions

The overall model for the site is represented by three subcatchment areas tributary to three points of analysis, DP-1, DP-2, and DP-3. Full details of the pre-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Predevelopment Conditions Watershed Plan is attached.

<b>861 Broadway Stormwater Area Summary</b>				
Pre-Development				
Subcatchment	Paved	Roof	Landscaped	Total
101A	5365	0	36895	42260
101B	14162	2772	22564	39498
102	8809	3162	141300	153271
<b>TOTAL</b>	<b>28336</b>	<b>5934</b>	<b>200759</b>	<b>235029</b>

All areas given in square feet

## Post-Development Conditions

In the post-development condition, the overall site is divided into six watershed areas and the same three points of analysis, DP-1, DP-2 and DP-3. Full details of the post-development subcatchment areas, cover conditions and time of concentration flow paths are described in detail in the supporting HydroCAD documentation included in this report. A Post-Development Conditions Watershed Plan is included as part of this report.

<b>861 Broadway Stormwater Area Summary</b>				
Post-Development				
Subcatchment	Paved	Roof	Landscaped	Total
201A	5237	9048	14714	28999
201B	10855	2029	22730	35614
201C	5439	2714	14197	22350
202A	9899		10827	20726
202B	12096		7355	19451
202C	1148		107299	108447
<b>TOTAL</b>	<b>44674</b>	<b>13791</b>	<b>177122</b>	<b>235587</b>

All areas given in square feet

## Water Quantity Analysis Summary

The table below summarizes the peak runoff values for predevelopment and post-development conditions during each of the analyzed design storm events.

<b>861 Broadway - Peak Runoff Summary</b>		
	PRE-DEVELOPMENT PEAK RUNOFF (CFS)	POST-DEVELOPMENT PEAK RUNOFF (CFS)
<b>DESIGN POINT 1</b>		
2-Year	2.4	2.0
10-Year	3.9	3.4
25-Year	5.2	5.1
<b>DESIGN POINT 2</b>		
2-Year	4.9	3.5
10-Year	9.4	7.1
25-Year	13.3	10.6
<b>DESIGN POINT 3</b>		
2-Year	1.6	0.1
10-Year	2.9	1.1
25-Year	4.0	2.0

As indicated in the table above the post development peak rates of runoff are maintained at or below the pre-development peak rates of runoff for all storm events at all three of the Design Points.

## STORMWATER QUALITY ANALYSIS

### Water Quality Treatment Measures

The project has been designed in accordance with the current Stormwater Law (Chapter 500) standards, which require water quality treatment for 95% of new impervious areas and 80% of new developed areas.

The project will create approximately 24,000s.f. of new impervious surface area. The four bioretention basins provide treatment for 44,433s.f. of new and existing impervious area, exceeding the 95% treatment requirement.

Water quality treatment will be provided by four bioretention basins, designed in accordance with the latest version of the Maine Department of Environmental Protection BMPs Technical Design Manual, to achieve the required stormwater quality treatment percentages.

861 BROADWAY BANGOR								
Water Quality Calculations & Redevelopment Area Treatment Summary								
Subcatchment Area	Impervious Area	Landscaped Area	Developed Area	Water Quality Volume Required	Water Quality Volume Provided	BMP	Min. Area Req'd	Area Prov'd
<b>TREATED AREAS</b>								
201A	14285	14714	28999	1681	2400	Bio Cell 1	1441	1441
202A	9899	10827	20726	1186	1842	Bio Cell 2	1018	1056
202B	12096	7355	19451	1253	2969	Bio Cell 3	1067	1743
201C	8153	14197	22350	1153	2118	Bio Cell 4	997	1182
<b>TOTAL TREATED</b>	<b>44433</b>	<b>47093</b>	<b>91526</b>					
<b>UNTREATED AREAS</b>								
202C	1148	107299	108447					
201B	12914	22730	35644					
<b>UNTREATED AREAS ARE EXISTING</b>								
	0	0	0					
<b>TOTAL UNTREATED</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>% TREATED</b>	<b>100.0%</b>		<b>100.0%</b>					

1. WQV is calculated as 1" over the contributing impervious area plus 0.4" over the contributing landscaped area
2. Minimum area requirements are calculated as 7% contributing impervious area plus 3% contributing landscaped area for bioretention cell and 5% contributing impervious area plus 2% contributing landscaped area for subsurface treatment area.  
See attached sheet for Focal Point sizing.

## **SOIL EROSION AND SEDIMENT CONTROL**

A comprehensive Soil Erosion and Sediment Control (SESC) narrative has been prepared that includes Best Management Practices (BMPs) associated with the proposed construction activities. The location of SESC BMPs is shown on the accompanying plans. These are further described on the details and notes sheets in the accompanying plan set.

## **STORMWATER MAINTENANCE PLAN**

Means Wealth Management. will own and maintain the stormwater system, which includes the four bioretention cells. A Stormwater Management Inspection and Maintenance Manual has been prepared specifically for the project and is included in this report.

## **CONCLUSIONS**

The stormwater management system designed for this project will mitigate impacts of development on stormwater runoff peak discharge rates and provide treatment of non-point source pollutants in the runoff in accordance with Maine's Stormwater Management Act and Regulations.

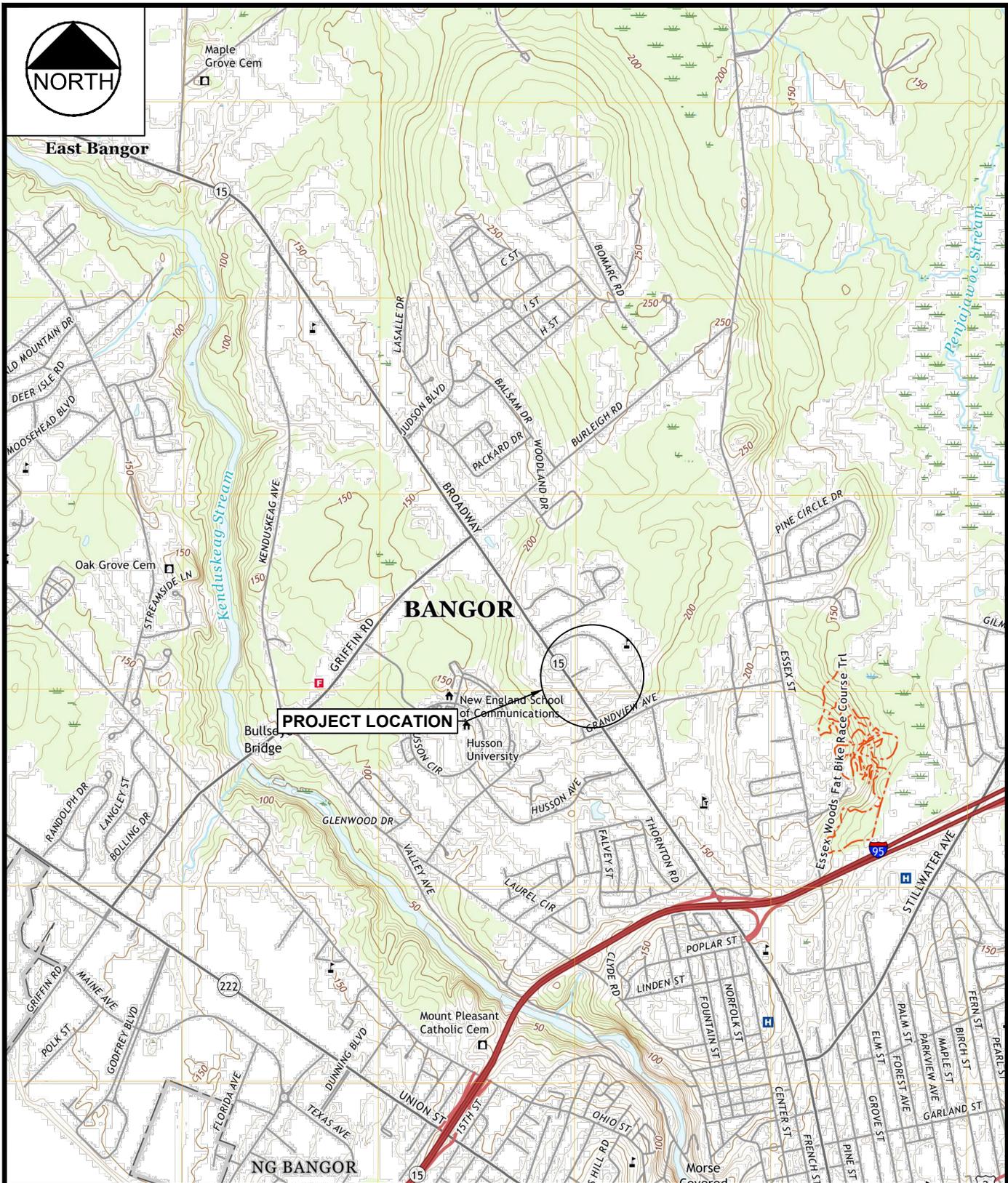
## **Limitations**

This analysis is based on the information available to the engineer on site conditions and has been conducted using standard industry software designed to analyze comparative changes in land cover conditions. The accuracy of the runoff and routing calculations is limited by the methodology used in the software and the results should be viewed as suitable for comparative studies only.

## **FIGURES AND ATTACHMENTS**

1. Figure 1 USGS Location Map
2. Figure 2 Aerial
3. Figure 3 USDA SCS Web Soil Survey Map
4. Attachment A Watershed Plans
5. Attachment B Stormwater Quality Calculations
6. Attachment C TR-20 Computations (HydroCAD)
  - i. Pre-development Model
  - ii. Post-development Model
7. Attachment D Stormwater Operations and Maintenance Manual

## FIGURES



REFERENCE: USGS TOPOGRAPHIC SURVEY BANGOR QUADRANGLE

861 BROADWAY SITE  
BANGOR, MAINE

# USGS LOCATION MAP



DRAWN: ADJ	DATE: NOV 2025
DESIGNED: ADJ	SCALE: NTS
CHECKED: ADJ	JOB NO. N/A
FILE NAME: USGS LOC MAP	

FIGURE

1



REFERENCE: MAINE GEOLIBRARY ORTHOIMAGERY

861 BROADWAY SITE  
BANGOR, MAINE

## AERIAL PHOTOGRAPH



DRAWN: ADJ	DATE: NOV 2025
DESIGNED: ADJ	SCALE: NTS
CHECKED: ADJ	JOB NO. 24-003
FILE NAME: AERIAL	

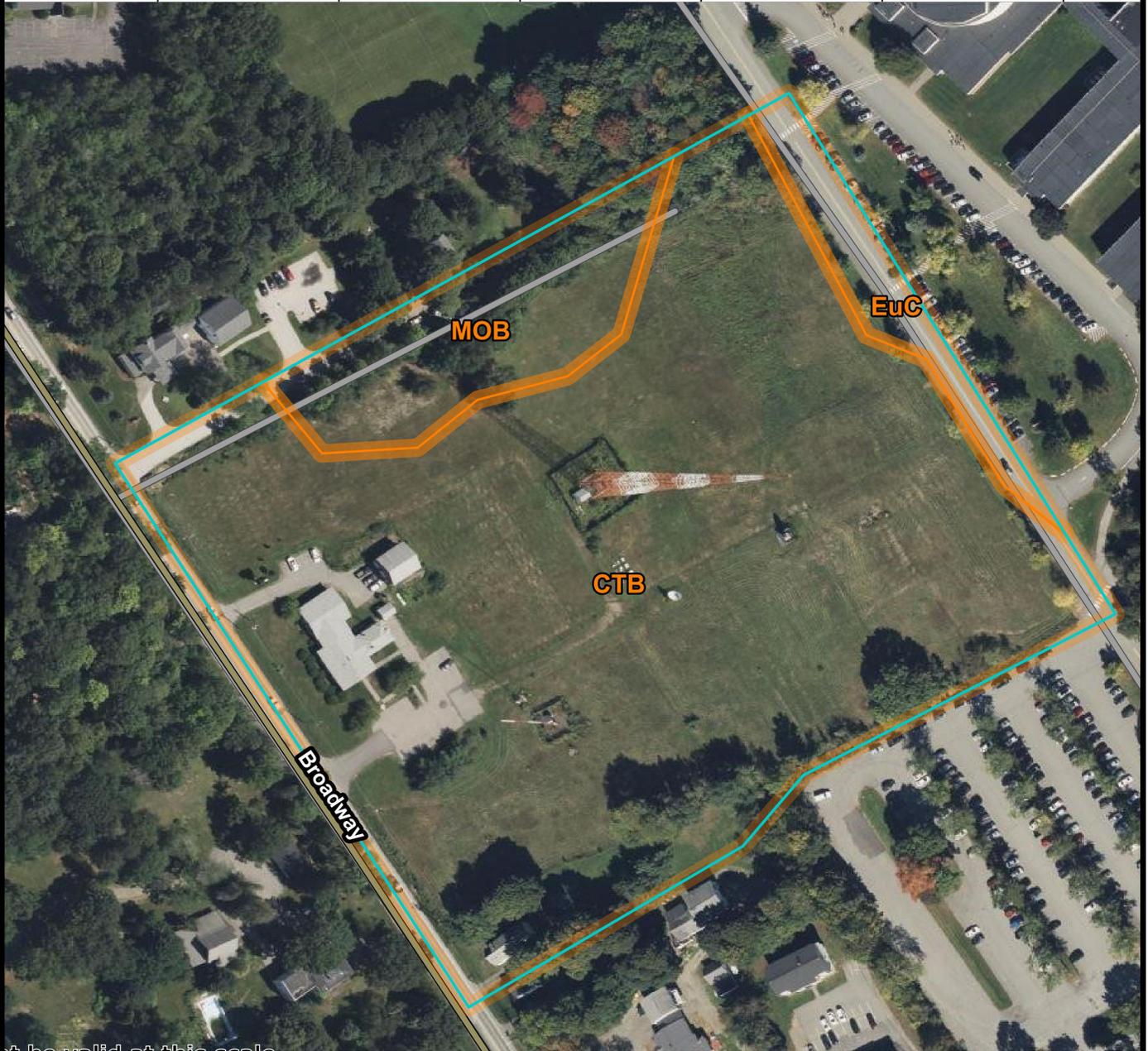
FIGURE

2



# Custom Soil Resource Report Soil Map (Broadway Site)

516980      517040      517100      517160      517220      517280



REFERENCE: NRCS WEB SOIL SURVEY

861 BROADWAY SITE  
BANGOR, MAINE

## NRCS WEB SOIL SURVEY MAP



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DESIGNED: ADJ	SCALE: NTS
CHECKED: ADJ	JOB NO. N/A
FILE NAME: SOILS	

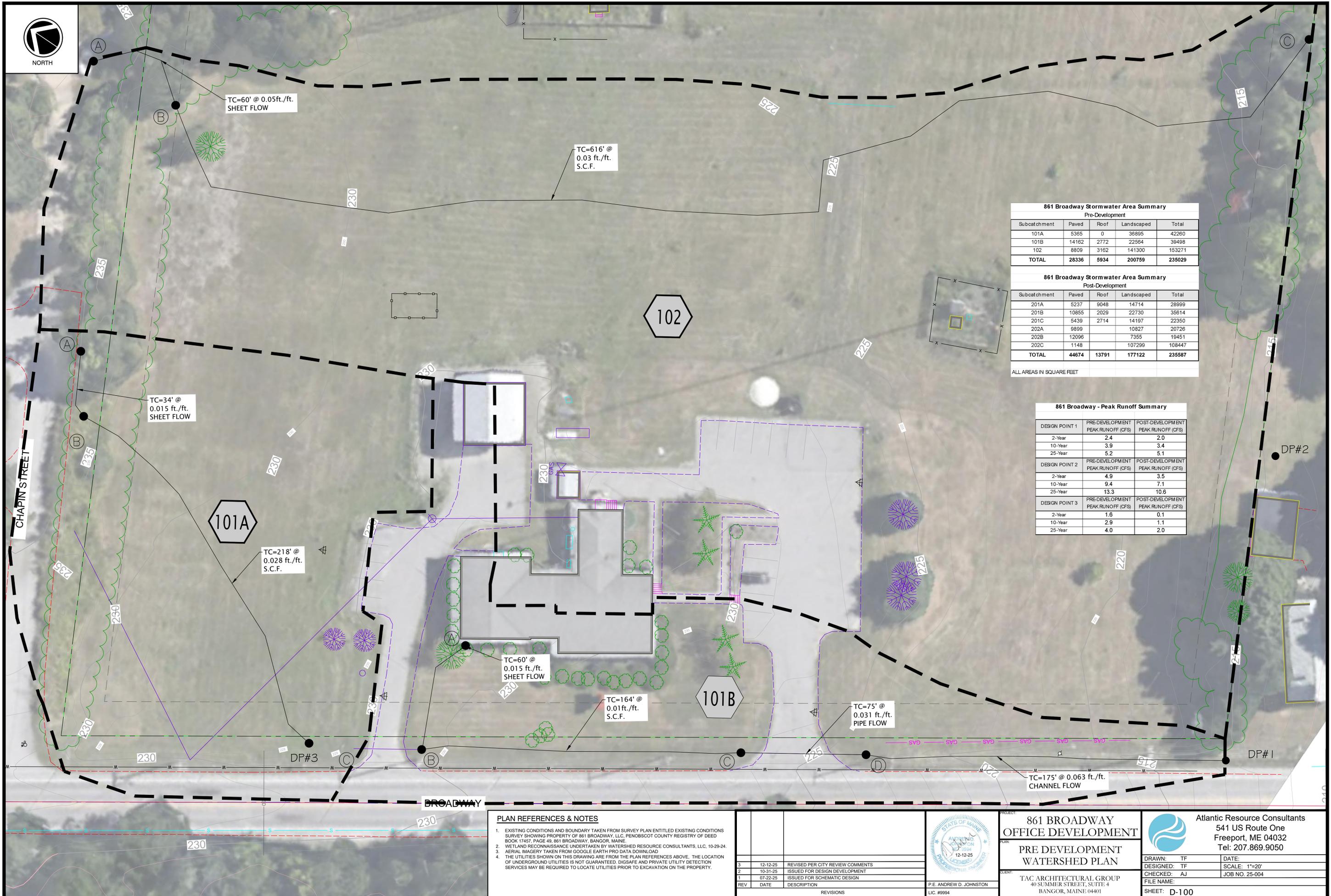
FIGURE

3

## **ATTACHMENT A - WATERSHED PLANS**



NORTH



TC=60' @ 0.05ft./ft. SHEET FLOW

TC=616' @ 0.03 ft./ft. S.C.F.

TC=34' @ 0.015 ft./ft. SHEET FLOW

TC=218' @ 0.028 ft./ft. S.C.F.

TC=60' @ 0.015 ft./ft. SHEET FLOW

TC=164' @ 0.01ft./ft. S.C.F.

TC=75' @ 0.031 ft./ft. PIPE FLOW

TC=175' @ 0.063 ft./ft. CHANNEL FLOW

**861 Broadway Stormwater Area Summary**

Pre-Development

Subcatchment	Paved	Roof	Landscaped	Total
101A	5365	0	36895	42260
101B	14162	2772	22564	39498
102	8809	3162	141300	153271
<b>TOTAL</b>	<b>28336</b>	<b>5934</b>	<b>200759</b>	<b>235029</b>

Post-Development

Subcatchment	Paved	Roof	Landscaped	Total
201A	5237	9048	14714	28999
201B	10855	2029	22730	35614
201C	5439	2714	14197	22350
202A	9899		10827	20726
202B	12096		7355	19451
202C	1148		107299	108447
<b>TOTAL</b>	<b>44674</b>	<b>13791</b>	<b>177122</b>	<b>235587</b>

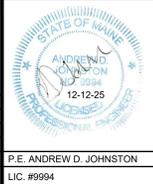
ALL AREAS IN SQUARE FEET

**861 Broadway - Peak Runoff Summary**

DESIGN POINT	PRE-DEVELOPMENT PEAK RUNOFF (CFS)	POST-DEVELOPMENT PEAK RUNOFF (CFS)
DESIGN POINT 1	2-Year	2.4
	10-Year	3.9
	25-Year	5.2
DESIGN POINT 2	2-Year	4.9
	10-Year	9.4
	25-Year	13.3
DESIGN POINT 3	2-Year	1.6
	10-Year	2.9
	25-Year	4.0

- PLAN REFERENCES & NOTES**
- EXISTING CONDITIONS AND BOUNDARY TAKEN FROM SURVEY PLAN ENTITLED EXISTING CONDITIONS SURVEY SHOWING PROPERTY OF 861 BROADWAY, LLC, PENOBSCOT COUNTY REGISTRY OF DEED BOOK 17457, PAGE 49, 861 BROADWAY, BANGOR, MAINE.
  - WETLAND RECONNAISSANCE UNDERTAKEN BY WATERSHED RESOURCE CONSULTANTS, LLC, 10-29-24.
  - AERIAL IMAGERY TAKEN FROM GOOGLE EARTH PRO DATA DOWNLOAD.
  - THE UTILITIES SHOWN ON THIS DRAWING ARE FROM THE PLAN REFERENCES ABOVE. THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED. DIGSAFE AND PRIVATE UTILITY DETECTION SERVICES MAY BE REQUIRED TO LOCATE UTILITIES PRIOR TO EXCAVATION ON THE PROPERTY.

REV	DATE	DESCRIPTION
3	12-12-25	REVISED PER CITY REVIEW COMMENTS
2	10-31-25	ISSUED FOR DESIGN DEVELOPMENT
1	07-22-25	ISSUED FOR SCHEMATIC DESIGN



**861 BROADWAY OFFICE DEVELOPMENT**

**PRE DEVELOPMENT WATERSHED PLAN**

TAC ARCHITECTURAL GROUP  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

**Atlantic Resource Consultants**  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: TF      DATE:  
DESIGNED: TF      SCALE: 1"=20'  
CHECKED: AJ      JOB NO. 25-004  
FILE NAME:  
SHEET: D-100



TC=60' @ 0.05ft./ft.  
SHEET FLOW

TC=616' @  
0.03 ft./ft.  
S.C.F.

TC=33' @  
0.025 ft./ft.  
SHEET FLOW

TC=168 @  
0.028 ft./ft.  
S/C FLOW

TC=40' @ 0.025 ft./ft.  
SHEET FLOW

TC=145' @ 0.024 ft./ft.  
S.C.F.

TC=115' @ 0.005 ft./ft.  
PIPE FLOW

TC=175' @ 0.064 ft./ft.  
CHANNEL FLOW

**861 Broadway Stormwater Area Summary**  
Pre-Development

Subcatchment	Paved	Roof	Landscaped	Total
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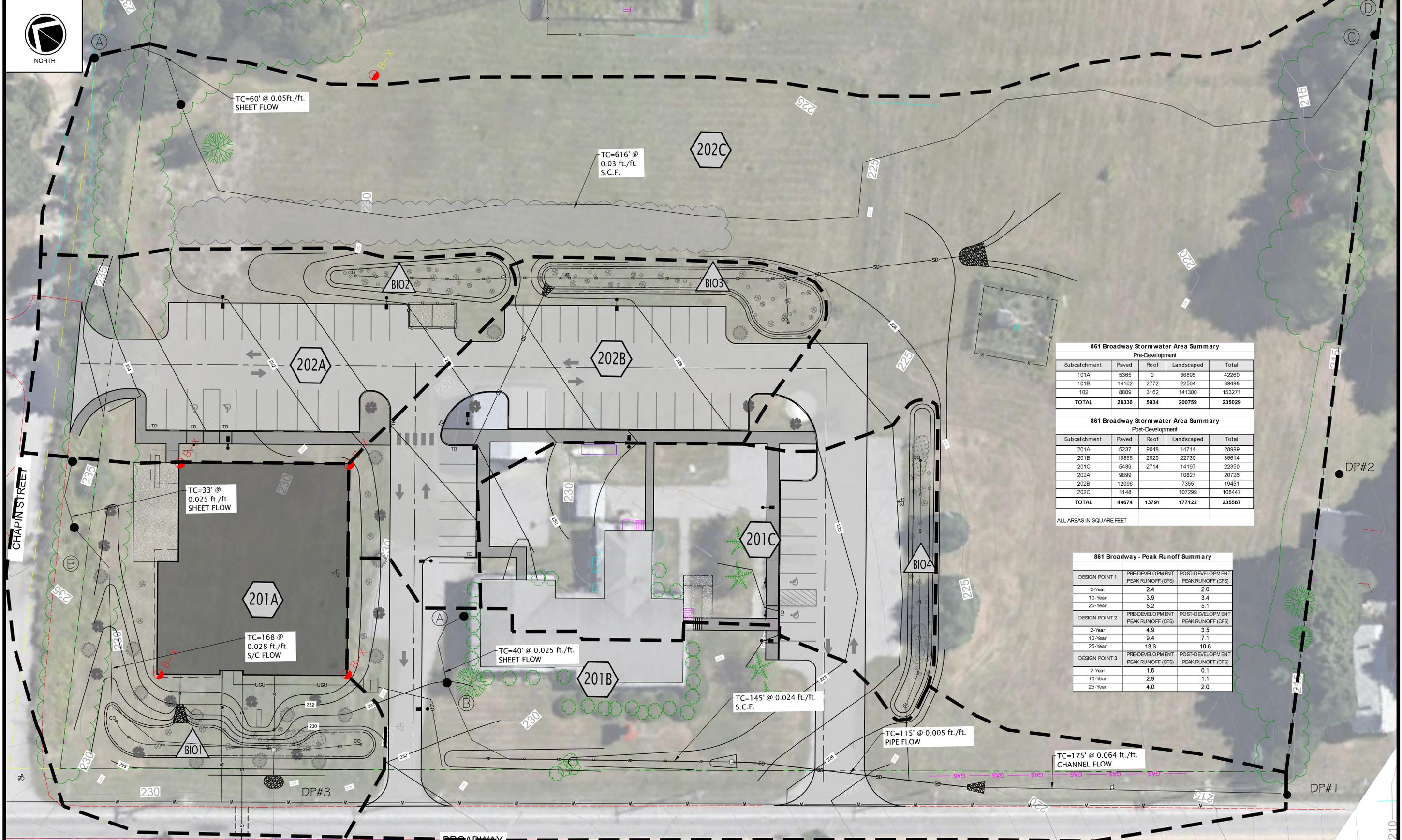
**861 Broadway Stormwater Area Summary**  
Post-Development

Subcatchment	Paved	Roof	Landscaped	Total
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ALL AREAS IN SQUARE FEET

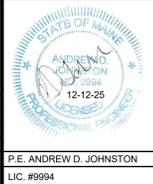
**861 Broadway - Peak Runoff Summary**

DESIGN POINT	PRE-DEVELOPMENT PEAK RUNOFF (CFS)	POST-DEVELOPMENT PEAK RUNOFF (CFS)
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10-Year	3.9	3.4
25-Year	5.2	5.1
DESIGN POINT 2		
2-Year	4.9	3.5
10-Year	9.4	7.1
25-Year	13.3	10.6
DESIGN POINT 3		
2-Year	1.6	0.1
10-Year	2.9	1.1
25-Year	4.0	2.0



- PLAN REFERENCES & NOTES**
- EXISTING CONDITIONS AND BOUNDARY TAKEN FROM SURVEY PLAN ENTITLED EXISTING CONDITIONS SURVEY SHOWING PROPERTY OF 861 BROADWAY, LLC, PENOBSCOT COUNTY REGISTRY OF DEED BOOK 17457, PAGE 49, 861 BROADWAY, BANGOR, MAINE.
  - WETLAND RECONNAISSANCE UNDERTAKEN BY WATERSHED RESOURCE CONSULTANTS, LLC, 10-29-24.
  - AERIAL IMAGERY TAKEN FROM GOOGLE EARTH PRO DATA DOWNLOAD.
  - THE UTILITIES SHOWN ON THIS DRAWING ARE FROM THE PLAN REFERENCES ABOVE. THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED. DIGSAFE AND PRIVATE UTILITY DETECTION SERVICES MAY BE REQUIRED TO LOCATE UTILITIES PRIOR TO EXCAVATION ON THE PROPERTY.

REV	DATE	DESCRIPTION
3	12-12-25	REVISED PER CITY REVIEW COMMENTS
2	10-31-25	ISSUED FOR DESIGN DEVELOPMENT
1	07-22-25	ISSUED FOR SCHEMATIC DESIGN



**861 BROADWAY  
OFFICE DEVELOPMENT  
POST DEVELOPMENT  
WATERSHED PLAN**

TAC ARCHITECTURAL GROUP  
40 SUMMER STREET, SUITE 4  
BANGOR, MAINE 04401

**Atlantic Resource Consultants**  
541 US Route One  
Freeport, ME 04032  
Tel: 207.869.9050

DRAWN: TF      DATE:  
DESIGNED: TF      SCALE: 1"=20'  
CHECKED: AJ      JOB NO. 25-004  
FILE NAME:  
SHEET: D-101

## **ATTACHMENT B- STORMWATER QUALITY CALCULATIONS**

## 861 BROADWAY BANGOR

### Water Quality Calculations & Redevelopment Area Treatment Summary

Subcatchment Area	Impervious Area	Landscaped Area	Developed Area	Water Quality Volume Required	Water Quality Volume Provided	BMP	Min. Area Req'd	Area Provd
<b>TREATED AREAS</b>								
201A	14285	14714	28999	1681	2400	Bio Cell 1	1441	1441
202A	9899	10827	20726	1186	1842	Bio Cell 2	1018	1056
202B	12096	7355	19451	1253	2969	Bio Cell 3	1067	1743
201C	8153	14197	22350	1153	2118	Bio Cell 4	997	1182
<b>TOTAL TREATED</b>	<b>44433</b>	<b>47093</b>	<b>91526</b>					
<b>UNTREATED AREAS</b>								
202C	1148	107299	108447					
201B	12914	22730	35644					
NOTE ALL UNTREATED AREAS ARE EXISTING								
<b>TOTAL UNTREATED</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>% TREATED</b>	<b>100.0%</b>		<b>100.0%</b>					

1. WQV is calculated as 1" over the contributing impervious area plus 0.4" over the contributing landscaped area

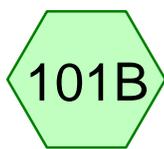
2. Minimum area requirements are calculated as 7% contributing impervious area plus 3% contributing landscaped area for bioretention cell and 5% contributing impervious area plus 2% contributing landscaped area for subsurface treatment area.  
See attached sheet for Focal Point sizing.

## **ATTACHMENT C -HYDROCAD RUNOFF AND ROUTING CALCULATIONS**

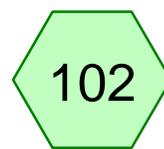
## **ATTACHMENT C (I) -PRE-DEVELOPMENT MODEL RESULTS**



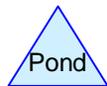
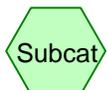
WESTERN AREA TO  
KENDUSKEAG



WESTERN AREA TO  
ARCTIC



EASTERN AREA





**Summary for Subcatchment 101A: WESTERN AREA TO KENDUSKEAG**

Runoff = 1.6 cfs @ 12.05 hrs, Volume= 0.093 af, Depth= 1.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-Year Rainfall=2.70"

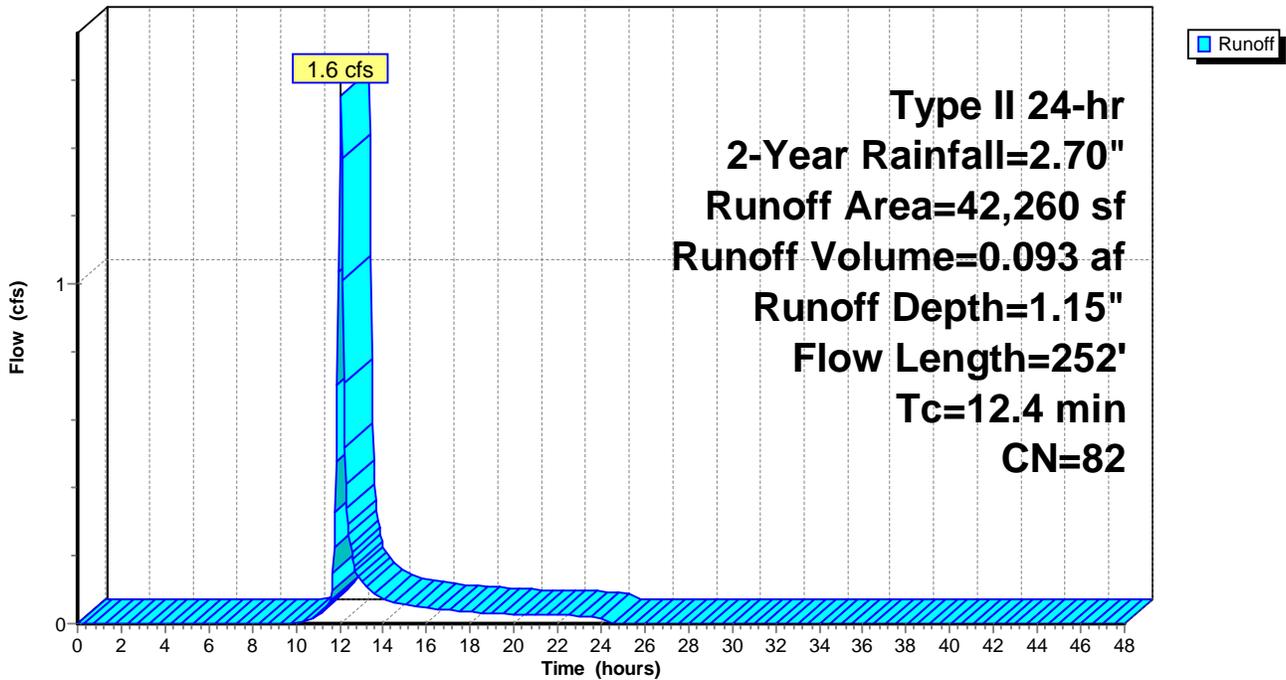
Area (sf)	CN	Description
* 5,365	98	Paved parking and roads
36,895	80	>75% Grass cover, Good, HSG D
42,260	82	Weighted Average
36,895		87.30% Pervious Area
5,365		12.70% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	34	0.0150	0.05		<b>Sheet Flow, Sheet flow</b>
1.3	218	0.0280	2.69		Woods: Light underbrush n= 0.400 P2= 2.70" <b>Shallow Concentrated Flow, Grass</b>
					Unpaved Kv= 16.1 fps
12.4	252	Total			

**Subcatchment 101A: WESTERN AREA TO KENDUSKEAG**

Hydrograph



**Summary for Subcatchment 101B: WESTERN AREA TO ARCTIC**

Runoff = 2.4 cfs @ 11.98 hrs, Volume= 0.117 af, Depth= 1.55"

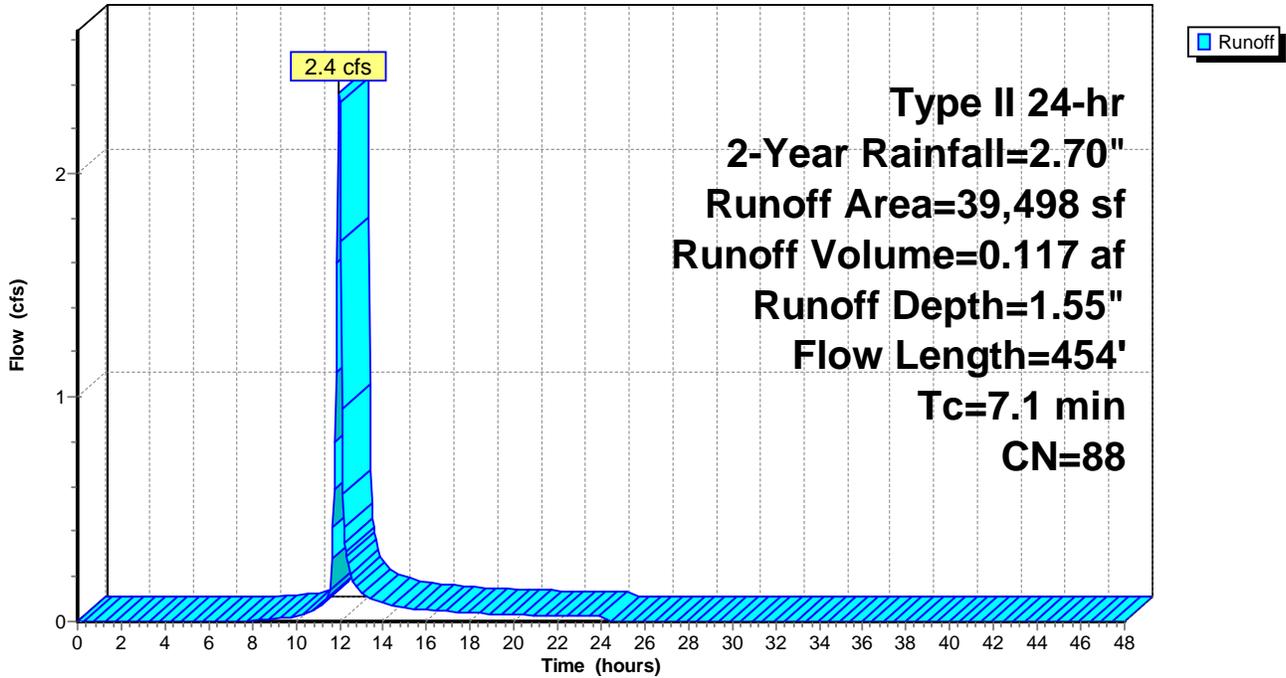
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
2,772	98	Roofs, HSG D
22,564	80	>75% Grass cover, Good, HSG D
14,162	98	Paved roads w/curbs & sewers, HSG D
39,498	88	Weighted Average
22,564		57.13% Pervious Area
16,934		42.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.7	40	0.0250	0.14		<b>Sheet Flow, A-B</b> Grass: Short n= 0.150 P2= 2.70"
1.7	164	0.0100	1.61		<b>Shallow Concentrated Flow, GRASS</b> Unpaved Kv= 16.1 fps
0.2	75	0.0310	7.99	6.27	<b>Pipe Channel, CULVERT</b> 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.013
0.5	175	0.0630	5.98	5.98	<b>Channel Flow, SWALE</b> Area= 1.0 sf Perim= 3.0' r= 0.33' n= 0.030
7.1	454	Total			

### Subcatchment 101B: WESTERN AREA TO ARCTIC

Hydrograph



**Summary for Subcatchment 102: EASTERN AREA**

Runoff = 4.9 cfs @ 12.07 hrs, Volume= 0.319 af, Depth= 1.09"

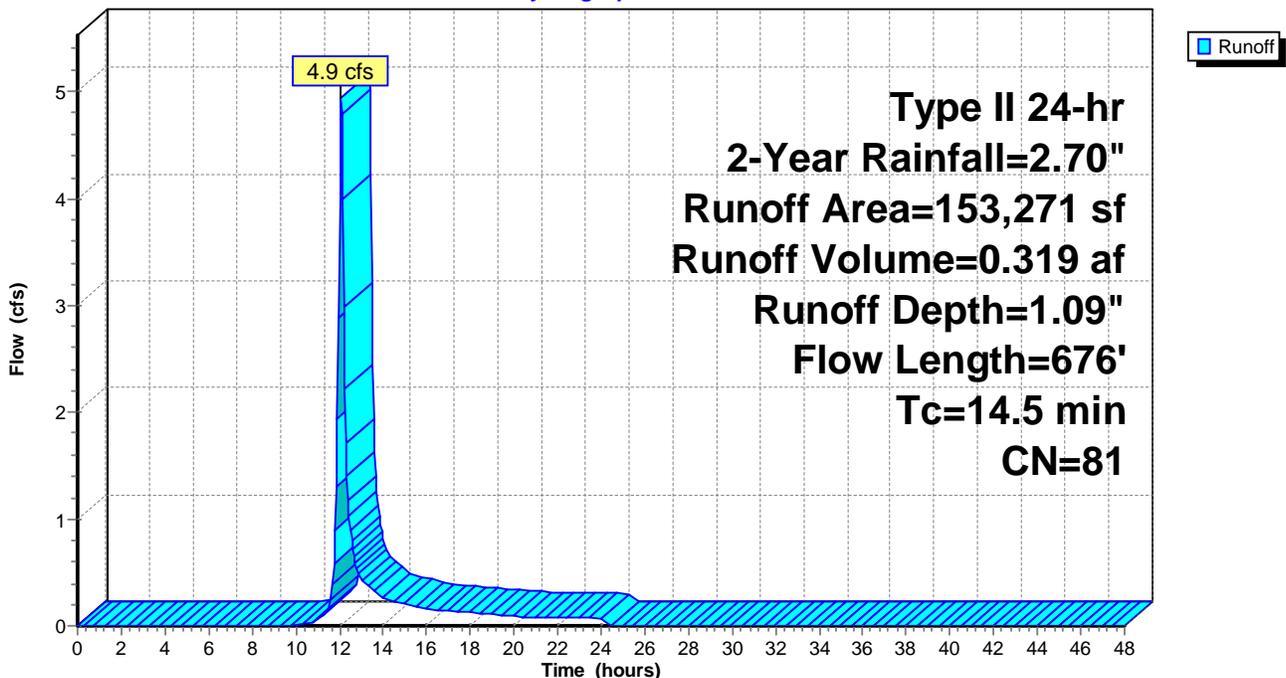
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
3,162	98	Roofs, HSG D
8,809	98	Paved parking, HSG D
141,300	80	>75% Grass cover, Good, HSG D
153,271	81	Weighted Average
141,300		92.19% Pervious Area
11,971		7.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	60	0.0500	0.09		<b>Sheet Flow, A-B</b>
					Woods: Light underbrush n= 0.400 P2= 2.70"
3.7	616	0.0290	2.74		<b>Shallow Concentrated Flow, B-C</b>
					Unpaved Kv= 16.1 fps
14.5	676	Total			

**Subcatchment 102: EASTERN AREA**

Hydrograph

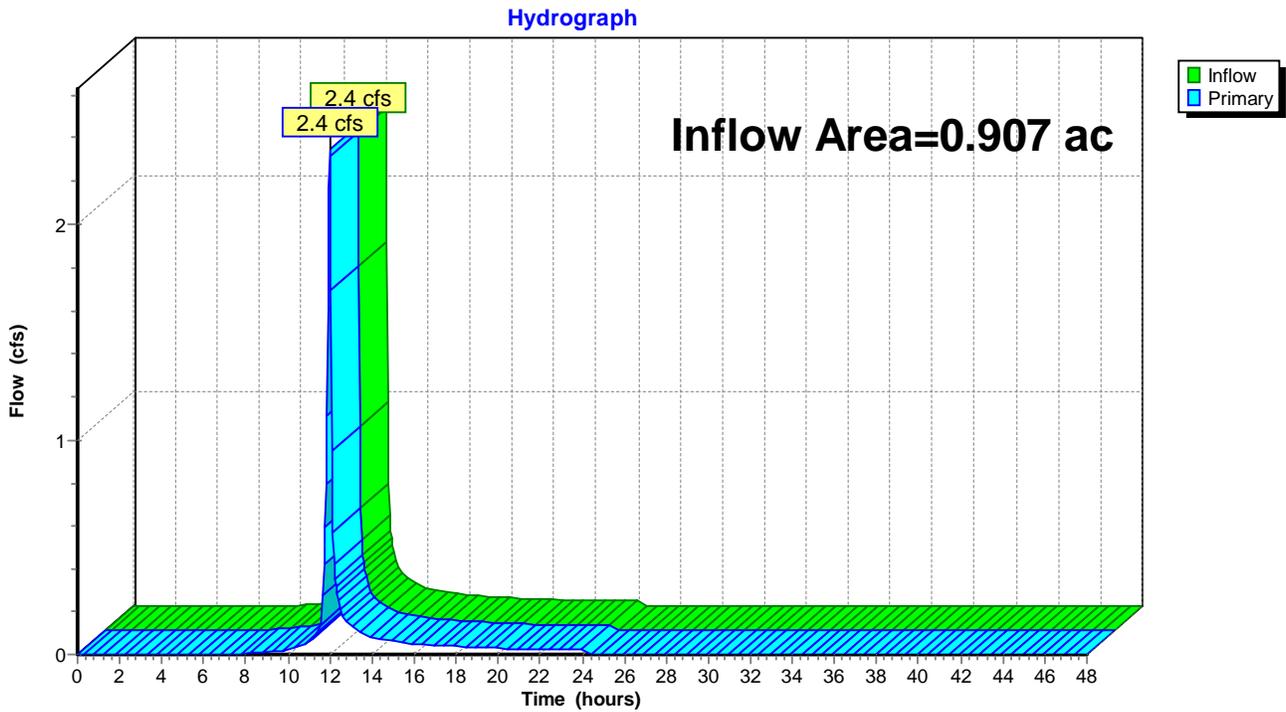


### Summary for Link DP-1:

Inflow Area = 0.907 ac, 42.87% Impervious, Inflow Depth = 1.55" for 2-Year event  
Inflow = 2.4 cfs @ 11.98 hrs, Volume= 0.117 af  
Primary = 2.4 cfs @ 11.98 hrs, Volume= 0.117 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Link DP-1:



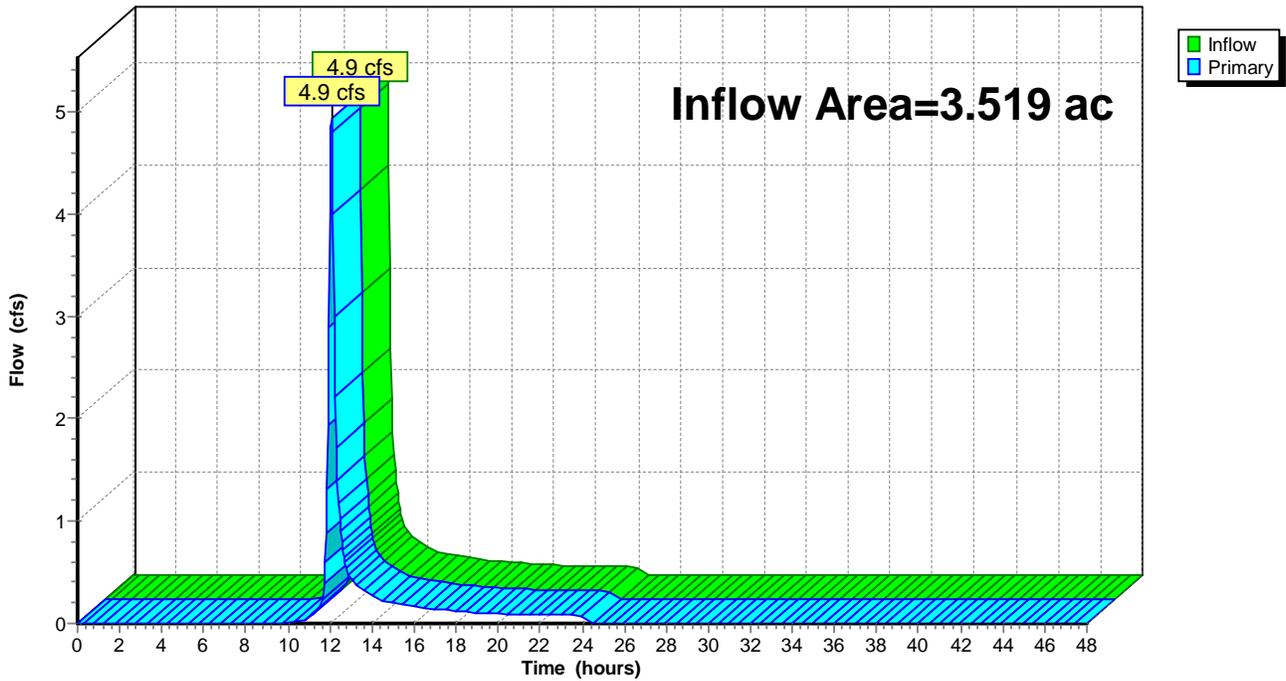
### Summary for Link DP-2:

Inflow Area = 3.519 ac, 7.81% Impervious, Inflow Depth = 1.09" for 2-Year event  
Inflow = 4.9 cfs @ 12.07 hrs, Volume= 0.319 af  
Primary = 4.9 cfs @ 12.07 hrs, Volume= 0.319 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Link DP-2:

Hydrograph

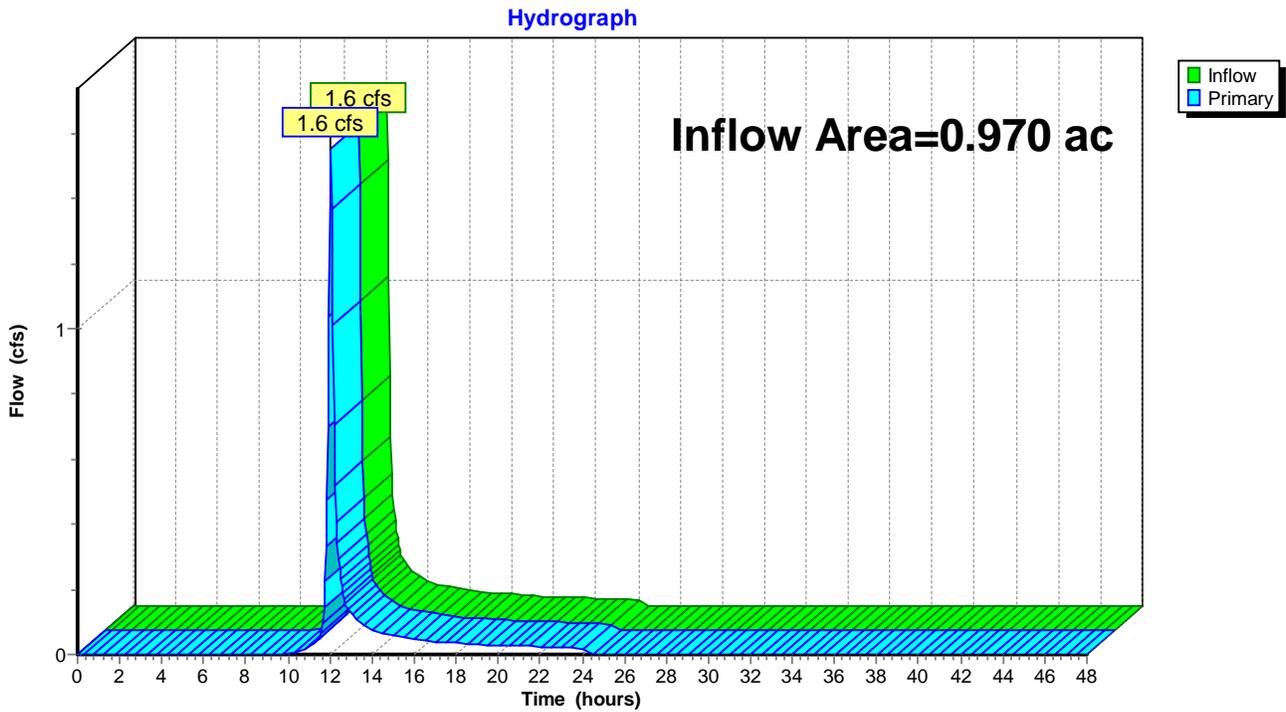


### Summary for Link DP-3:

Inflow Area = 0.970 ac, 12.70% Impervious, Inflow Depth = 1.15" for 2-Year event  
Inflow = 1.6 cfs @ 12.05 hrs, Volume= 0.093 af  
Primary = 1.6 cfs @ 12.05 hrs, Volume= 0.093 af, Atten= 0%, Lag= 0.0 min

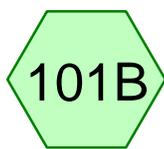
Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Link DP-3:

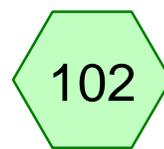




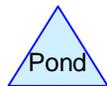
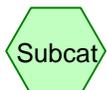
WESTERN AREA TO  
KENDUSKEAG



WESTERN AREA TO  
ARCTIC



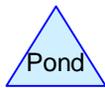
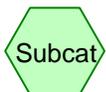
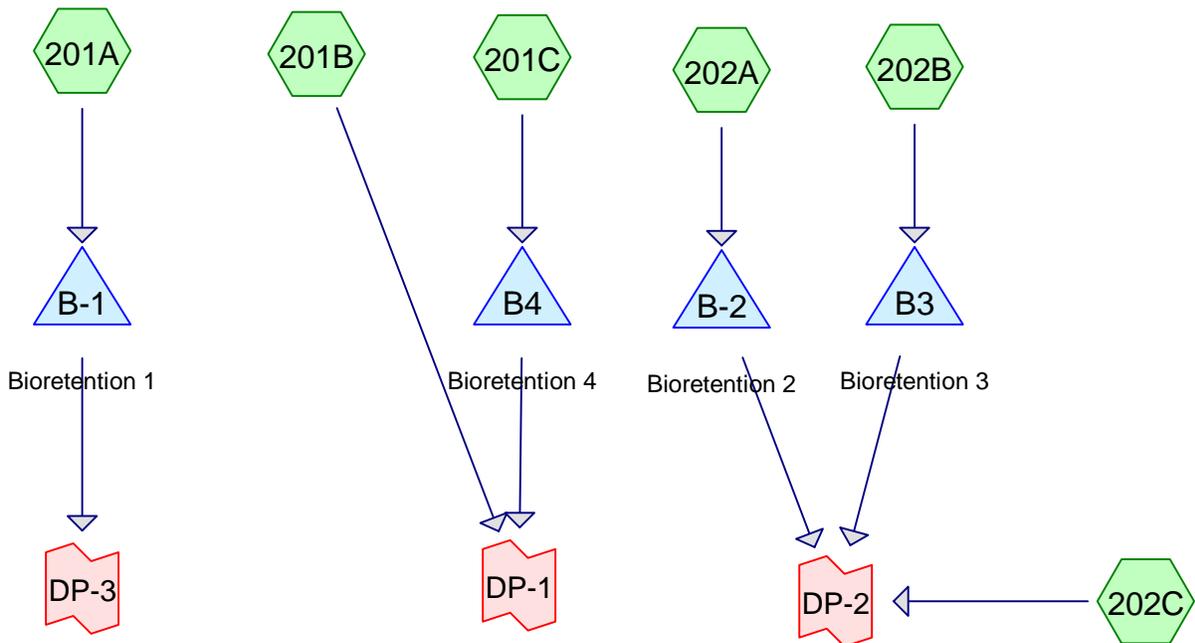
EASTERN AREA







## **ATTACHMENT C (II) -POST-DEVELOPMENT MODEL RESULTS**



**Routing Diagram for POST**  
 Prepared by Atlantic Resource Consultants, Printed 12/15/2025  
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**POST**

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Type II 24-hr 2-Year Rainfall=2.70"

Printed 12/15/2025

Page 2

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>Subcatchment 201A:</b>	Runoff Area=28,999 sf 49.26% Impervious Runoff Depth=1.63" Flow Length=201' Tc=9.9 min CN=89 Runoff=1.6 cfs 0.090 af
<b>Subcatchment 201B:</b>	Runoff Area=35,614 sf 36.18% Impervious Runoff Depth=1.48" Flow Length=490' Tc=7.9 min CN=87 Runoff=2.0 cfs 0.101 af
<b>Subcatchment 201C:</b>	Runoff Area=22,350 sf 36.48% Impervious Runoff Depth=1.48" Tc=6.0 min CN=87 Runoff=1.3 cfs 0.063 af
<b>Subcatchment 202A:</b>	Runoff Area=20,726 sf 47.76% Impervious Runoff Depth=1.63" Tc=6.0 min CN=89 Runoff=1.3 cfs 0.065 af
<b>Subcatchment 202B:</b>	Runoff Area=19,451 sf 62.19% Impervious Runoff Depth=1.79" Tc=6.0 min CN=91 Runoff=1.3 cfs 0.067 af
<b>Subcatchment 202C:</b>	Runoff Area=108,447 sf 1.06% Impervious Runoff Depth=1.03" Flow Length=676' Tc=14.5 min CN=80 Runoff=3.3 cfs 0.214 af
<b>Pond B-1: Bioretention 1</b>	Peak Elev=228.45' Storage=2,083 cf Inflow=1.6 cfs 0.090 af Outflow=0.1 cfs 0.087 af
<b>Pond B-2: Bioretention 2</b>	Peak Elev=228.21' Storage=1,461 cf Inflow=1.3 cfs 0.065 af Outflow=0.1 cfs 0.062 af
<b>Pond B3: Bioretention 3</b>	Peak Elev=225.17' Storage=1,451 cf Inflow=1.3 cfs 0.067 af Outflow=0.1 cfs 0.062 af
<b>Pond B4: Bioretention 4</b>	Peak Elev=225.03' Storage=1,412 cf Inflow=1.3 cfs 0.063 af Outflow=0.1 cfs 0.060 af
<b>Link DP-1:</b>	Inflow=2.0 cfs 0.161 af Primary=2.0 cfs 0.161 af
<b>Link DP-2:</b>	Inflow=3.5 cfs 0.338 af Primary=3.5 cfs 0.338 af
<b>Link DP-3:</b>	Inflow=0.1 cfs 0.087 af Primary=0.1 cfs 0.087 af

**Total Runoff Area = 5.408 ac Runoff Volume = 0.600 af Average Runoff Depth = 1.33"**  
**75.18% Pervious = 4.066 ac 24.82% Impervious = 1.342 ac**

**POST**

**Summary for Subcatchment 201A:**

Runoff = 1.6 cfs @ 12.01 hrs, Volume= 0.090 af, Depth= 1.63"

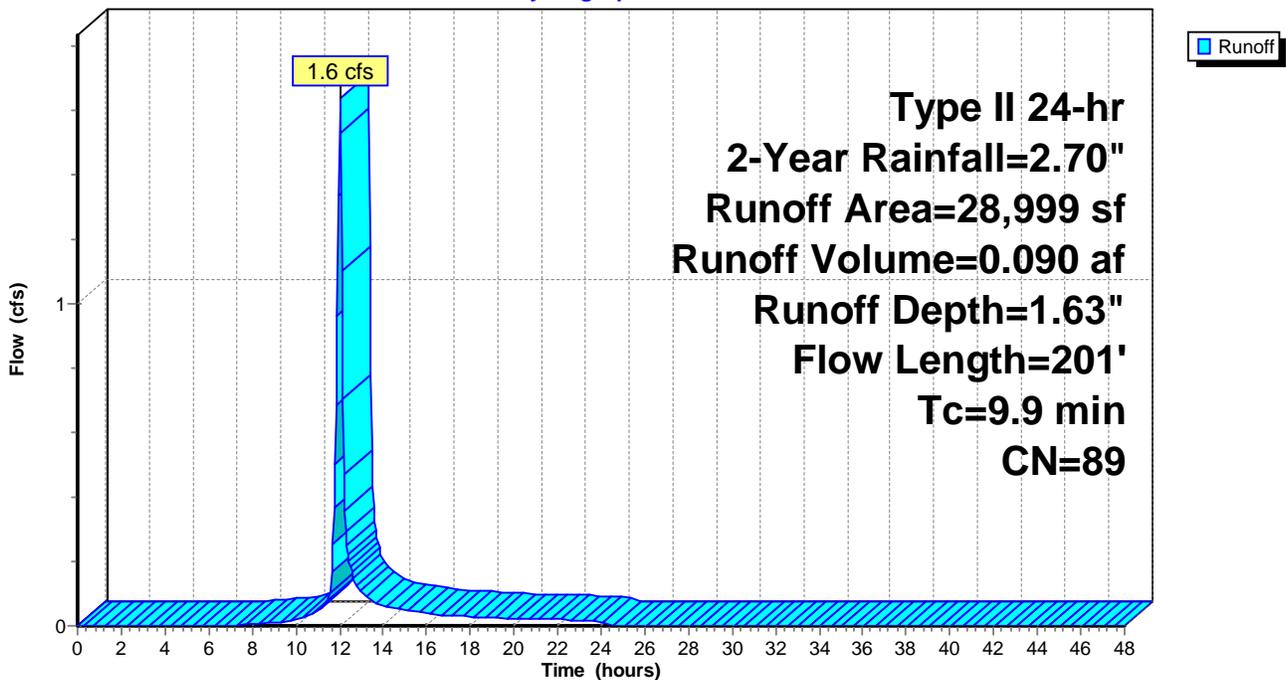
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
9,048	98	Roofs, HSG D
14,714	80	>75% Grass cover, Good, HSG D
* 5,237	98	Paved roads and patio, HSG D
28,999	89	Weighted Average
14,714		50.74% Pervious Area
14,285		49.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	33	0.0250	0.06		<b>Sheet Flow, Sheet flow</b>
1.1	168	0.0270	2.65		Woods: Light underbrush n= 0.400 P2= 2.70" <b>Shallow Concentrated Flow,</b> Unpaved Kv= 16.1 fps
9.9	201	Total			

**Subcatchment 201A:**

Hydrograph



**POST**

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Type II 24-hr 2-Year Rainfall=2.70"

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**Summary for Subcatchment 201B:**

Runoff = 2.0 cfs @ 11.99 hrs, Volume= 0.101 af, Depth= 1.48"

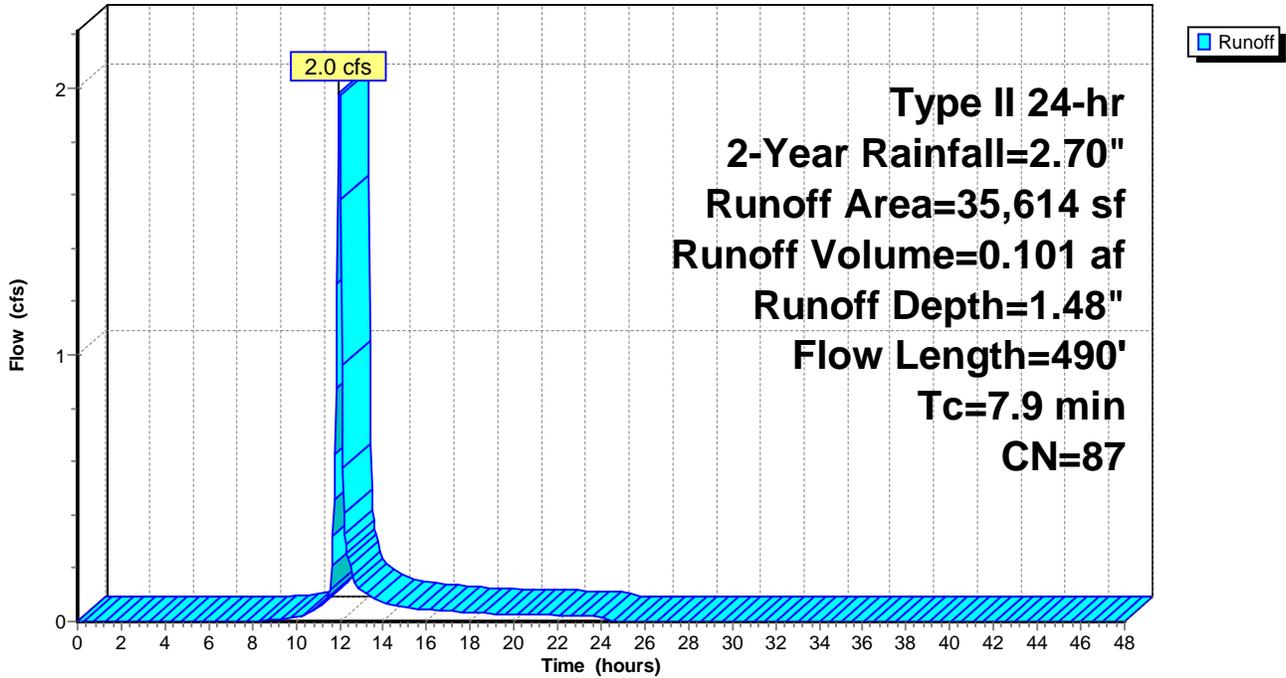
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
2,029	98	Roofs, HSG D
22,730	80	>75% Grass cover, Good, HSG D
* 10,855	98	Paved roads and driveways, HSG D
35,614	87	Weighted Average
22,730		63.82% Pervious Area
12,884		36.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	55	0.0270	0.16		<b>Sheet Flow, GRASS</b> Grass: Short n= 0.150 P2= 2.70"
1.0	145	0.0240	2.49		<b>Shallow Concentrated Flow, GRASS</b> Unpaved Kv= 16.1 fps
0.6	115	0.0050	3.47	2.73	<b>Pipe Channel, CULVERT</b> 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.012
0.4	175	0.0640	7.89	11.84	<b>Channel Flow, SWALE</b> Area= 1.5 sf Perim= 3.0' r= 0.50' n= 0.030
7.9	490	Total			

**Subcatchment 201B:**

Hydrograph



**POST**

**Summary for Subcatchment 201C:**

Runoff = 1.3 cfs @ 11.97 hrs, Volume= 0.063 af, Depth= 1.48"

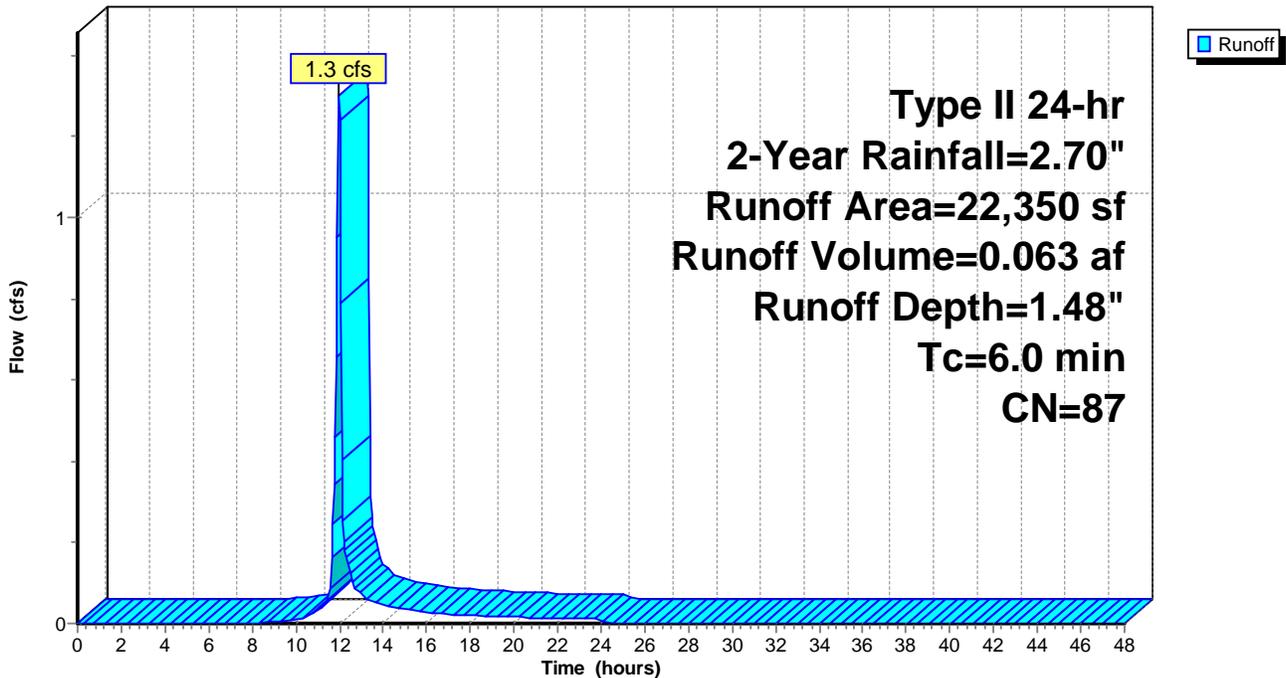
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
2,714	98	Roofs, HSG D
14,197	80	>75% Grass cover, Good, HSG D
5,439	98	Paved roads w/curbs & sewers, HSG D
22,350	87	Weighted Average
14,197		63.52% Pervious Area
8,153		36.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment 201C:**

Hydrograph



**POST**

**Summary for Subcatchment 202A:**

Runoff = 1.3 cfs @ 11.97 hrs, Volume= 0.065 af, Depth= 1.63"

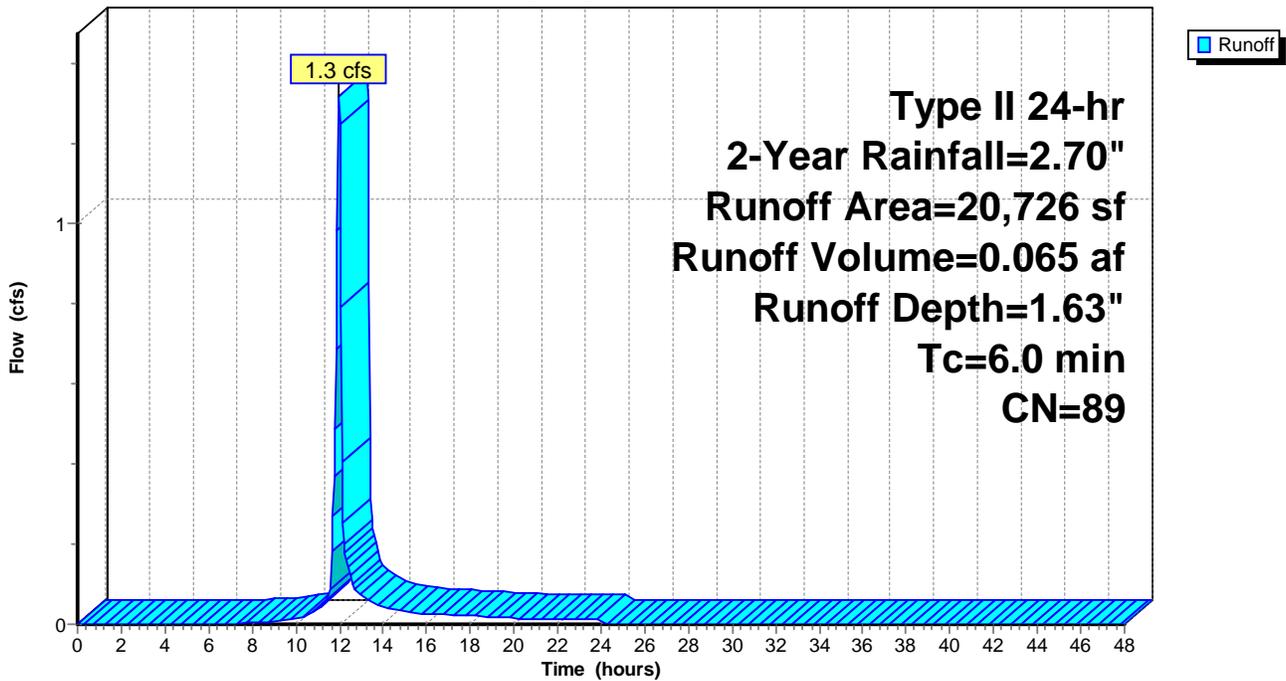
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
9,899	98	Paved parking, HSG D
10,827	80	>75% Grass cover, Good, HSG D
20,726	89	Weighted Average
10,827		52.24% Pervious Area
9,899		47.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, DIRECT

**Subcatchment 202A:**

Hydrograph



**POST**

**Summary for Subcatchment 202B:**

Runoff = 1.3 cfs @ 11.97 hrs, Volume= 0.067 af, Depth= 1.79"

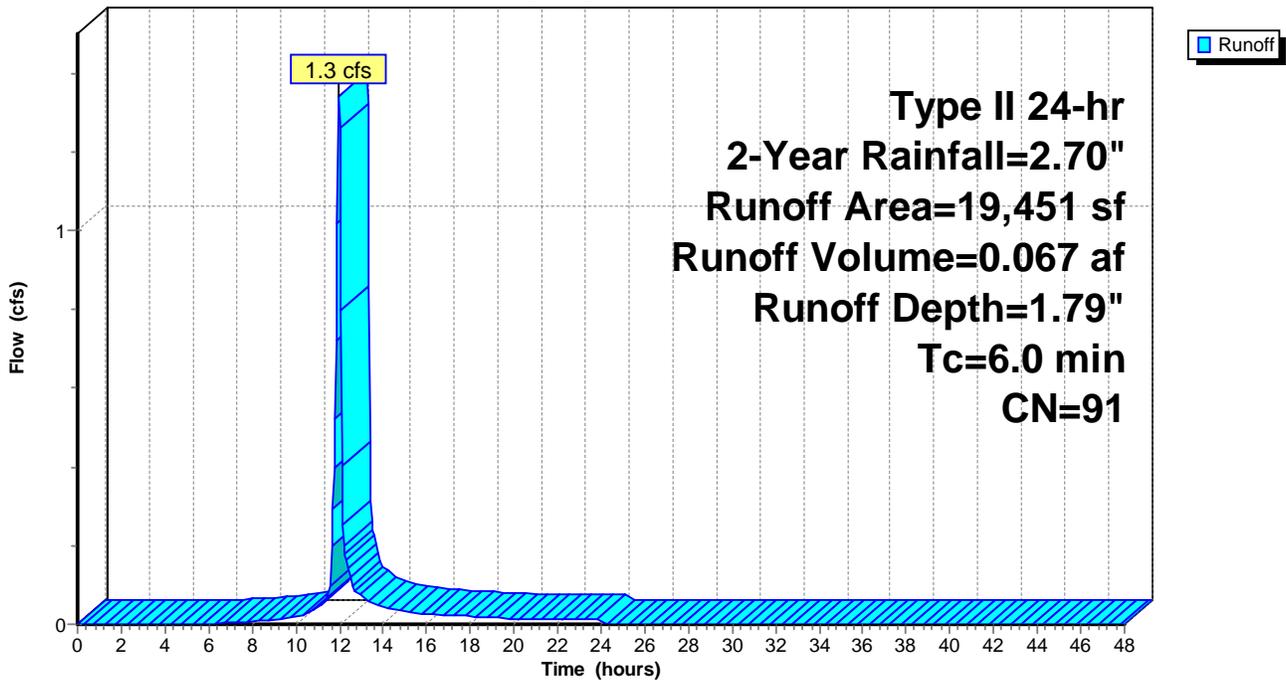
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
7,355	80	>75% Grass cover, Good, HSG D
12,096	98	Paved roads w/curbs & sewers, HSG D
19,451	91	Weighted Average
7,355		37.81% Pervious Area
12,096		62.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

**Subcatchment 202B:**

Hydrograph



**POST**

**Summary for Subcatchment 202C:**

Runoff = 3.3 cfs @ 12.07 hrs, Volume= 0.214 af, Depth= 1.03"

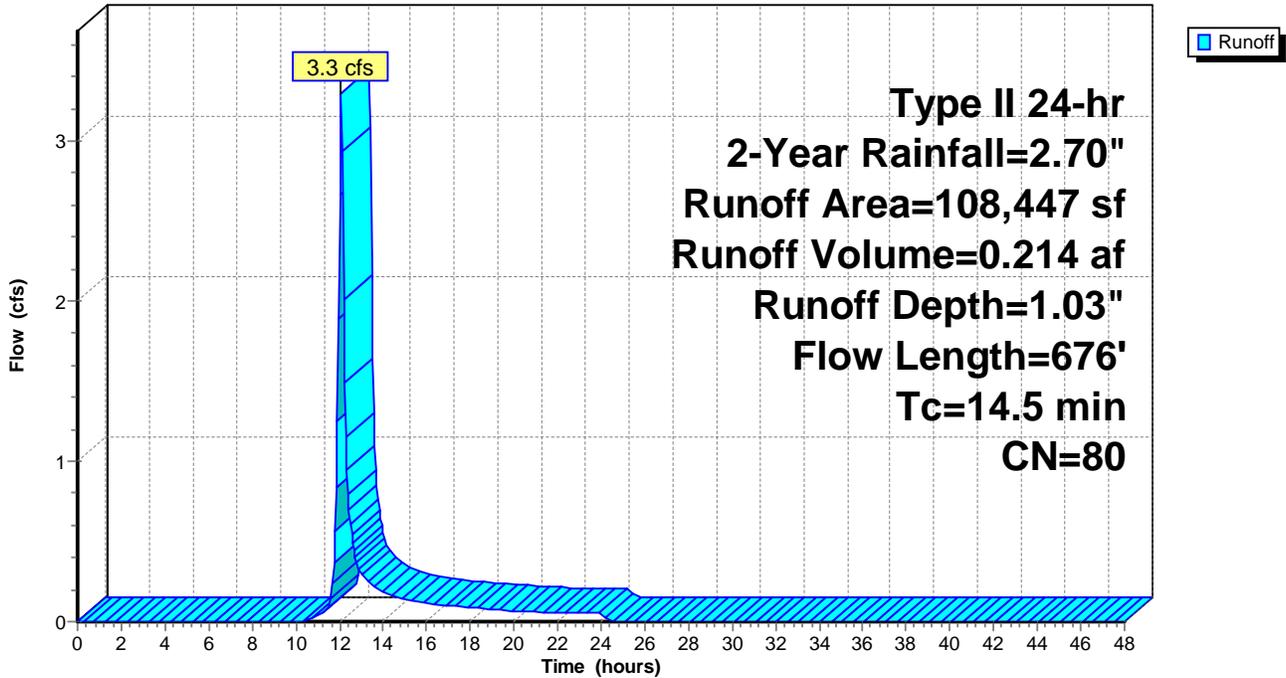
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2-Year Rainfall=2.70"

Area (sf)	CN	Description
1,148	98	Paved parking, HSG D
107,299	80	>75% Grass cover, Good, HSG D
108,447	80	Weighted Average
107,299		98.94% Pervious Area
1,148		1.06% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	60	0.0500	0.09		<b>Sheet Flow, A:B</b>
					Woods: Light underbrush n= 0.400 P2= 2.70"
3.7	616	0.0290	2.74		<b>Shallow Concentrated Flow, B:C</b>
					Unpaved Kv= 16.1 fps
14.5	676	Total			

**Subcatchment 202C:**

Hydrograph



**POST**

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Type II 24-hr 2-Year Rainfall=2.70"

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**Summary for Pond B-1: Bioretention 1**

Inflow Area = 0.666 ac, 49.26% Impervious, Inflow Depth = 1.63" for 2-Year event  
Inflow = 1.6 cfs @ 12.01 hrs, Volume= 0.090 af  
Outflow = 0.1 cfs @ 11.70 hrs, Volume= 0.087 af, Atten= 95%, Lag= 0.0 min  
Primary = 0.1 cfs @ 11.70 hrs, Volume= 0.087 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Peak Elev= 228.45' @ 13.35 hrs Surf.Area= 1,441 sf Storage= 2,083 cf

Plug-Flow detention time= 254.3 min calculated for 0.087 af (96% of inflow)  
Center-of-Mass det. time= 231.6 min ( 1,050.1 - 818.6 )

Volume	Invert	Avail.Storage	Storage Description
#1	226.00'	3,896 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
226.00	1,441	0.0	0	0
226.50	1,441	33.0	238	238
227.50	1,441	33.0	476	713
228.50	1,441	100.0	1,441	2,154
229.00	1,740	100.0	795	2,950
229.50	2,045	100.0	946	3,896

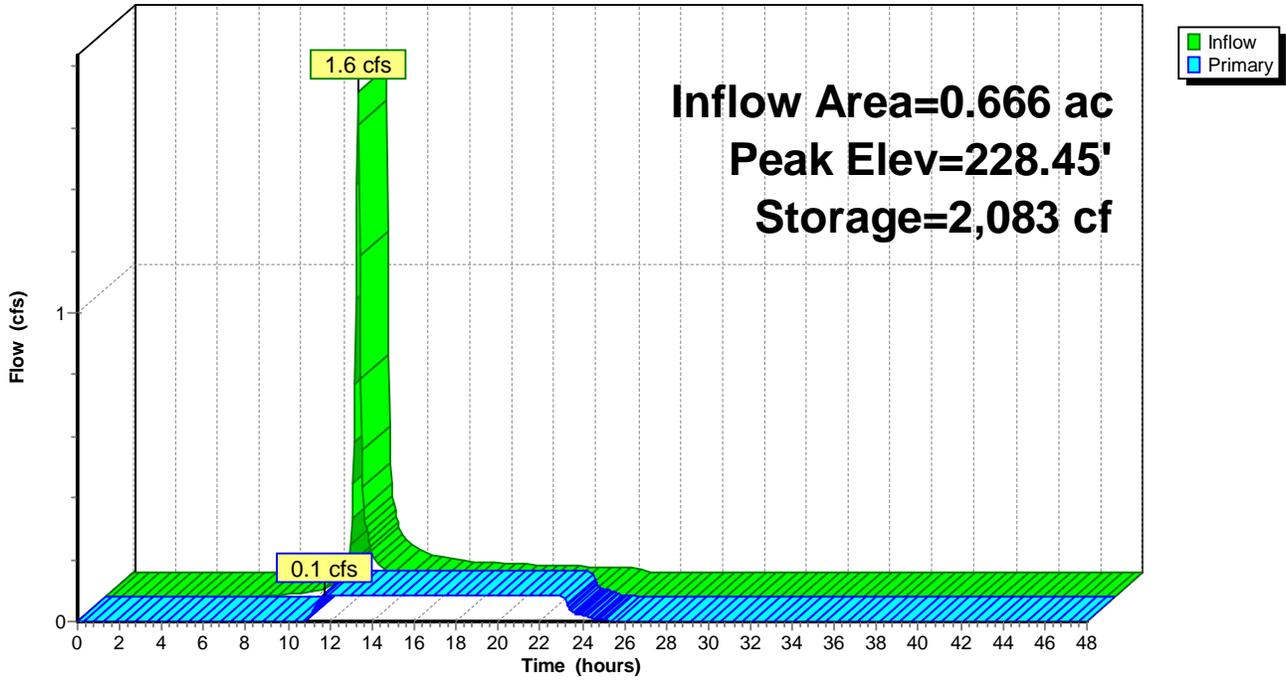
Device	Routing	Invert	Outlet Devices
#1	Primary	226.33'	<b>8.0" Round Culvert</b> L= 194.7' Ke= 0.500 Inlet / Outlet Invert= 226.33' / 222.20' S= 0.0212 '/' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf
#2	Device 1	226.33'	<b>4.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 2	226.00'	<b>2.540 in/hr Exfiltration over Surface area</b>
#4	Device 1	229.00'	<b>10.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.1 cfs @ 11.70 hrs HW=226.60' (Free Discharge)

- ↑ **1=Culvert** (Passes 0.1 cfs of 0.2 cfs potential flow)
- ↑ **2=Orifice/Grate** (Passes 0.1 cfs of 0.1 cfs potential flow)
- ↑ **3=Exfiltration** (Exfiltration Controls 0.1 cfs)
- ↑ **4=Orifice/Grate** ( Controls 0.0 cfs)

### Pond B-1: Bioretention 1

Hydrograph



**POST**

**Summary for Pond B-2: Bioretention 2**

Inflow Area = 0.476 ac, 47.76% Impervious, Inflow Depth = 1.63" for 2-Year event  
Inflow = 1.3 cfs @ 11.97 hrs, Volume= 0.065 af  
Outflow = 0.1 cfs @ 13.10 hrs, Volume= 0.062 af, Atten= 95%, Lag= 67.8 min  
Primary = 0.1 cfs @ 13.10 hrs, Volume= 0.062 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Peak Elev= 228.21' @ 13.10 hrs Surf.Area= 1,132 sf Storage= 1,461 cf

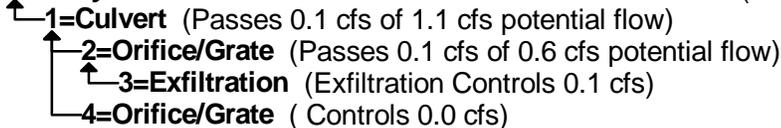
Plug-Flow detention time= 236.7 min calculated for 0.062 af (96% of inflow)  
Center-of-Mass det. time= 213.3 min ( 1,028.3 - 815.0 )

Volume	Invert	Avail.Storage	Storage Description
#1	225.50'	2,458 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
225.50	1,057	0.0	0	0
226.50	1,057	33.0	349	349
227.50	1,057	33.0	349	698
228.00	1,057	100.0	529	1,226
229.00	1,407	100.0	1,232	2,458

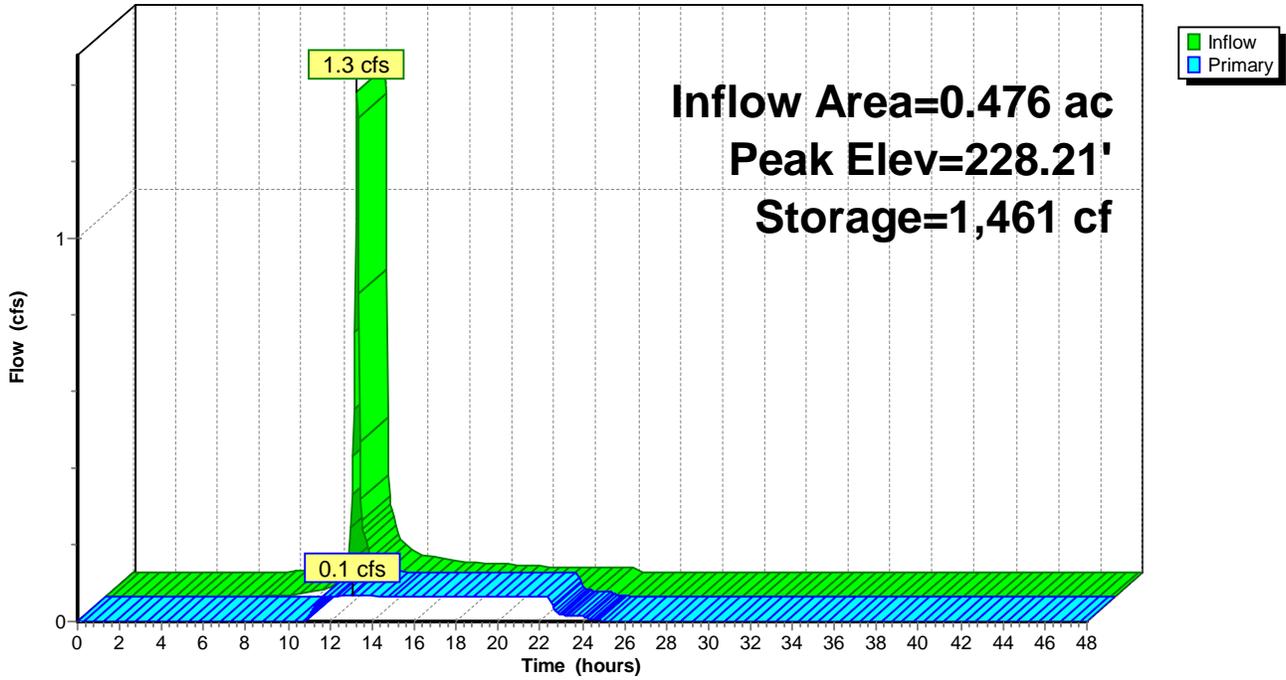
Device	Routing	Invert	Outlet Devices
#1	Primary	225.83'	<b>6.0" Round Culvert</b> L= 37.3' Ke= 0.500 Inlet / Outlet Invert= 225.83' / 225.60' S= 0.0062 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#2	Device 1	225.83'	<b>4.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 2	225.50'	<b>2.540 in/hr Exfiltration over Surface area</b>
#4	Device 1	228.50'	<b>10.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.1 cfs @ 13.10 hrs HW=228.21' (Free Discharge)



### Pond B-2: Bioretention 2

Hydrograph



**POST**

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Type II 24-hr 2-Year Rainfall=2.70"

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Page 14

**Summary for Pond B3: Bioretention 3**

Inflow Area = 0.447 ac, 62.19% Impervious, Inflow Depth = 1.79" for 2-Year event  
Inflow = 1.3 cfs @ 11.97 hrs, Volume= 0.067 af  
Outflow = 0.1 cfs @ 11.70 hrs, Volume= 0.062 af, Atten= 92%, Lag= 0.0 min  
Primary = 0.1 cfs @ 11.70 hrs, Volume= 0.062 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Peak Elev= 225.17' @ 12.56 hrs Surf.Area= 1,743 sf Storage= 1,451 cf

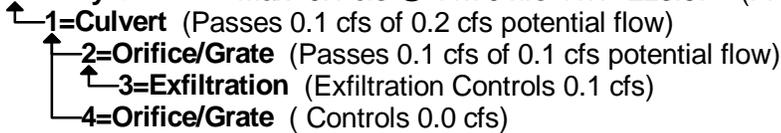
Plug-Flow detention time= 165.0 min calculated for 0.062 af (93% of inflow)  
Center-of-Mass det. time= 128.5 min ( 934.4 - 805.9 )

Volume	Invert	Avail.Storage	Storage Description
#1	223.00'	4,069 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
223.00	1,743	0.0	0	0
224.00	1,743	33.0	575	575
225.00	1,743	33.0	575	1,150
225.50	1,743	100.0	872	2,022
226.00	2,046	100.0	947	2,969
226.50	2,355	100.0	1,100	4,069

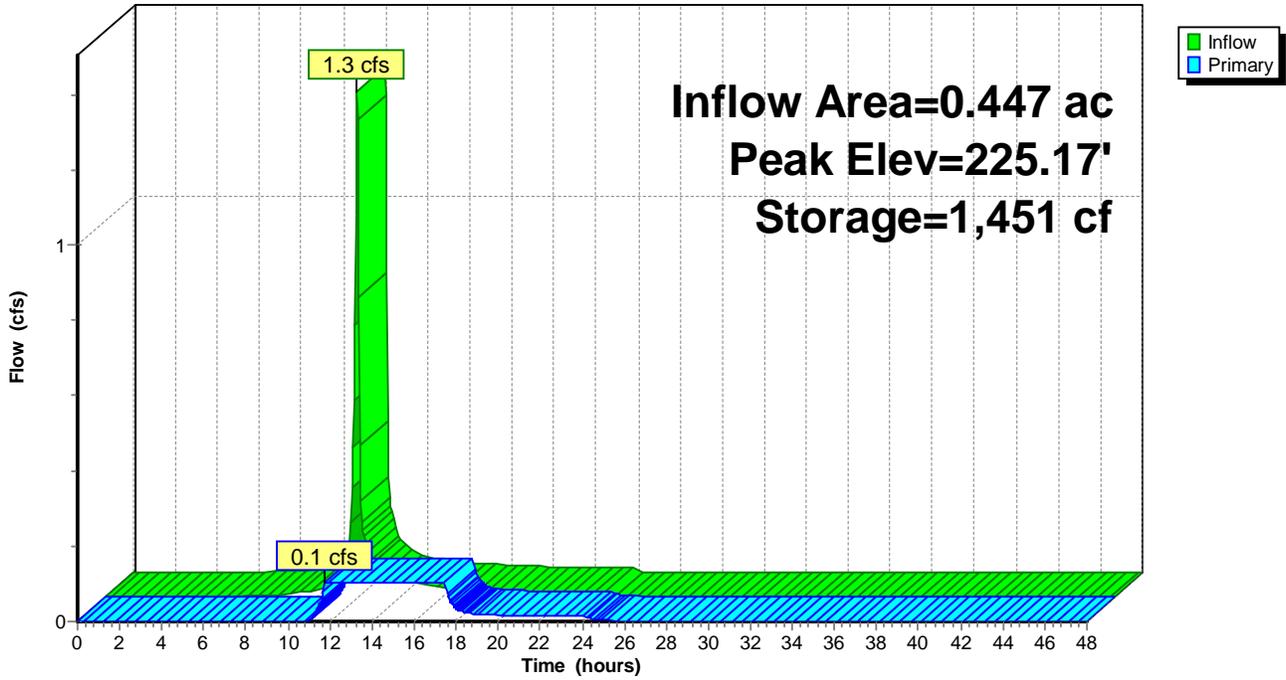
Device	Routing	Invert	Outlet Devices
#1	Primary	223.33'	<b>10.0" Round Culvert</b> L= 89.0' Ke= 0.500 Inlet / Outlet Invert= 223.33' / 222.00' S= 0.0149 1/1' Cc= 0.900 n= 0.012, Flow Area= 0.55 sf
#2	Device 1	223.33'	<b>4.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 2	223.00'	<b>2.540 in/hr Exfiltration over Surface area</b>
#4	Device 1	226.00'	<b>10.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.1 cfs @ 11.70 hrs HW=223.57' (Free Discharge)



### Pond B3: Bioretention 3

Hydrograph



**POST**

**Summary for Pond B4: Bioretention 4**

Inflow Area = 0.513 ac, 36.48% Impervious, Inflow Depth = 1.48" for 2-Year event  
Inflow = 1.3 cfs @ 11.97 hrs, Volume= 0.063 af  
Outflow = 0.1 cfs @ 13.04 hrs, Volume= 0.060 af, Atten= 95%, Lag= 63.9 min  
Primary = 0.1 cfs @ 13.04 hrs, Volume= 0.060 af

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs  
Peak Elev= 225.03' @ 13.04 hrs Surf.Area= 1,204 sf Storage= 1,412 cf

Plug-Flow detention time= 213.6 min calculated for 0.060 af (95% of inflow)  
Center-of-Mass det. time= 187.4 min ( 1,010.5 - 823.1 )

Volume	Invert	Avail.Storage	Storage Description
#1	222.50'	2,867 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
222.50	1,182	0.0	0	0
223.50	1,182	33.0	390	390
224.50	1,182	33.0	390	780
225.00	1,182	100.0	591	1,371
226.00	1,810	100.0	1,496	2,867

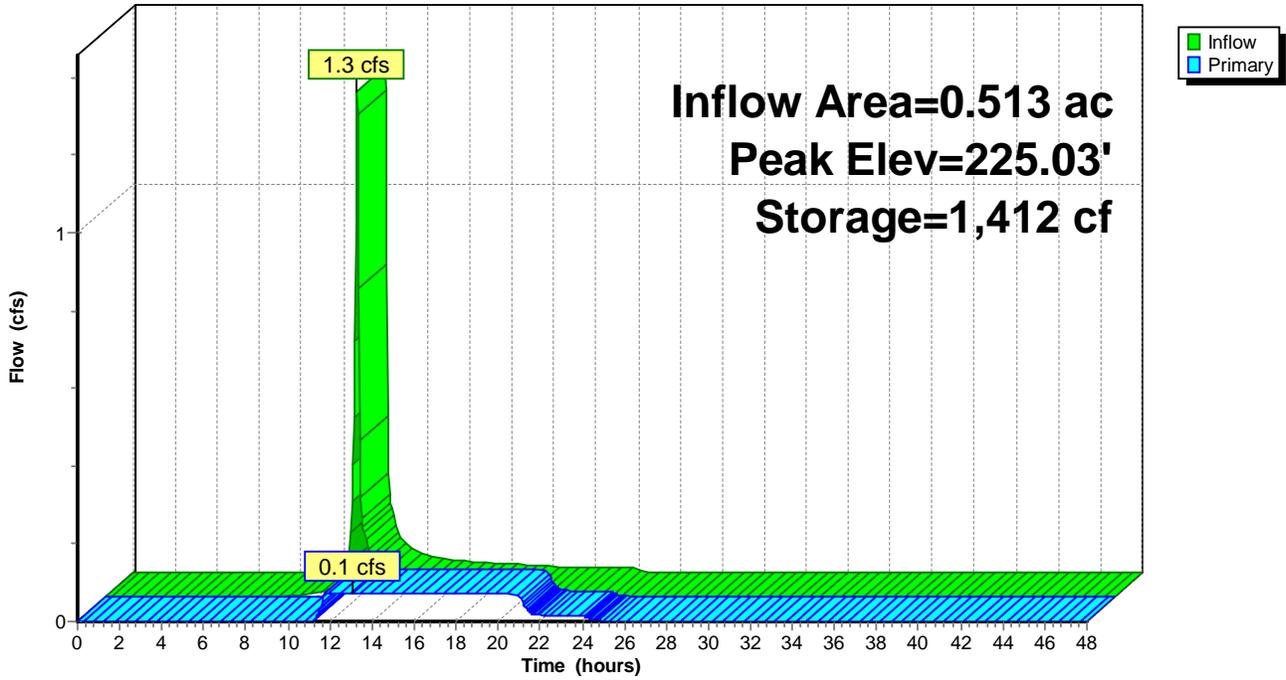
Device	Routing	Invert	Outlet Devices
#1	Primary	222.83'	<b>6.0" Round Culvert</b> L= 63.4' Ke= 0.500 Inlet / Outlet Invert= 222.83' / 221.60' S= 0.0194 1/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#2	Device 1	222.83'	<b>4.0" Vert. Orifice/Grate</b> C= 0.600
#3	Device 2	222.50'	<b>2.540 in/hr Exfiltration over Surface area</b>
#4	Device 1	225.50'	<b>8.0" Horiz. Orifice/Grate</b> C= 0.600 Limited to weir flow at low heads

**Primary OutFlow** Max=0.1 cfs @ 13.04 hrs HW=225.03' (Free Discharge)

- ↑ **1=Culvert** (Passes 0.1 cfs of 1.1 cfs potential flow)
- ↑ **2=Orifice/Grate** (Passes 0.1 cfs of 0.6 cfs potential flow)
- ↑ **3=Exfiltration** (Exfiltration Controls 0.1 cfs)
- ↑ **4=Orifice/Grate** ( Controls 0.0 cfs)

### Pond B4: Bioretention 4

Hydrograph

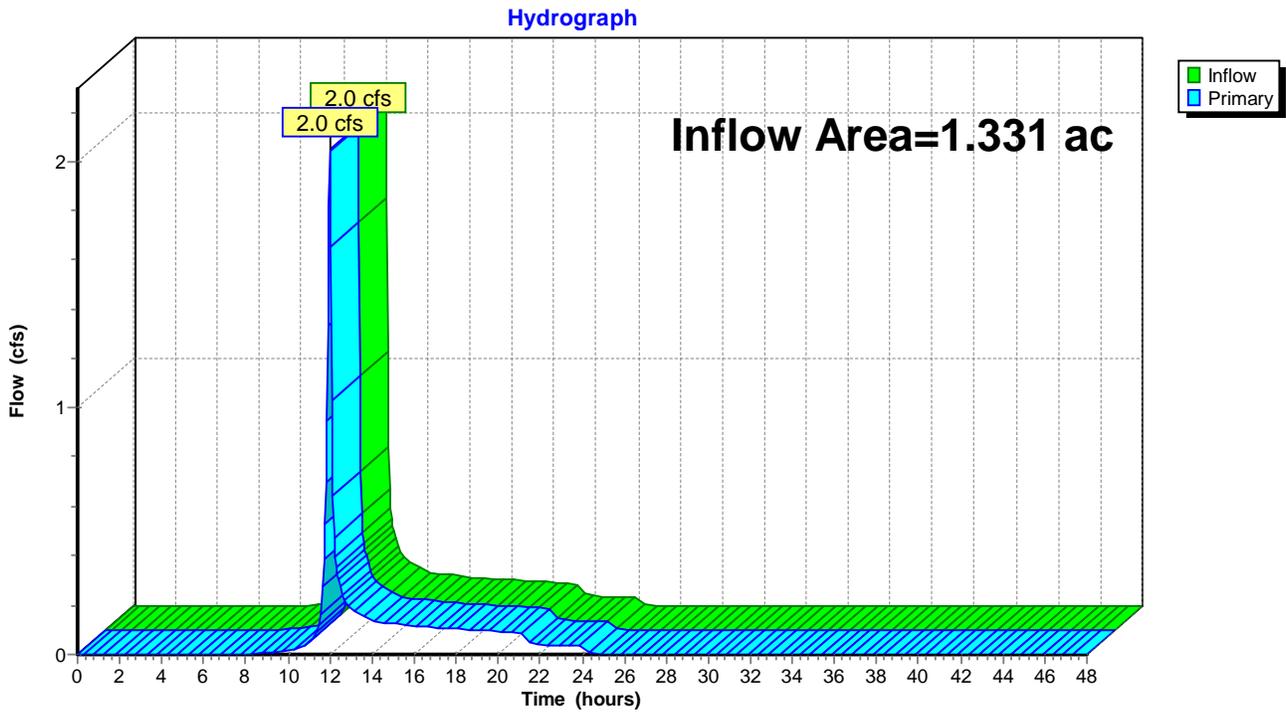


### Summary for Link DP-1:

Inflow Area = 1.331 ac, 36.29% Impervious, Inflow Depth = 1.45" for 2-Year event  
Inflow = 2.0 cfs @ 11.99 hrs, Volume= 0.161 af  
Primary = 2.0 cfs @ 11.99 hrs, Volume= 0.161 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Link DP-1:



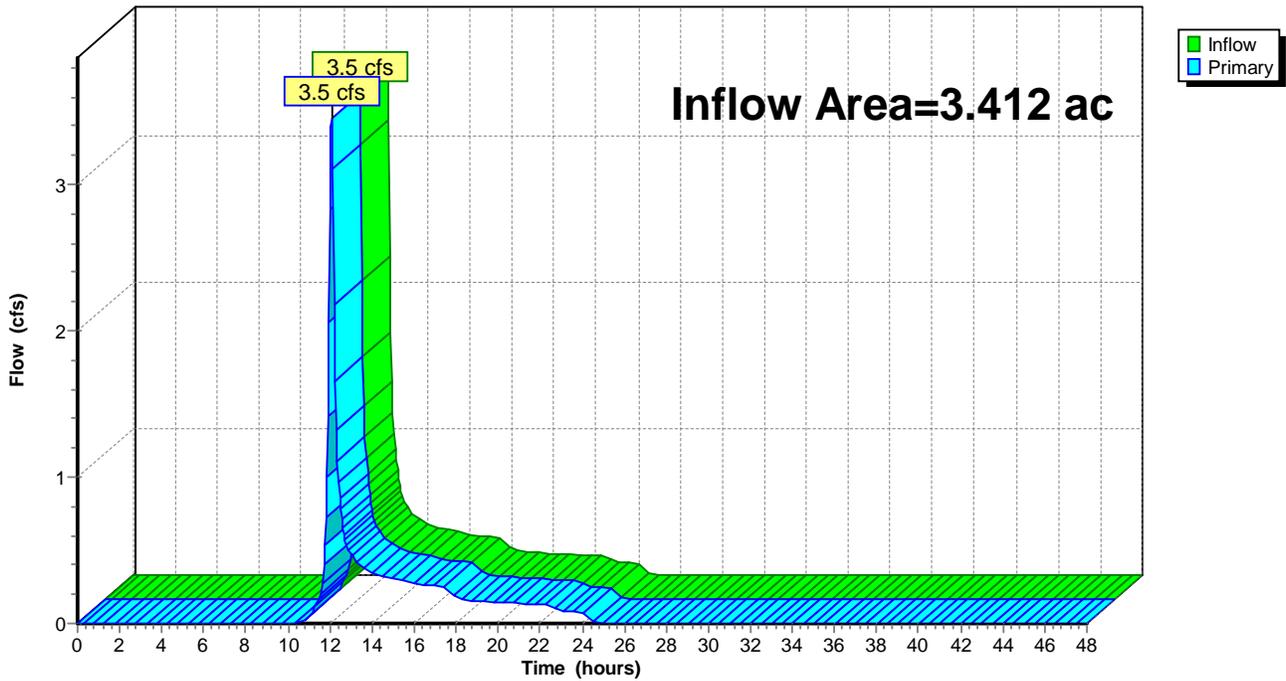
### Summary for Link DP-2:

Inflow Area = 3.412 ac, 15.57% Impervious, Inflow Depth = 1.19" for 2-Year event  
Inflow = 3.5 cfs @ 12.07 hrs, Volume= 0.338 af  
Primary = 3.5 cfs @ 12.07 hrs, Volume= 0.338 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Link DP-2:

Hydrograph



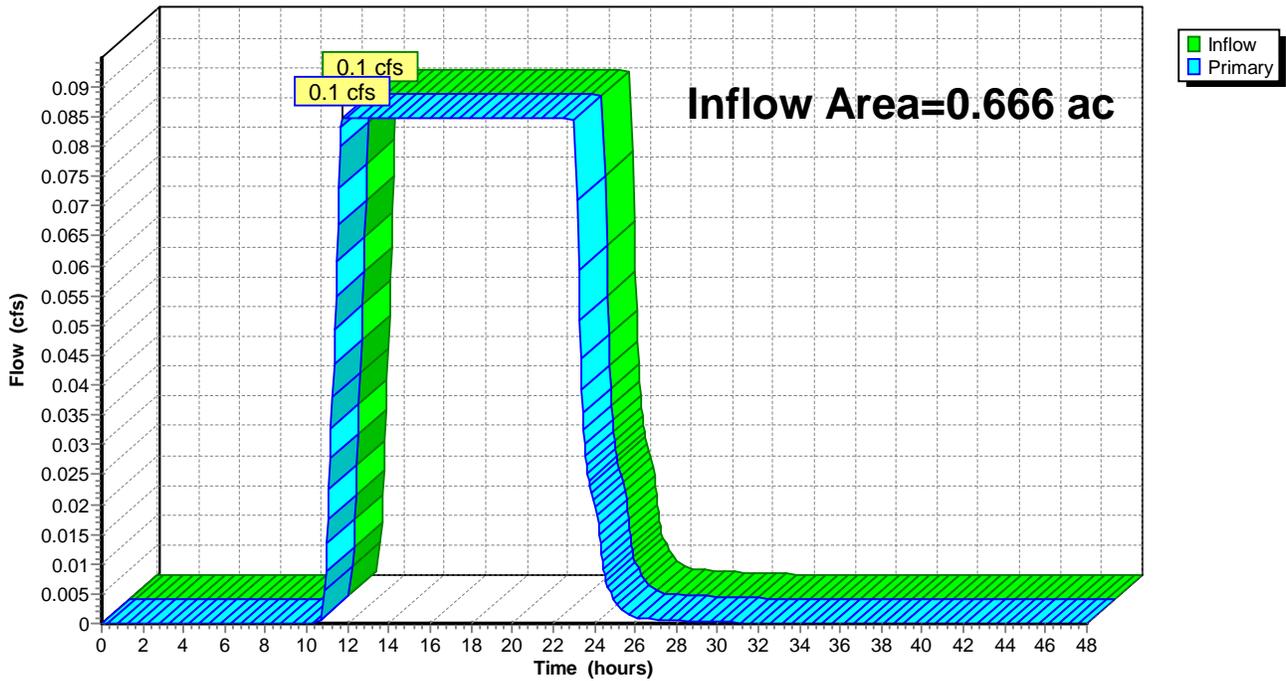
### Summary for Link DP-3:

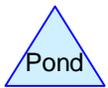
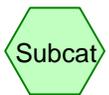
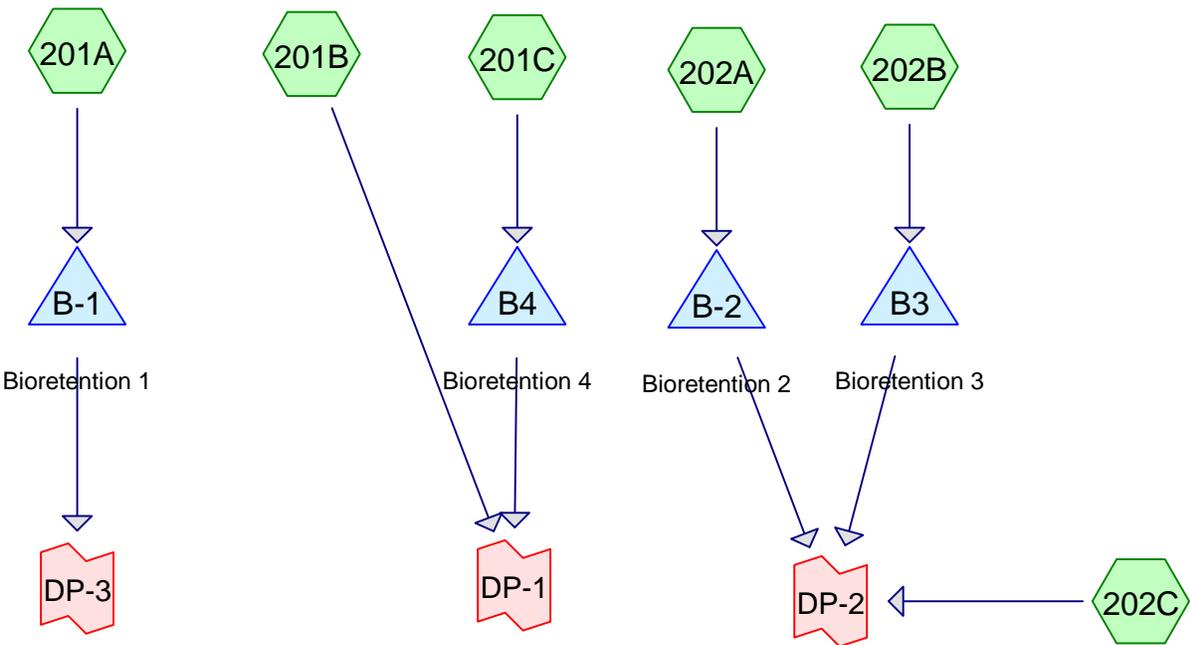
Inflow Area = 0.666 ac, 49.26% Impervious, Inflow Depth = 1.57" for 2-Year event  
Inflow = 0.1 cfs @ 11.70 hrs, Volume= 0.087 af  
Primary = 0.1 cfs @ 11.70 hrs, Volume= 0.087 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

### Link DP-3:

Hydrograph





**Routing Diagram for POST**  
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**POST**

Prepared by Atlantic Resource Consultants  
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Type II 24-hr 10-Year Rainfall=3.90"

Printed 12/15/2025

Page 2

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>Subcatchment 201A:</b>	Runoff Area=28,999 sf 49.26% Impervious Runoff Depth=2.73" Flow Length=201' Tc=9.9 min CN=89 Runoff=2.7 cfs 0.151 af
<b>Subcatchment 201B:</b>	Runoff Area=35,614 sf 36.18% Impervious Runoff Depth=2.55" Flow Length=490' Tc=7.9 min CN=87 Runoff=3.3 cfs 0.173 af
<b>Subcatchment 201C:</b>	Runoff Area=22,350 sf 36.48% Impervious Runoff Depth=2.55" Tc=6.0 min CN=87 Runoff=2.2 cfs 0.109 af
<b>Subcatchment 202A:</b>	Runoff Area=20,726 sf 47.76% Impervious Runoff Depth=2.73" Tc=6.0 min CN=89 Runoff=2.2 cfs 0.108 af
<b>Subcatchment 202B:</b>	Runoff Area=19,451 sf 62.19% Impervious Runoff Depth=2.92" Tc=6.0 min CN=91 Runoff=2.1 cfs 0.109 af
<b>Subcatchment 202C:</b>	Runoff Area=108,447 sf 1.06% Impervious Runoff Depth=1.96" Flow Length=676' Tc=14.5 min CN=80 Runoff=6.4 cfs 0.406 af
<b>Pond B-1: Bioretention 1</b>	Peak Elev=229.11' Storage=3,142 cf Inflow=2.7 cfs 0.151 af Outflow=0.4 cfs 0.148 af
<b>Pond B-2: Bioretention 2</b>	Peak Elev=228.68' Storage=2,023 cf Inflow=2.2 cfs 0.108 af Outflow=0.7 cfs 0.106 af
<b>Pond B3: Bioretention 3</b>	Peak Elev=225.73' Storage=2,438 cf Inflow=2.1 cfs 0.109 af Outflow=0.1 cfs 0.104 af
<b>Pond B4: Bioretention 4</b>	Peak Elev=225.60' Storage=2,195 cf Inflow=2.2 cfs 0.109 af Outflow=0.3 cfs 0.106 af
<b>Link DP-1:</b>	Inflow=3.4 cfs 0.279 af Primary=3.4 cfs 0.279 af
<b>Link DP-2:</b>	Inflow=7.1 cfs 0.616 af Primary=7.1 cfs 0.616 af
<b>Link DP-3:</b>	Inflow=0.4 cfs 0.148 af Primary=0.4 cfs 0.148 af

**Total Runoff Area = 5.408 ac Runoff Volume = 1.057 af Average Runoff Depth = 2.35"**  
**75.18% Pervious = 4.066 ac 24.82% Impervious = 1.342 ac**

**POST**

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Type II 24-hr 25-Year Rainfall=4.90"

Printed 12/15/2025

Page 3

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

<b>Subcatchment 201A:</b>	Runoff Area=28,999 sf 49.26% Impervious Runoff Depth=3.68" Flow Length=201' Tc=9.9 min CN=89 Runoff=3.6 cfs 0.204 af
<b>Subcatchment 201B:</b>	Runoff Area=35,614 sf 36.18% Impervious Runoff Depth=3.47" Flow Length=490' Tc=7.9 min CN=87 Runoff=4.5 cfs 0.237 af
<b>Subcatchment 201C:</b>	Runoff Area=22,350 sf 36.48% Impervious Runoff Depth=3.47" Tc=6.0 min CN=87 Runoff=2.9 cfs 0.149 af
<b>Subcatchment 202A:</b>	Runoff Area=20,726 sf 47.76% Impervious Runoff Depth=3.68" Tc=6.0 min CN=89 Runoff=2.9 cfs 0.146 af
<b>Subcatchment 202B:</b>	Runoff Area=19,451 sf 62.19% Impervious Runoff Depth=3.89" Tc=6.0 min CN=91 Runoff=2.8 cfs 0.145 af
<b>Subcatchment 202C:</b>	Runoff Area=108,447 sf 1.06% Impervious Runoff Depth=2.81" Flow Length=676' Tc=14.5 min CN=80 Runoff=9.1 cfs 0.582 af
<b>Pond B-1: Bioretention 1</b>	Peak Elev=229.33' Storage=3,560 cf Inflow=3.6 cfs 0.204 af Outflow=1.6 cfs 0.200 af
<b>Pond B-2: Bioretention 2</b>	Peak Elev=228.96' Storage=2,402 cf Inflow=2.9 cfs 0.146 af Outflow=1.3 cfs 0.143 af
<b>Pond B3: Bioretention 3</b>	Peak Elev=226.06' Storage=3,096 cf Inflow=2.8 cfs 0.145 af Outflow=0.3 cfs 0.140 af
<b>Pond B4: Bioretention 4</b>	Peak Elev=225.86' Storage=2,616 cf Inflow=2.9 cfs 0.149 af Outflow=1.1 cfs 0.146 af
<b>Link DP-1:</b>	Inflow=5.1 cfs 0.382 af Primary=5.1 cfs 0.382 af
<b>Link DP-2:</b>	Inflow=10.6 cfs 0.865 af Primary=10.6 cfs 0.865 af
<b>Link DP-3:</b>	Inflow=1.6 cfs 0.200 af Primary=1.6 cfs 0.200 af

**Total Runoff Area = 5.408 ac Runoff Volume = 1.462 af Average Runoff Depth = 3.24"**  
**75.18% Pervious = 4.066 ac 24.82% Impervious = 1.342 ac**

## **ATTACHMENT D - STORMWATER MAINTENANCE MANUAL**

# 861 BROADWAY OFFICE DEVELOPMENT

## STORMWATER MAINTENANCE PLAN

### Maintenance Responsibilities

During construction activities, the maintenance of all stormwater measures will be the direct responsibility of the Contractor. After acceptance by the Owner, the maintenance of all stormwater management facilities, the establishment of any contract services required to implement the program, and the keeping of records and maintenance log book will be the responsibility of Means Wealth Management. The contact for Means Wealth Management is:

Erin Barry, Chief Executive Officer  
Means Wealth Management  
802 Stillwater Avenue  
Bangor, Maine 04401  
(207) 947-6763

Regular inspection and maintenance of stormwater management BMPs shall be undertaken as follows:

### Ditches, Swales, and Riprap Aprons

Open swales and ditches shall be inspected on a monthly basis or after a major rainfall event to assure that debris and/or sediments do not reduce the effectiveness of the system. Debris shall be removed at that time. Any sign of erosion or blockage shall be immediately repaired to assure a vigorous growth of vegetation for the stability of the structure and proper function. Maintenance shall include, but not be limited to, mowing, trimming and removal of vegetation in the ditches as required to prevent vegetation from blocking or diverting storm flows, replacement of riprap channel lining to prevent scour of the channel invert, as well as removing vegetation and debris from the culverts.

Vegetated ditches should be mowed at least three times during the growing season. Larger brush or trees must not be allowed to become established in the channel. Any areas where the vegetation fails will be subject to erosion and should be reseeded and mulched immediately.

Riprap ditches and aprons where stone is displaced should be replaced and chinked to assure stability. With time, additional riprap may be added. Vegetation growing through riprap and accumulated sediments and debris should be removed on a bi-annual basis.

### Catch Basins

Catch basins should be inspected at a minimum on a bi-annual basis. One inspection should be undertaken as soon as possible after the last snow event of the winter/spring season. Sediment accumulation should be assessed by inspection, or measured using a rod to determine the elevation below the outlet pipe. When sediment has accumulated to within one foot of the pipe invert, catch basin cleaning should be scheduled with a licensed contractor.

### Drainage Pipes and Culverts

Culverts and piped drainage systems shall be inspected on an annual basis to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the pipe inlet and outlet. Sediment should be removed when its level exceeds 20% of the pipe diameter. This may be accomplished by hydraulic flushing or any mechanical means; however, care should be taken to contain the sediment at the pipe outlet, and not flush the sediments into the detention/infiltration pond areas as this will reduce the pond capacity and ability to infiltrate runoff, as well as hasten the time when the pond must be cleaned/rehabilitated.

## Driveways, Walkways and Parking Lots

Accumulations of winter sand along paved surfaces shall be cleared at least once a year, preferably in the spring, to minimize transportation of sediment during rainfall events. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder.

## Bioretention Cells

Inspections of the bioretention cells and underdrained filters shall be conducted on a semi-annual basis and following significant rainfall events. Delayed or poor maintenance practices can result in loss of treatment capacity. Records should be kept of all maintenance operations to help plan future work and identify problem areas.

The basin embankments should be maintained to preserve their integrity including, but not limited to, vegetation maintenance (mowing, control of woody vegetation), rodent control, erosion control and repair, and outlet control structure maintenance and repair. The embankment should be inspected annually for erosion or destabilization of side slopes, embankment settling and other signs of overtop structural failure.

Basin plantings, and vegetation should be maintained on a quarterly basis. Regular maintenance activities should include cutting back shrub plantings where necessary to prevent excessive woody growth, removal of dead vegetation and re-planting to maintain good cover and root spread. Shrub or grass clippings should be removed to minimize the amount of organic material accumulation in the basin. Sediment and debris should be removed from the sediment forebay at least annually, where applicable.

Bioretention cells and underdrained filters shall not be used for snow storage area. Snow storage should be sited outside the filter area so that snow melt flows across a grass filter strip before reaching the infiltration area.

Vehicular equipment used to maintain or rehabilitate the basins should work from the cell perimeter and not enter the basin floor area, as this would compact the soil surface and reduce infiltration.

The surface of the basins may clog with fine sediments over time. Maintenance of good plant or grass cover should minimize this; however, if ponded runoff does not infiltrate within 48 hours, rototilling the top of the soil bed may be required to reestablish the soils infiltration capacity.

Date	Type	Reference	Original Amount	Balance Due	Payment
11/25/2025	Bill		690.00	690.00	690.00
		Check Amount			690.00

Machias - A/P Checki

690.00



## CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Pre-application Meeting Date 10.17.25

Date submitted: 12.1.25

Date Reviewed 12.5.25

Initials MRA

Project: 861 Broadway

Project Location: 861 Broadway

Applicant: 861 Broadway, LLC

Applicant Representative: Andrew Johnston, Verdantas

Phone Number or Email: ajohnston@verdantas.com

Project Zoning District: S&PS

Allowed Use: Business office or professional office

Site Plan Requirement Reference \_\_\_\_\_

Yes	No	Not applicable / Other	Site Plan Element
X			Scale
X			North Arrow
		See Comments	Building/Lot dimensions
X			Building locations/uses
X			Parking/access/loading locations
		See Comments	Signage



# CITY OF BANGOR

Planning Division

## Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
		See Comments	Lighting
		See comments	Screening and Buffer
X			Erosion and sedimentation
		See comments	Stormwater
		X	Manholes/catch basins
X			Sewer
		See comments	Water
		X	Fire Hydrants fire pond?
X			Electric/Communication
X		See comments	Curbs and gutters
X			Paved/un-vegetated/vegetated areas
X			Trash
		X	Outdoor display/storage
X			Existing trees
X			Deed or other instrument allowing pursuit of permits
X			Topo
X			Adjacent buildings and features
X			Traffic
X			Location sketch
X			Post Construction Stormwater Maintenance Plan
		X	Building Permit Application
		X	Fire Comments
X			Shoreland delineation/zoning compliance
		X	Floodplain location
		X	Effects on scenic, etc
X			Table showing compliance with dimensional Requirements
X			Table showing compliance with Parking Requirements



# CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
		X	<b>Additional Conditional Use General Requirements</b> Traffic Study Support Letter for paragraph (4)
		X	<b>Additional Conditional Use Specific Requirements for Use or District</b>

		X	<b>Additional Subdivision Requirements</b> Lot lines Existing street connections Open space reservation Abutters Onsite wastewater Easements Soils Wetlands
		X	<b>Additional Solar applications</b> Height Yard Buffers Glare Decommissioning plan Utility Connections Confirmation of use

## Comments

This site is located partially within an Urban Impaired Stream watershed of Arctic Brook. Page 2 of the stormwater report states that the drainage leaves the site to “a



## CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

diffuse drainage feature that approximately follows the power line easement behind the Broadway shopping center. This becomes channelized before draining westward under Broadway, along the northern side of I-95 and feeding into Kenduskeag Stream.” This drainage actually enters a large culvert to the rear of Broadway Shopping Center, which is Arctic Brook. Please update the narratives to reflect this.

There is an existing 36” HDPE culvert approximately 110 feet south of Chapin Street that conveys stormwater from the westerly corner of the property to the opposite side of Broadway. The portion of this site draining to this culvert is in the Kenduskeag Stream Watershed. See Screenshot below (for informational purposes only).





## CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

The application states that there will be a net increase of 22,200 square feet of impervious. If there is greater than 20,000 square feet of impervious created in the Arctic Brook Watershed, a Maine DEP Stormwater Permit is required. **Please state clearly how much new impervious will be developed in each watershed as part of this project. Please also note that there is currently language in process to give the City delegated authority for stormwater permitting; if adopted, this will come into effect on January 1<sup>st</sup>.** A Stormwater PBR and Maine Construction General Permit is required if Stormwater Permitting thresholds are not met.

The stormwater pond/bioretention cell at the southwest corner of the site is encroaching in the ROW. Please push back. Some of the proposed trees are also shown in the ROW; these need to be placed out of the ROW.

Please add pedestrian access to the site.

Also, at the pre-app meeting, it was stated that sidewalks would be added on Broadway, but that's not shown in this plan. Can you speak to that?

Can you remove the curb cut for the one-way exit onto Broadway? This is disfavored by both City Engineering and Maine DOT. If not removed, Engineering will recommend Planning Board require removal of the one-way road.

Please show dimensions of new building.

Can you flip the ADA parking around so the stripes are closer to the entrances? (See image on next page)



## CITY OF BANGOR

Planning Division

Checklist for Land Development Applications



The ADA spaces need to be 9 feet wide.

Need to show sidewalk tipdown detail for handicap spaces?

Please add handicap parking signage.

Please add a C buffer on the right side of the development, between the parking area and the adjacent lot.

Please note: there is a pending council order to remove the required buffer between parking areas and lots that are in G&ISD. This will be considered in January. If adopted, it would remove the need for the buffer to the north of the parking areas (provided this plan doesn't go before the Planning Board before the language takes effect, in which case, the buffer would still apply).

Please add the proposed lighting info that's in the supporting materials to the site plan as a note.

BWD additional comments:



## CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

### C-101

- Per note Bangor Water District will size the service line. Please have project reps provide us with the fixture count and new construction forms ASAP.

### C-303

- Detail (2), rigid insulation is required over any water line with less than 5'-0" of cover.
- Detail (4), Curb boxes are not cast-iron construction. Minimum cover for a service line is 5'-0".
- Detail (7), Thrust block detail not needed for anything water related.

### L-1

- No plantings within 10' of a service box.

**Possible Planning Board agenda: 1/6/26** \_\_\_\_\_

**Deadline to advertise: N/A** \_\_\_\_\_

**Deadline to post to abutters: 12/23/25** \_\_\_\_\_

**Deadline for edits or amendments: 12/18/25** \_\_\_\_\_

December 12<sup>th</sup>, 2025

Anja Collete, Planning Analyst  
City of Bangor  
43 Harlow Street  
Bangor, Maine 04401

**RE: 861 Broadway Office Development Review Comments**

Dear Anja,

Thank you for sending over review comments on the 861 Broadway project. We have put together brief responses to these below, and would like to further clarify some of the other responses so that we can respond adequately to them. The original comments are shown in bold italic text, with the response immediately following.

STAFF COMMENTS

**1. Arctic Brook Watershed comments**

Response: Thank you for clarifying the extents of the Arctic Brook watershed. We have adjusted our narrative to reflect this and calculate that the new impervious area draining into that watershed will be less than 20,000 square feet. We will forward the updated narrative with the drawings once these are complete

**2. *The stormwater pond/bioretention cell at the southwest corner of the site is encroaching in the ROW. Please push back. Some of the proposed trees are also shown in the ROW; these need to be placed out of the ROW.***

Response: The bioretention cell and proposed landscaping have been re-located outside the ROW, as requested

**3. *Please add pedestrian access to the site.***

Response: We have added pedestrian access to the site from Chapin Street. However, we are reluctant to show a pedestrian connection to Broadway as this would terminate at a location where this no existing pedestrian infrastructure, and into an environment where pedestrian traffic would be inherently unsafe.

**4. *Also, at the pre-app meeting, it was stated that sidewalks would be added on Broadway, but that's not shown in this plan. Can you speak to that?***

Response: Our apologies if something was mis-communicated at the pre-application meeting. The Applicant has no intention of adding sidewalks on Broadway for the reasons stated above.

**5. *Can you remove the curb cut for the one-way exit onto Broadway? This is disfavored by both City Engineering and Maine DOT. If not removed, Engineering will recommend Planning Board require removal of the one-way road.***

Response: The Applicant has a strong preference for retaining the existing northern driveway into the site as a one-way exit only, for the reasons stated in the application narrative. It should be noted that there are

currently two two-way access into the site from Broadway that have been present for at least forty years. While we understand the desire to consolidate entrances, with the new plan there will be at least two, and possibly three users at the site, with a possible future fourth development at the south end of the parcel. We initially considered retaining both driveways in their existing two-way configuration to serve the overall development of the property, but thought that reducing the access at the northern driveway would be a reasonable compromise between this and the desire to consolidate entrances. Both driveways meet the current sight distance standards, and the proposed access configuration meets the ordinance standard of not more than one driveway per 100 feet of frontage. We are not aware of any specific safety concerns that have impacted these driveways over the previous forty years. Does the city, or MDOT have accident data that causes one or other of the driveways to be a concern, or is this just a preference to consolidate driveway entrances?

The Applicant had assumed that the existing curb cuts into the site would be “grandfathered” as they have been there for such a long time. We can leave these in their existing configuration and condition to the ROW line if this would be helpful to justify retaining them both. If you could please offer the reasoning behind the City’s desire to remove the northern driveway, we will attempt to mitigate this in the application.

**6. Please show dimensions of new building.**

Response: Building dimensions have been added to the plan.

**7. Can you flip the ADA parking around so the stripes are closer to the entrances? (See image on next page)**

Response: The location of the handicapped spaces and aisles is designed to work with the curb tipdowns and site grading to ensure ADA compliant accessible routes to each of the doorways, while maintaining effective site drainage. The current spaces are shown in the closest practical locations to achieve these objectives.

**8. The ADA spaces need to be 9 feet wide.**

Response: ADA regulations allow accessible parking spaces to be eight feet wide (<https://www.ada.gov/topics/parking/>). Each space must have an access aisle at least 60 inches wide immediately adjacent (hence the allowance for reduced width of the space itself). We typically design these in pairs with an eight-foot wide aisle in between, making both spaces both ADA compliant and van accessible. However, should the City of Bangor require that the spaces are adjusted to nine feet wide, we would be able to accommodate this by reducing the width of the aisle in each case to six feet. This still meets the intent of the ADA regulations. Please confirm if you would like us to adjust the space width, as described.

**9. Need to show sidewalk tipdown detail for handicap spaces?**

Response: In each case, the tipdown is simply a tipdown curb, with a sidewalk sloped to match the tipdown (6ft long at a grade of 1:12). We have added a detail to plan set.

**10. Please add a C buffer on the right side of the development, between the parking area and the adjacent lot.**

Response: The parcel to the right of the southern entrance is slated for future development. While we understand the ordinance requirement for a buffer between commercial and residential uses, there is an existing substantial buffer along the southern property line (the large trees are on the 861 Broadway property according to the survey). Changes to the southern portion of the site are limited to minor reconfiguration of the existing parking area, and the addition of a planted bioretention cell on the south side. We respectfully request that the requirement for additional buffering on this side of the site be waived, or allowance be made to defer the installation until future development of that area of the site is proposed. Please let us know if this is acceptable.

**11. Please add the proposed lighting info that's in the supporting materials to the site plan as a note.**

Response: Lighting information has been added as a note on the site plan, as requested.

#### BWD COMMENTS

**12. Per note Bangor Water District will size the service line. Please have project reps provide us with the fixture count and new construction forms ASAP.**

Response: We are working with the Project Architect to get you this information next week,

**13. Detail (2), rigid insulation is required over any water line with less than 5'-0" of cover.**

Response: We have added a note to that effect on the detail sheet,

**14. Detail (4), Curb boxes are not cast-iron construction. Minimum cover for a service line is 5'-0".**

Response: We have added a note to that effect on the detail sheet,

**15. No plantings within 10' of a service box.**

Response: We have added a note to that effect on the detail sheet,

We trust that the preliminary responses provided above answer the majority of the questions on the application and would be grateful for clarification on how best to proceed on items 5, 8 and 10. We will then work on updating the drawings with final responses for re-submission early next week

Regards,



Verdantas, LLC  
Andrew Johnston, PE, LEED AP, CEng, CEnv, MCIWEM  
Senior Consultant

---

**RE: Land Development Permit Checklist - 861 Broadway**

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**From** Andy Johnston <ajohnston@verdantas.com>

**Date** Thu 12/18/2025 11:38 AM

**To** Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Cc** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Tori Faulkingham <tfaulkingham@verdantas.com>

 1 attachment (12 MB)

861 BROADWAY RE-ISSUED FOR PERMITTING 12-18-25.pdf;

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

Good morning all,

Further to our previous correspondence, please find attached an update Site Plan Set for the 861 Broadway project.

We have addressed all of the comments per our response letter dated December 12<sup>th</sup>, 2025. The three remaining items have been resolved as follows:

1. Comment #5 – We have not heard back on this from City Engineering, but as expressed in our previous response, the Applicant is strongly in favor of keeping both existing driveway curb cuts on Broadway, in order to accommodate this, and future potential development of the parcel. Access will be reduced by converting the northern driveway to a one-way out only configuration. We have left this on the drawings and will be prepared to discuss this further with the Planning Board.
2. Comment # 8 – We have adjusted the ADA parking spaces to be nine feet wide, as requested by staff.
3. Comment #10 – We have added a Type C buffer along the southern property line, as requested.

There are a couple of other minor changes that were requested by the owner and are reflected on these drawings:

1. The addition of a dumpster pad in the rear parking area
2. The parking spaces nearest the new building have been expanded to 10'x20' to allow easy access for elderly drivers.

We have updated the Stormwater Report to reflect the comments received during the initial review and will send this under separate cover to avoid file size issues. If you could please let us know how many hard copies of the drawings and supporting information you would like, we will have them delivered to city hall.

Please feel free to drop me a line or give me a call with any questions.

Regards,

Andy

**Andrew Johnston, PE, LEED AP**

O: 207-869-9050

---

**From:** Andy Johnston

**Sent:** Tuesday, December 16, 2025 7:07 AM

**To:** 'Collette, Anja' <anja.collette@bangormaine.gov>; Altiero, Matthew <matthew.altiero@bangormaine.gov>

**Cc:** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>  
**Subject:** RE: Land Development Permit Checklist - 861 Broadway

Hi All,

Thanks for the clarification. We will inventory what is there now and supplement accordingly to meet the buffer requirements.

Regards,  
Andy

**Andrew Johnston**, PE, LEED AP

O: 207-869-9050

---

**From:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>  
**Sent:** Monday, December 15, 2025 4:27 PM  
**To:** Altiero, Matthew <[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)>; Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>  
**Cc:** Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>  
**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Hello, just to clarify, since you stated in the narrative that there is existing vegetation there, the existing vegetation can count towards the buffer and just be supplemented with plantings to meet the buffer requirements.



**CITY OF BANGOR**

**Anja Collette, AICP**

*Planning Officer*

*Community & Economic Development*

*Planning Division*

73 Harlow Street

Bangor, ME 04401

[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)

Phone: 207.992.4280

---

**From:** Altiero, Matthew <[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)>  
**Sent:** Monday, December 15, 2025 4:02 PM  
**To:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>

**Cc:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>

**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Hi Andy,

The C buffer is required and cannot be waived on the south side of the parcel. All parking lots over 5 spaces that abut residential districts are required to have a C buffer. However, you are able to push it to the property line. All parking spaces need to be 9 feet wide as per:

<https://ecode360.com/6891803#6891850>.

Regarding the curb cut with the one-way exit to Broadway, I have forwarded your response to engineering and I will follow up with you once they have a chance to respond.

If you have any questions, feel free to reach out.

Best,



**CITY OF BANGOR**

**Matthew Altiero, Planning Analyst**

**Community & Economic Development Department**

[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

*Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.*

*Please also call our office at 207-992-4280 or email us at [planning@bangormaine.gov](mailto:planning@bangormaine.gov) if you're unsure or if you have any questions.*

---

**From:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>

**Sent:** Friday, December 12, 2025 4:06 PM

**To:** Altiero, Matthew <[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)>

**Cc:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>

**Subject:** RE: Land Development Permit Checklist - 861 Broadway

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

Good afternoon Matthew, Sarah and Anja,

Please find attached a preliminary response letter covering the majority of the staff comments received for the 861 Broadway application. We have all but a couple of these resolved, but would really appreciate any feedback you can give us on responses to numbers 5,8 and 10. We are hoping we can resolve these and finish up the plans for re-submission early next week, and would like to resolve these issues before doing so. Please feel free to drop me a line or give me a call on Monday if you would like to discuss these.

Thanks and have a great weekend.

Regards,

Andy

**Andrew Johnston, PE, LEED AP**

O: 207-869-9050

**From:** Altiero, Matthew <[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)>

**Sent:** Wednesday, December 10, 2025 2:10 PM

**To:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>

**Cc:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>

**Subject:** Land Development Permit Checklist - 861 Broadway

You don't often get email from [matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov). [Learn why this is important](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached is a checklist with comments from the Development Team regarding the land development application for 861 Broadway. Please let me know if you have any questions.

Best,



**CITY OF BANGOR**

**Matthew Altiero, Planning Analyst**

**Community & Economic Development Department**

[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

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**NOTICE** - This communication may contain confidential and privileged information that is for the sole use of the intended recipient. Any viewing, copying or distribution of, or reliance on this message by unintended recipients is strictly prohibited. If you have received this message in error, please notify us immediately by replying to the message and permanently deleting it from your computer. Thank you.

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**RE: Land Development Permit Checklist - 861 Broadway**

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**From** Andy Johnston <ajohnston@verdantas.com>

**Date** Fri 12/19/2025 3:31 PM

**To** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Cc** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Tori Faulkingham <tfaulkingham@verdantas.com>; Collette, Anja <anja.collette@bangormaine.gov>

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

Good afternoon Matthew and all,

Thank you for sending this information to us. We have reviewed this with the Applicant and concur that removal of the second driveway is justified on safety grounds, as explained below by Engineering. We will send an updated plan set once these changes have been made. Hopefully, this addresses the final outstanding comment.

Thanks and regards,

Andy

**Andrew Johnston, PE, LEED AP**

O: 207-869-9050

---

**From:** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Sent:** Thursday, December 18, 2025 4:30 PM

**To:** Andy Johnston <ajohnston@verdantas.com>

**Cc:** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Tori Faulkingham <tfaulkingham@verdantas.com>; Collette, Anja <anja.collette@bangormaine.gov>

**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Good afternoon,

I have forwarded your revisions and responses to staff. We only need one paper copy of your site plan, however, it is best you wait to get that to us until all comments have been addressed and the project is scheduled for a Planning Board meeting.

Regarding the concerns with the one-way exit, I have received the following response from engineering:

"Attached is a snapshot of the MaineDOT crash data map for accidents from 2020 to 2025. As you can see that section of corridor between Grandview and Hobart (approximately 1,500 lf of roadway) is littered with accidents. As new development or redevelopment occurs the City and MaineDOT will look for ways to reduce vehicle conflicts, especially in corridors that have multiple accidents. Since the applicant is making a connection to Chapin Street and has another driveway just south of this driveway Engineering is recommending that the driveway in question be removed."

If you have any further questions about this, please let me know and I can get you in contact with engineering.

Best,



## CITY OF BANGOR

**Matthew Altiero, Planning Analyst**  
**Community & Economic Development Department**  
[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

*Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.*

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---

**From:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>  
**Sent:** Thursday, December 18, 2025 11:36 AM  
**To:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Cc:** Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Tori Faulkingham <[tfaulkingham@verdantas.com](mailto:tfaulkingham@verdantas.com)>  
**Subject:** RE: Land Development Permit Checklist - 861 Broadway

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Good morning all,

Further to our previous correspondence, please find attached an update Site Plan Set for the 861 Broadway project.

We have addressed all of the comments per our response letter dated December 12<sup>th</sup>, 2025. The three remaining items have been resolved as follows:

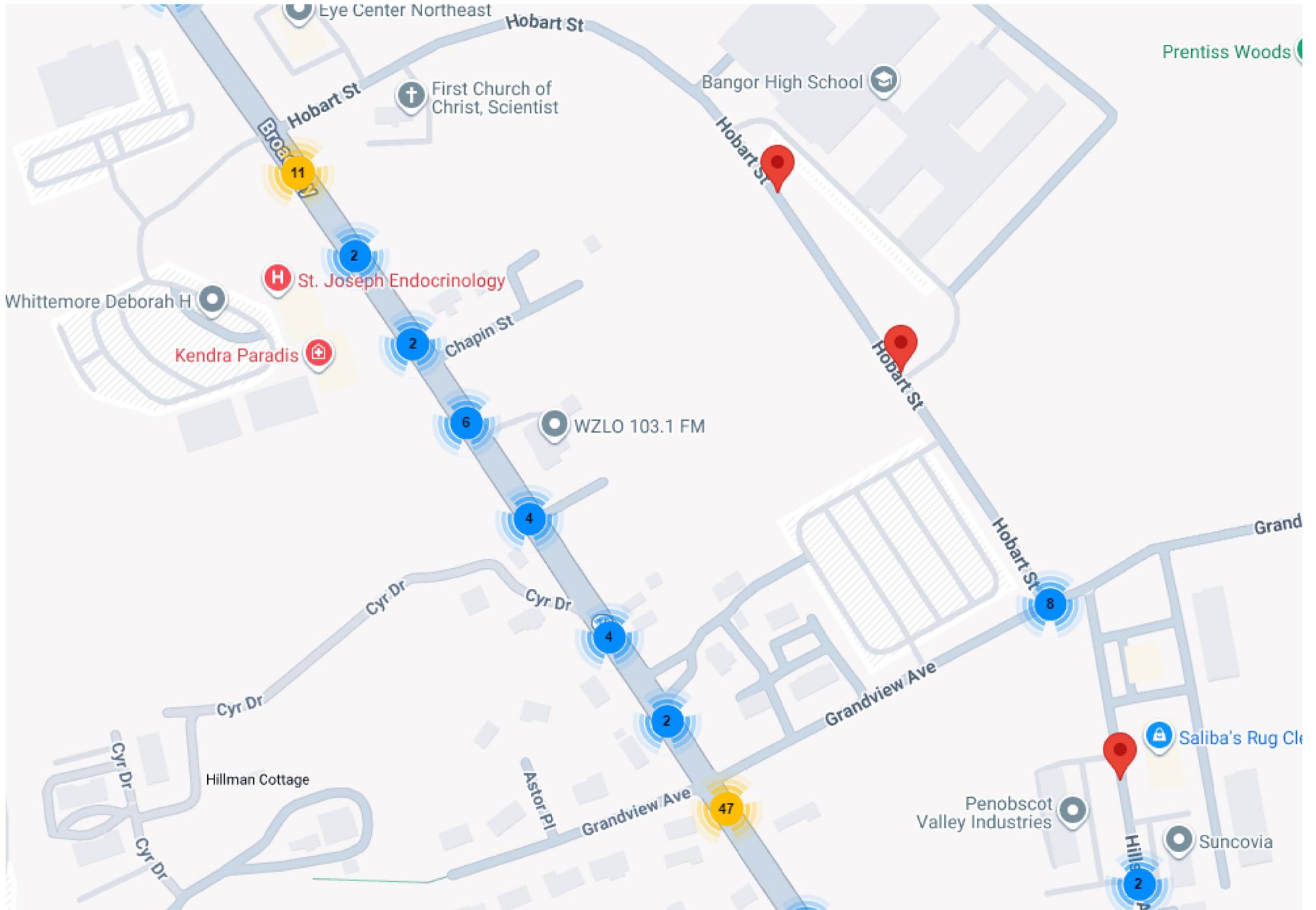
1. Comment #5 – We have not heard back on this from City Engineering, but as expressed in our previous response, the Applicant is strongly in favor of keeping both existing driveway curb cuts on Broadway, in order to accommodate this, and future potential development of the parcel. Access will be reduced by converting the northern driveway to a one-way out only configuration. We have left this on the drawings and will be prepared to discuss this further with the Planning Board.
2. Comment # 8 – We have adjusted the ADA parking spaces to be nine feet wide, as requested by staff.
3. Comment #10 – We have added a Type C buffer along the southern property line, as requested.

There are a couple of other minor changes that were requested by the owner and are reflected on these drawings:

1. The addition of a dumpster pad in the rear parking area
2. The parking spaces nearest the new building have been expanded to 10'x20' to allow easy access for elderly drivers.

We have updated the Stormwater Report to reflect the comments received during the initial review and will send this under separate cover to avoid file size issues. If you could please let us know how many hard copies of the drawings and supporting information you would like, we will have them delivered to city hall.

Please feel free to drop me a line or give me a call with any questions.



---

**Re: Land Development Permit Checklist - 861 Broadway**

---

**From** Vachon, Adam <adam.vachon@bangormaine.gov>  
**Date** Tue 12/23/2025 12:25 PM  
**To** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Fire is Ok with this one.  
Adam



**CITY OF BANGOR**

**Adam Vachon**

*Fire Inspector, CFI-1*

*Fire Prevention Division*

Phone: 207-992-4180

Fax: 207-945-4449

<http://www.bangormaine.gov>

[adam.vachon@bangormaine.gov](mailto:adam.vachon@bangormaine.gov)

---

**From:** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>  
**Sent:** Tuesday, December 23, 2025 12:12 PM  
**To:** Vaughan Littlefield <vaughan@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>  
**Cc:** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>  
**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Hi all,  
Does anyone have more questions regarding this project? If not, can you send over your approvals?

Also, they plan to remove the one-way exit onto Broadway. I will circulate those plans once I get them.

Thank you,



**CITY OF BANGOR**  
**Matthew Altiero, Planning Analyst**  
**Community & Economic Development Department**  
matthew.altiero@bangormaine.gov

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*Please also call our office at 207-992-4280 or email us at [planning@bangormaine.gov](mailto:planning@bangormaine.gov) if you're unsure or if you have any questions.*

---

**From:** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>  
**Sent:** Thursday, December 18, 2025 11:52 AM  
**To:** Vaughan Littlefield <vaughan@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>  
**Cc:** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>  
**Subject:** Fw: Land Development Permit Checklist - 861 Broadway

Hi all,

The attached email contains revisions for 861 Broadway. I also attached a response they provided prior to the revisions. They have asked for additional clarification on #5 from engineering.

If you are all set with these revisions, please send over your approval. If not, please send additional questions/comments. Thank you in advance!

Best,



**CITY OF BANGOR**  
**Matthew Altiero, Planning Analyst**

---

**Re: Land Development Permit Checklist - 861 Broadway**

---

**From** Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>

**Date** Fri 12/26/2025 9:48 AM

**To** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

If they added the buffer along the residential property I am all set.

Best Regards,



**CITY OF BANGOR**

**Brenda Hanscom Bilotta**

***Deputy Director of Code Enforcement***

*Code Enforcement Office*

Phone: 207-992-4224

Fax: 207-992-4196

<http://www.bangormaine.gov>



---

**From:** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Sent:** Tuesday, December 23, 2025 12:12 PM

**To:** Vaughan Littlefield <vaughan@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>;

Vachon, Adam <adam.vachon@bangormaine.gov>; Hanscom Bilotta, Brenda

<Brenda.hanscombilotta@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard

<richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah

<Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>

**Cc:** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Hi all,

Does anyone have more questions regarding this project? If not, can you send over your approvals?

Also, they plan to remove the one-way exit onto Broadway. I will circulate those plans once I get them.

Thank you,

---

**RE: Land Development Permit Checklist - 861 Broadway**

---

**From** Davis, Jefferson <jefferson.davis@bangormaine.gov>

**Date** Mon 12/29/2025 4:00 PM

**To** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>

**Cc** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Hi Matt,

Only a couple of comments regarding the revisions.

- 1) Detail 7 on Sheet C-302. Roadway Trench Cap Detail. Pavement depth will need to be a min. of 6" if trenching in Broadway for sewer and water service.
- 2) Still a little confused on the tip downs for the ADA parking at the south side of the existing building. Standard is to tip down so the ADA hatch space has access to the sidewalk.

Engineering is good with the rest of the submission including the stormwater narrative. Thank you.

Jefferson Davis, PLA  
Director of Engineering  
Maine Licensed Landscape Architect  
City of Bangor  
73 Harlow Street  
Bangor, Maine 04401  
207-992-4244  
[jefferson.davis@bangormaine.gov](mailto:jefferson.davis@bangormaine.gov)



---

**From:** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Sent:** Tuesday, December 23, 2025 12:13 PM

**To:** Vaughan Littlefield <vaughan@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>

**Cc:** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Hi all,

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**CITY OF BANGOR**  
**Matthew Altiero, Planning Analyst**  
**Community & Economic Development Department**  
[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

*Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.*

*Please also call our office at 207-992-4280 or email us at [planning@bangormaine.gov](mailto:planning@bangormaine.gov) if you're unsure or if you have any questions.*

---

**From:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Sent:** Thursday, December 18, 2025 11:52 AM  
**To:** Vaughan Littlefield <[vaughan@bangorwater.org](mailto:vaughan@bangorwater.org)>; Davis, Jefferson <[jefferson.davis@bangormaine.gov](mailto:jefferson.davis@bangormaine.gov)>; Vachon, Adam <[adam.vachon@bangormaine.gov](mailto:adam.vachon@bangormaine.gov)>; Hanscom Bilotta, Brenda <[Brenda.hanscombilotta@bangormaine.gov](mailto:Brenda.hanscombilotta@bangormaine.gov)>; Holmquist, Jim <[jim.holmquist@bangormaine.gov](mailto:jim.holmquist@bangormaine.gov)>; May, Richard <[richard.may@bangormaine.gov](mailto:richard.may@bangormaine.gov)>; Miller, John <[Johns.Miller@bangormaine.gov](mailto:Johns.Miller@bangormaine.gov)>; Peasley, Hannah <[Hannah.Peasley@bangormaine.gov](mailto:Hannah.Peasley@bangormaine.gov)>; Smith, Amanda <[amanda.smith@bangormaine.gov](mailto:amanda.smith@bangormaine.gov)>  
**Cc:** Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>  
**Subject:** Fw: Land Development Permit Checklist - 861 Broadway

Hi all,

The attached email contains revisions for 861 Broadway. I also attached a response they provided prior to the revisions. They have asked for additional clarification on #5 from engineering.

If you are all set with these revisions, please send over your approval. If not, please send additional questions/comments. Thank you in advance!

Best,



**CITY OF BANGOR**  
**Matthew Altiero, Planning Analyst**  
**Community & Economic Development Department**  
[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

---

**Re: Land Development Permit Checklist - 861 Broadway**

---

**From** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Date** Mon 12/29/2025 8:48 AM

**To** Andy Johnston <ajohnston@verdantas.com>

**Cc** Collette, Anja <anja.collette@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Good morning,

Regarding response #3 about the pedestrian access to the site along Broadway, land development approval standards do require adequate pedestrian connections, so this is required. Please let me know if you have any questions.

Best,



**CITY OF BANGOR**

**Matthew Altiero, Planning Analyst**

**Community & Economic Development Department**

matthew.altiero@bangormaine.gov

*Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.*

*Please also call our office at 207-992-4280 or email us at [planning@bangormaine.gov](mailto:planning@bangormaine.gov) if you're unsure or if you have any questions.*

---

**From:** Andy Johnston <ajohnston@verdantas.com>

**Sent:** Friday, December 12, 2025 4:06 PM

**To:** Altiero, Matthew <matthew.altiero@bangormaine.gov>

**Cc:** Collette, Anja <anja.collette@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

**Subject:** RE: Land Development Permit Checklist - 861 Broadway

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

Good afternoon Matthew, Sarah and Anja,

Please find attached a preliminary response letter covering the majority of the staff comments received for the 861 Broadway application. We have all but a couple of these resolved, but would really appreciate any feedback you

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**RE: Land Development Permit Checklist - 861 Broadway**

---

**From** Davis, Jefferson <jefferson.davis@bangormaine.gov>

**Date** Tue 12/30/2025 11:45 AM

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

 1 attachment (5 MB)

Chapin Street.png;

Hi Anja,

When we do eventually build sidewalk on Broadway we can always make a connection up Chapin Street and connect to the high school on Hobart.

The aerial attached shows with an arrow where I would like to connect on Hobart. So I think having them connect to Chapin Street will work fine.

Jefferson Davis, PLA  
Director of Engineering  
Maine Licensed Landscape Architect  
City of Bangor  
73 Harlow Street  
Bangor, Maine 04401  
207-992-4244  
[jefferson.davis@bangormaine.gov](mailto:jefferson.davis@bangormaine.gov)



---

**From:** Collette, Anja <anja.collette@bangormaine.gov>  
**Sent:** Tuesday, December 30, 2025 10:42 AM  
**To:** Davis, Jefferson <jefferson.davis@bangormaine.gov>  
**Subject:** Fw: Land Development Permit Checklist - 861 Broadway

Thoughts?



**CITY OF BANGOR**

**Anja Collette, AICP**  
*Planning Officer*  
*Community & Economic Development*  
*Planning Division*

73 Harlow Street  
Bangor, ME 04401  
[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)  
Phone: 207.992.4280

---

**From:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>  
**Sent:** Tuesday, December 30, 2025 10:26 AM  
**To:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Cc:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>  
**Subject:** RE: Land Development Permit Checklist - 861 Broadway

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

Good morning Matthew,

Our updated drawings now show a pedestrian connection to Chapin Street in response to this requirement. This follows the new driveway entrance into the project on the west side. We cannot in good conscience recommend a pedestrian connection from the site to the edge of Broadway, where there is no existing connecting infrastructure to support pedestrian traffic. In our opinion this would present an “attractive hazard” and potentially encourage pedestrians towards an inherently unsafe environment on Broadway.

We are prepared to discuss this matter with the Planning Board. Should they require the addition of a pedestrian route in this direction against our advice, we request that they do so as a written condition of approval for the project. This will effectively absolve the Applicant of any responsibility associated with this change.

Regards,  
Andy

**Andrew Johnston, PE, LEED AP**  
O: 207-869-9050

---

**From:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Sent:** Monday, December 29, 2025 8:48 AM  
**To:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>  
**Cc:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>  
**Subject:** Re: Land Development Permit Checklist - 861 Broadway

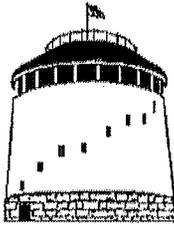
Good morning,

Regarding response #3 about the pedestrian access to the site along Broadway, land development approval standards do require adequate pedestrian connections, so this is required. Please let me know if you have any questions.

Best,



**CITY OF BANGOR**



# BANGOR WATER DISTRICT

P.O. BOX 1129 · BANGOR, ME 04402-1129  
TEL: (207) 947-4516 · FAX: (207) 947-5707  
www.bangorwater.org

## Information for Meter Sizing and Cross-Connection Control

Service Address 861 BROADWAY

Customer: MEANS WEALTH MANAGEMENT Phone: 207-947-6763

Contractor/plumber: LAJOIE BROTHERS Phone: 207-576-5057

*Each unit receiving service will be individually metered. A variance for a master meter in a multi-unit building may be allowed if the units share central hot water (heating or domestic use); however the water bill will be calculated based on the number of units plus consumption, i.e. a three-unit building with a master meter will be charged for three minimum water bills plus consumption over the minimum.*

*Variations to the meter policy for any other reason requires written application and approval by the Board of Trustees.*

*Accounts in a multi-unit building remain the responsibility of one entity unless there is a separate outside shut-off for each unit, or the meters are clustered in one location to which the District has unrestricted access. Failure to maintain access can result in denial of service.*

Total number of units in building: 1

Type of use:  Commercial  Industrial  Governmental  
 Residential  Fire protection  \_\_\_\_\_

Describe use: PROFESSIONAL OFFICE

Predominately flushometers:  Y  N Used by public:  Y  N

#	FIXTURE	#	FIXTURE	#	OTHER FIXTURES
1	Bathtubs/showerheads	1	Utility sinks		
7	Toilet – tank		Laundry tub/sink		
	Toilet- flushometer	1	Bar sinks		
1	Urinal – flushometer	1	Dishwashers		
	Urinal – tank	6	Lavatory sinks		
	Urinal – pedestal		Clothes washers		
1	Drinking fountains		Soda fountains		
	Cuspidors		Ice maker no refrigeration		
1	Kitchen sinks	4	Hose connections		

**Complete and sign reverse side**

Rev 11/13

Additional Notes or Comments (i.e. continues flow needs or other water-use items):

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Please check all that apply to this facility:

Chemical use/injection	Swimming pool/hot tub
Recycled water connection	Well
Sewer septic tank	Sewage treatment/pumping
Booster pump/pressure tank	Medical /dental/lab facilities
Irrigation system	Commercial laundry/dry cleaning
Solar panels	Plating facilities
Steam generation	Cooling system
Industrial processing	Car wash
Sand/gravel processing	Fire protection
Food prep/dishwashing	Photo development/printing

Addition notes or comments (i.e. other connections or processes related to cross-connection classification):

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I certify that the information provided above is true and accurate.

Signature: 

Print name: ANDREW JOHNSTON Date: 12/18/25

**BWD USE**

Calculated fixture units: \_\_\_\_\_

Estimated peak flow demand: \_\_\_\_\_

Required meter size: \_\_\_\_\_ Required backflow device: \_\_\_\_\_

Completed by: \_\_\_\_\_ Date: \_\_\_\_\_

## NEW CONSTRUCTION INFORMATION SHEET

**Block A: Information**

**Owner**  
 Date 12-17-25 Owner 861 BROADWAY, LLC Email ERIN.BARRY@MEANSWEALTH.COM  
 Owner's Mailing Address 802 STILLWATER AVENUE, BANGOR, MAINE 04401  
 Owner's Phone 207-947-6763 Contact Name ERIN BARRY, CEO and ZACHARY MEANS, OWNER

**Project**  
 Project Description PROFESSIONAL OFFICE BUILDING (8,900SF +/-)  
 Project Location (Street Address) 861 BROADWAY  
 Map R41 Lot 05  
 Engineer VERDANTAS Contact Name ANDY JOHNSTON  
 Engineer Phone 207-449-6616 Email AJOHNSTON@VERDANTAS.COM  
 Contractor LAJOIE BROTHERS Contact Name JOE LAJOIE  
 Contractor Phone 207-576-5057 Email JOE.LAJOIE@LAJOIEVROTHERS.COM

**Block B1: Residential**

Single Family  Rental  Apartment  Condo  Duplex  Other

Will there be a Pressure Tank/Booster Pump installed?  Single source of heat & hot water?

Will there be a Sprinkler System?  Irrigation?  Life Safety?

**Block B2: Commercial/Industrial**

Business Name MEANS WEALTH MANAGEMENT

Development Type PROFESSIONAL OFFICE Number of Buildings 1

Peak Domestic Demand (gpm) 75GPM Average Daily Demand (gpd) 192GPD

Peak Fire Flow/Sprinkler Demand (gpm) N/A Minimum Pressure Required

Will there be a Pressure Tank/Booster Pump installed? NO Fire Hydrant?

Single source of heat & hot water for multi-units? N/A Plans for Future Additions to Water Line NO

**Block C: BWD Use Only** Project Number

**Basic Data**

Closest Hydrant  Static Pressure (psi)  Size Of Existing Main  Type:

Main Extension  Private/Public  Hydrant Ownership

**Estimated Fees**

Inspection  Jobbing  Fire Protection  Inspection Complete

*NOTE: A fee will be assessed upon completion of each Application for Service.*

I have received a copy of the Terms and Conditions of Service. I authorize the Bangor Water District to enter the premises and access the property to inspect the main/service installation, normal maintenance and reading of the water meter, evaluate, require and test backflow prevention devices, and evaluate potential usage. I further understand the estimated cost is to be paid in advance and any adjustments will be made upon completion of the work.

Owner/Applicant  Date 12-18-25

---

**Re: Land Development Permit Checklist - 861 Broadway**

---

**From** Vaughan Littlefield <vaughan@bangorwater.org>

**Date** Tue 1/6/2026 1:27 PM

**To** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Cc** Collette, Anja <anja.collette@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

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

Thank you, we have sized the service and meter. BWD is good with this project, Thank you!

Regards,

**Vaughan Littlefield**

*Project Manager*

Bangor Water District

PO Box 1129

Bangor, ME 04402-1129

TEL (207)947-4516 EXT. 208

FAX (207)947-5707

CELL (207)299-6309

EMAIL: [vaughan@bangorwater.org](mailto:vaughan@bangorwater.org)

---

**From:** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Sent:** Monday, January 5, 2026 3:20 PM

**To:** Vaughan Littlefield <vaughan@bangorwater.org>

**Cc:** Collette, Anja <anja.collette@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

**Subject:** Fw: Land Development Permit Checklist - 861 Broadway

Hi Vaughan,

Attached are the requested forms.

Best,



**CITY OF BANGOR**

**Matthew Altiero, Planning Analyst**

**Community & Economic Development Department**

[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

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*Please also call our office at 207-992-4280 or email us at [planning@bangormaine.gov](mailto:planning@bangormaine.gov) if you're unsure or if you have any questions.*

---

**From:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>  
**Sent:** Monday, January 5, 2026 3:10 PM  
**To:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Cc:** Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Tori Faulkingham <[tfaulkingham@verdantas.com](mailto:tfaulkingham@verdantas.com)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>  
**Subject:** RE: Land Development Permit Checklist - 861 Broadway

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

Good afternoon Matthew,  
These were sent over to BWD before the holidays. My apologies for not copying you on this message – please see attached.  
Regards,  
Andy

**Andrew Johnston, PE, LEED AP**  
O: 207-869-9050

---

**From:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Sent:** Monday, January 5, 2026 2:52 PM  
**To:** Andy Johnston <[ajohnston@verdantas.com](mailto:ajohnston@verdantas.com)>  
**Cc:** Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Tori Faulkingham <[tfaulkingham@verdantas.com](mailto:tfaulkingham@verdantas.com)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>  
**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Hi Andy,  
The Water District also needs the fixture count and new construction forms.  
Best,



**CITY OF BANGOR**  
**Matthew Altiero, Planning Analyst**  
**Community & Economic Development Department**  
[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

---

**RE: Land Development Permit Checklist - 861 Broadway**

---

**From** Davis, Jefferson <jefferson.davis@bangormaine.gov>

**Date** Fri 1/9/2026 10:10 AM

**To** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>

**Cc** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Hi Matt,

Engineering has reviewed the revised submission and has no further comments or concerns. Engineering is satisfied with the application. Thank you.

Jefferson Davis, PLA  
Director of Engineering  
Maine Licensed Landscape Architect  
City of Bangor  
73 Harlow Street  
Bangor, Maine 04401  
207-992-4244  
[jefferson.davis@bangormaine.gov](mailto:jefferson.davis@bangormaine.gov)



---

**From:** Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

**Sent:** Thursday, January 8, 2026 4:10 PM

**To:** Davis, Jefferson <jefferson.davis@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>

**Cc:** Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

**Subject:** Re: Land Development Permit Checklist - 861 Broadway

Hi Jeff,

These are the revised plans; I just wanted to check with you to make sure your comments were addressed. Thanks in advance.

Best,

**861 BROADWAY -- ABUTTERS WITHIN 100FT**

Owner	Owner 2	Owner Address 1	Owner Address 2
L&L REHC, LLC		PO BOX 467	ORLAND ME 04472
HINCHLIFFE JOAN		55 LAKE ROAD	LEVANT ME 04456
ST JOSEPH HOSPITAL		ATTN: ACCOUNTS PAYABLE 172 KINSLEY STREET	NASHUA NH 03060
850 BROADWAY, LLC		9 FREEDOM AVENUE	HAMPDEN ME 04444
W.W. WOOD PROPERTIES, LLC		PO BOX 358	HOLDEN ME 04429-0358
MILLIKEN JULIA		826 BROADWAY	BANGOR ME 04401
BANGOR CITY OF		ACCT. PAYABLE SCHOOL DEPT. 73 HARLOW STREET	BANGOR ME 04401
CRAIGVILLE ESTATES, LLC		825 BROADWAY	BANGOR ME 04401
STOKES ALAN W	STOKES ASHLEY M	833 BROADWAY	BANGOR ME 04401
SANTERRE DAWN	LAVWAY CORY SANTERRE	PO BOX 2501	BANGOR ME 04402-2501



# COMMUNITY & ECONOMIC DEVELOPMENT

**CITY OF BANGOR**

PLANNING DIVISION

## PUBLIC NOTICE

Date: January 9, 2026

Dear Property Owner:

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, January 20, 2026, beginning at 7:00 p.m. in the Council Chambers on the 1<sup>st</sup> floor of City Hall (73 Harlow Street) and will consider the following application:

**Land Development Permit Application – Major Site Development Plan for development of a new office building with a total floor area of 8,900sqft, additional parking, and the removal of a one-way exit onto Broadway, at property located on 861 Broadway, at Map-Lot R41-005, in the Shopping and Personal Service District (S&PS). Applicant/Owner: 861 Broadway, LLC.**

A full copy of the application can be emailed or mailed to any interested party by emailing a request to [planning@bangormaine.gov](mailto:planning@bangormaine.gov) or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to [planning@bangormaine.gov](mailto:planning@bangormaine.gov) or mail to 73 Harlow Street before 4 PM, January 19<sup>th</sup>, 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 via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, January 20<sup>th</sup> at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under [www.bangormaine.gov/calendar](http://www.bangormaine.gov/calendar). The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette  
Planning Officer  
City of Bangor



# COMMUNITY & ECONOMIC DEVELOPMENT

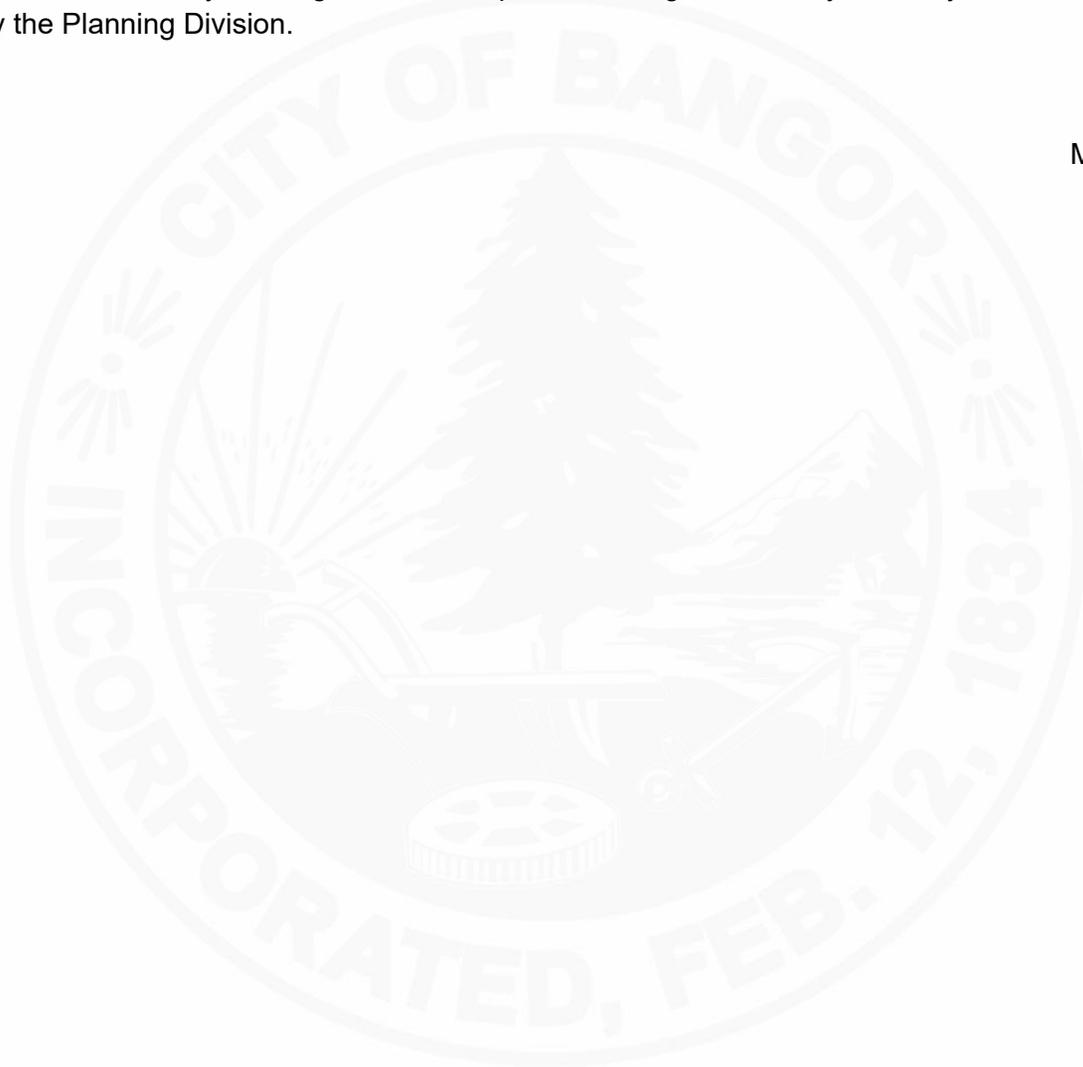
CITY OF BANGOR

PLANNING DIVISION

Re: SDP – 861 Broadway – 861 Broadway, LLC – Notice of Mailing

On January 9, 2026, the Public Notice for 861 Broadway – 861 Broadway, LLC, advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, January 20, 2026, was mailed by the Planning Division.

Matt Altiero





# COMMUNITY & ECONOMIC DEVELOPMENT

**CITY OF BANGOR**

PLANNING DIVISION

February 3, 2026

## **Bangor Planning Board**

### ***Findings and Decision***

**Applicant/Owner:**

John Karnes  
343 Hammond Street  
Bangor, Maine 04401

**Agent:**

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

**Property Address:**

Pushaw Rd, Map-Lot R21-009

**Zoning District:**

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

**Permit Request:**

Land Development Permit for Final Major Subdivision

**Description:**

Proposal for the construction of a 30-unit tiny home park and 2 additional single family home lots

**Planning Board Review Date:** January 20, 2026

**Permitting Requirements:** §165.111.A.(7) & §165-128G

**Board Members Present:**

**Board Vote:**

Motion carried  to approve/deny the Land Development Permit.

## **I. The Record**

The Planning Board reviewed the following exhibits:

1. Final subdivision land development permit application, submitted by Artifex on 12.30.25
2. Final subdivision plan, submitted by Artifex on 01.15.26
3. Payment received by Planning staff on 12.30.25

4. Final subdivision letter, submitted by Artifex on 12.30.25
5. Lot 1 deed description, submitted by Artifex on 01.02.26
6. Lot 2 deed description, submitted by Artifex on 01.02.26
7. Easement description, submitted by Artifex on 01.02.26
8. Land development permit checklist, sent by Planning staff on 01.09.26
9. Engineer's report, received on [PLACEHOLDER]
10. Preliminary subdivision findings and decision, made by the Planning Board 12.16.25
11. Email regarding easements and sewer system access for Lots 1 and 2, received by Planning staff on 01.15.26

## 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 a Land Development Permit (§165.111.A.(7) & a major subdivision §165-128G).

## III. Procedural Background

1. The application was deemed complete on January 20, 2026.
2. The applicant paid all applicable fees (Exhibit 3).
3. The proposed project is a Final Major Subdivision.

## IV. Applicable Provisions and Findings

### Part 1 – The Project meets the requirements of §165-128G

1. The Board finds that based on Exhibits 2, 4-7, and 10, the applicant satisfied Land Development Code §165-128G(1)'s requirements by providing a final plat for a major subdivision with the necessary contents of §165-128E(4).
2. The Board finds that based on Exhibits 2 and 9, the applicant satisfied Land Development Code §165-128G(3)'s requirements for the plan to be reviewed by the City Engineer for compliance with health, sanitation and engineering standards, and for receiving written approval from the City Engineer.
3. The Board finds that based on Exhibits 2 and 10, the applicant satisfied Land Development Code §165-128G(4)'s requirements for meeting the standards for preliminary plat approval and §165-128G(5)'s requirement that the plan not be

substantively changed from the preliminary subdivision plat.

## V. Decision

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

1. The proposed easement to the City for sewer access, snow storage, and plow truck turnaround is finalized, approved by the City Engineering Department, and executed.
2. The deeds for Lots 1 and 2 are finalized and executed, with language giving these two lots a perpetual right to use the proposed private sewer serving those lots.
3. The application for the proposed well system is approved by the State of Maine.

## 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. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- C. The applicant must contact the Engineering Office for E911 addresses for the new dwelling units.
- D. Applicant must commence construction within one year from the date of approval and complete the project by January 20, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision which has not been recorded in the Penobscot County Registry of Deeds.
- F. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision until all infrastructure needed to support said structure has been constructed, installed, and inspected by the appropriate City authority. Infrastructure includes, but is not limited to, public and private roads;

sewer, water and electric mains; and stormwater infrastructure designed to treat water from the subdivision.

- G. 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](#).
- H. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

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

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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 final subdivision plan must be recorded at the Registry of Deeds.
- The proposed easement to the City for sewer access, snow storage, and plow truck turnaround is finalized, approved by the City Engineering Department, and executed.
- The deeds for Lots 1 and 2 are finalized and executed, with language giving these two lots a perpetual right to use the proposed private sewer serving those lots.
- The Engineering Office must be contacted for E911 addresses for the dwelling units.
- The application for the proposed well system is approved by the State of Maine.
- All infrastructure needed to support said structure has been constructed, installed, and inspected by the appropriate City authority.

### **Before applying for a Certificate of Occupancy:**

- Digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan

**CITY OF BANGOR**  
**LAND DEVELOPMENT PERMIT APPLICATION**

Permit No.: \_\_\_\_\_

Date: \_\_\_\_\_

Site Development Plan: \_\_\_\_\_ \*Conditional Use: \_\_\_\_\_ \*Both: \_\_\_\_\_

Subdivision Development:  \*Preliminary: \_\_\_\_\_ Final:

\*Mobilehome Park: \_\_\_\_\_

Applicant: John Karnes Telephone No.: 207-825-7589

Address: 343 Hammond Street, Bangor ME 04401

Location of Site: End of Pushaw Road (extension) Bangor Map: R21 Lot: 009

Watershed: Capehart Brook and Kenduskeag Stream Total Area Proposed to be Disturbed: 2.3 ac (tiny home park)

Owner of Site if different from applicant: \_\_\_\_\_ Zoning District: LDF/RP

Address: same as above

Primary Contact Person: John Karnes, Rayshelly Lizotte (agent) Artifex AE

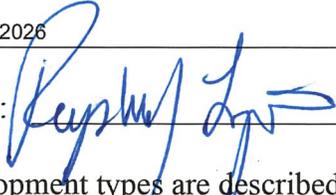
Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):  
owner If not owner include copy of said agreement

Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):  
Development of Tiny home park with 30 units and 2 additional single family home lots.

**LID techniques** help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.

Were LID techniques used on this project? yes If not, why? \_\_\_\_\_

Projected Starting Date: January 21, 2026 Projected Completion Date: January 21, 2028

Signature of applicant(s) or agent:  Printed Name: Rayshelly Lizotte, Agent

**Submittal Requirements**

Submittal Requirements of development types are described in the Land Development Code for:

1. Site Development Plan, Chapter 165, Article XVI, Section 112
2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: \_\_\_\_\_ Advertising Fees: \_\_\_\_\_

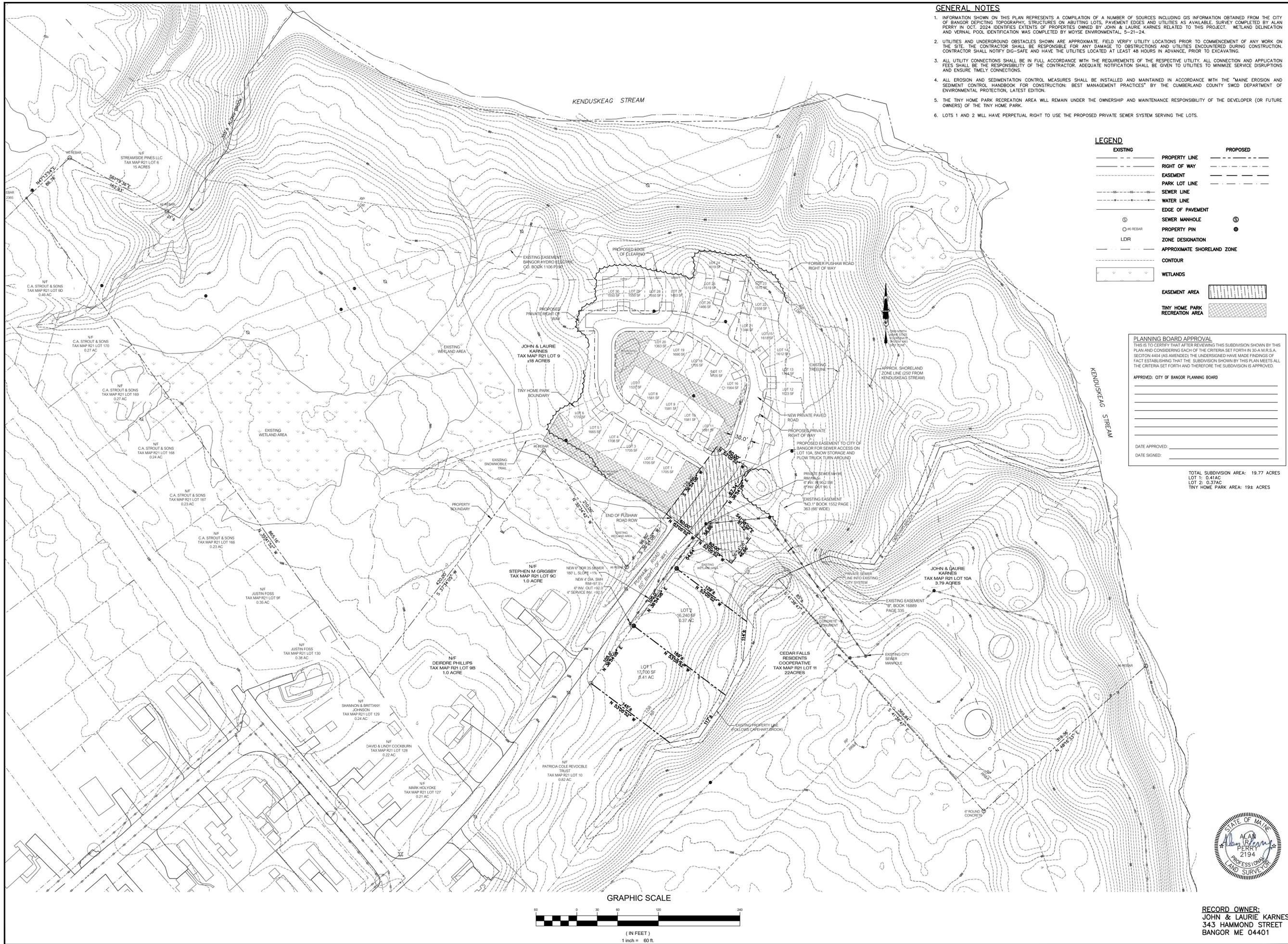
**A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION.**

Date Received by Planning Division Office: \_\_\_\_\_

Decision and reason of Code Enforcement Office for Conditional Use: \_\_\_\_\_

Action taken by Planning Board: \_\_\_\_\_

\* Any advertising costs above the amount listed in Schedule of Fees must be paid by applicant  
\* There is no guarantee a project will be on a certain Planning Board meeting; agenda assignments depend on timing of application submission and extent of application completeness



- GENERAL NOTES**
1. INFORMATION SHOWN ON THIS PLAN REPRESENTS A COMPILATION OF A NUMBER OF SOURCES INCLUDING GIS INFORMATION OBTAINED FROM THE CITY OF BANGOR DEPICTING TOPOGRAPHY, STRUCTURES ON ADJACENT LOTS, PAVEMENT EDGES AND UTILITIES AS AVAILABLE. SURVEY COMPLETED BY ALAN PERRY IN OCT. 2024 IDENTIFIES EXTENTS OF PROPERTIES OWNED BY JOHN & LAURIE KARNES RELATED TO THIS PROJECT. WETLAND DELINEATION AND VERNAL POOL IDENTIFICATION WAS COMPLETED BY MOYSE ENVIRONMENTAL, 5-21-24.
  2. UTILITIES AND UNDERGROUND OBSTACLES SHOWN ARE APPROXIMATE. FIELD VERIFY UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF ANY WORK ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DIG-SAFE AND HAVE THE UTILITIES LOCATED AT LEAST 48 HOURS IN ADVANCE, PRIOR TO EXCAVATING.
  3. ALL UTILITY CONNECTIONS SHALL BE IN FULL ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY. ALL CONNECTION AND APPLICATION FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADEQUATE NOTIFICATION SHALL BE GIVEN TO UTILITIES TO MINIMIZE SERVICE DISRUPTIONS AND ENSURE TIMELY CONNECTIONS.
  4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" BY THE CUMBERLAND COUNTY SWCD DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
  5. THE TINY HOME PARK RECREATION AREA WILL REMAIN UNDER THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DEVELOPER (OR FUTURE OWNERS) OF THE TINY HOME PARK.
  6. LOTS 1 AND 2 WILL HAVE PERPETUAL RIGHT TO USE THE PROPOSED PRIVATE SEWER SYSTEM SERVING THE LOTS.

**LEGEND**

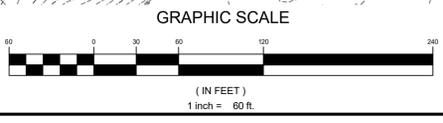
EXISTING	PROPOSED
PROPERTY LINE	RIGHT OF WAY
EASEMENT	PARK LOT LINE
SEWER LINE	WATER LINE
EDGE OF PAVEMENT	SEWER MANHOLE
PROPERTY PIN	ZONE DESIGNATION
APPROXIMATE SHORELAND ZONE	CONTOUR
WETLANDS	EASEMENT AREA
TINY HOME PARK RECREATION AREA	

**PLANNING BOARD APPROVAL**  
 THIS IS TO CERTIFY THAT AFTER REVIEWING THIS SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 469-A (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

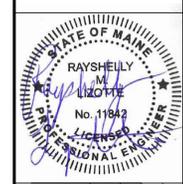
APPROVED: CITY OF BANGOR PLANNING BOARD

DATE APPROVED: \_\_\_\_\_  
 DATE SIGNED: \_\_\_\_\_

TOTAL SUBDIVISION AREA: 19.77 ACRES  
 LOT 1: 0.41AC  
 LOT 2: 0.37AC  
 TINY HOME PARK AREA: 19± ACRES



**RECORD OWNER:**  
 JOHN & LAURIE KARNES  
 343 HAMMOND STREET  
 BANGOR ME 04401



Project No.	2023201
REV.	DATE
1	1-9-26
Drawn By:	RVL
DESCRIPTION	
ADDRESS CITY COMMENTS	

**FINAL SUBDIVISION PLAN**  
**STREAMVIEW COTTAGES**

**JOHN KARNES**  
**PUSHAW ROAD PROPERTY, BANGOR MAINE**

Date: 12-29-2025

**C100**

NOTES

# RECEIPT

DATE Dec. 30, 2025 NO. **019026**

RECEIVED FROM John Karnes

ADDRESS 1105 Ohio Street

Banger \$ 755

FOR Pushaw Road final subdivision app.

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>600</u> ✓
BALANCE DUE		MONEY ORDER	

BY SM

December 19, 2025

City of Bangor  
Planning Department  
73 Harlow Street  
Bangor Maine, 04401  
RE: John Karnes-Tiny Home Park  
Pushaw Road, Bangor

Please find enclosed plans and supporting information for review under Article XVIII section 165-128 final subdivision plat for a Major Subdivision. The property is identified as tax map R21 lot 9 and is located at the end of Pushaw Road, off Finson Road in Bangor. The preliminary plat was approved on December 16, 2025, with items under section 125-128 A-D being reviewed.

General description of project:

The subdivision proposed includes both development of a Tiny Home Park with 30 units and creation of two single family lots with frontage on the Pushaw Road. He has decided to call the subdivision StreamView Cottages, the subdivision plan now includes this. The dimensional requirements for the tiny home park under section 165-139(B) have been met and the Tiny Home park has been approved contingent on final approval of the Subdivision. For the two new lots in the LDR zone, the minimum lot area is 12,000 square feet. The lots proposed are 17,729 square feet and 16,271 square feet respectively and each has a minimum of 100 feet of frontage on Pushaw Road.

Section 165-128(H) Dedications:

No new city streets are proposed as part of this project. A portion of the former end of the Pushaw road has been discontinued by the city to allow the short section that extended into the lot to become part of the tiny home park development by reverting John Karnes' ownership.

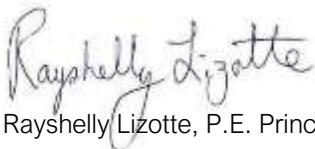
A new private sewer line will serve both the tiny home park and the proposed new single-family house lots. The city-owned sewer currently exists on the adjacent lot, Tax Map R21 lot 10A, also owned by John Karnes. The new private line will connect into an existing manhole on the city owned sewer line. John Karnes' deed describes both parcels conveyed, including a description of easements currently existing on the lots that allow access to the city sewer. Since a portion of the former Pushaw Road Right of Way has been discontinued, the proposed subdivision plan now includes an easement over this section to allow the city to access and maintain the city-owned sewer line running through Tax Map 21 Lot 10A, also owned by John Karnes.

An additional easement will be created adjacent to the current end of the Pushaw Road for snow storage. These easement areas are shown on the Final Subdivision Plan and will be formalized and recorded following approval of the final subdivision. The recreation area created as part of the tiny home park does not require dedication as it will remain under John Karnes' ownership and maintenance responsibility.

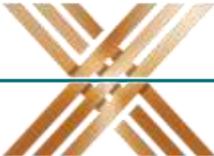
Section 165-130 Guaranties: A letter from the financial institution representing John Karnes has been provided to the City and was approved during the preliminary subdivision plan approval.

Please feel free to contact me with any questions or comments.

Respectfully submitted,

A handwritten signature in black ink that reads 'Rayshelly Lizotte'. The signature is written in a cursive, flowing style.

Rayshelly Lizotte, P.E. Principal



Lot 1

A certain lot or parcel of land situated on the southeasterly side of Pushaw Road in the City of Bangor, County of Penobscot, State of Maine bounded and described as follows:

Beginning at a #6 rebar found in the southeasterly line of Pushaw Road, so called, said rebar being set on a boundary line location agreed upon by Leroy Cole and Vaughn Smith in 1979, being the northerly corner of Patricia M. Cole as described in Parcel Six in Book 14324 Page 263;

Thence by and along said road line North  $36^{\circ} 54' 08''$  East 105.00 feet;

Thence South  $53^{\circ} 05' 52''$  East about 169 feet to the center of a brook or drainage ditch (aka Capehart Brook);

Thence southwesterly by the center of said brook about 117 feet to the northeasterly line of said Cole;

Thence along the northeasterly line of said Cole, North  $53^{\circ} 05' 52''$  West about 145 feet to the point of beginning.

Containing about 0.41 acres

Lot 2

A certain lot or parcel of land situated on the southeasterly side of Pushaw Road in the City of Bangor, County of Penobscot, State of Maine bounded and described as follows:

Commencing at a #6 rebar found in the southeasterly line of Pushaw Road, so called, said rebar being set on a boundary line location agreed upon by Leroy Cole and Vaughn Smith in 1979, being the northerly corner of Patricia M. Cole as described in Parcel Six in Book 14324 Page 263, thence by and along said road line North  $36^{\circ} 54' 08''$  East 105.00 feet to the true point of beginning;

Thence by and along said road line North  $36^{\circ} 54' 08''$  East 105.00 feet

Thence South  $53^{\circ} 05' 52''$  East about 129 feet to the center of a brook or drainage ditch ( aka Capehart Brook);

Thence southwesterly by the center of said brook about 114 feet to a point located South  $53^{\circ} 05' 52''$  East 169 feet from the true point of beginning;

Thence North  $53^{\circ} 05' 52''$  West about 169 feet to the true point of beginning.

Containing about 0.37 acres

### Easement Area

Beginning in the northwesterly line of Pushaw Road, so called, at a point located North 36° 54' 08" East 96.80 feet from a #6 rebar found at the southeasterly corner of land of Stephen M. Grigsby as described in Penobscot Registry of Deeds Book 15250 Page 321;

Thence by and along said road line, North 36° 54' 08" East 126.20 feet;

Thence South 53° 05' 52" East 60.00 feet;

Thence South 36° 54' 08" West 67.34 feet;

thence South 41° 38' 02" East 61.22 feet;

thence South 36° 54' 08" West 46.69 feet;

thence North 53° 05' 52" West 60.00 feet to the southeasterly line of said Pushaw Road;

thence North 53° 05' 52" West 60.00 feet to the point of beginning.



## CITY OF BANGOR

Planning Division

### Checklist for Land Development Applications

Pre-application Meeting Date 8.20.24

Date submitted 12.30.25

Date Reviewed 1.8.26

Initials MRA

Project: Pushaw Rd Tiny Home Park Subdivision

Project Location: Map Lot R21-009

Applicant: John Karnes

Applicant Representative: Shelly Lizotte

Phone Number or Email: rlizotte@artifexae.com

Project Zoning District: LDR & RP

Allowed Use: Tiny Home Park

Site Plan Requirement Reference §165-128C

Yes	No	Not applicable / Other	Site Plan Element
X			Scale
X			North Arrow
x			Building/Lot dimensions
		x	Building locations/uses
		X	Parking/access/loading locations
		X	Signage
		X	Lighting
		X	Screening and Buffer
		x	Erosion and sedimentation
		X	Stormwater
		X	Manholes/catch basins



# CITY OF BANGOR

Planning Division

## Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
		X	Sewer
		X	Water
		X	Fire Hydrants fire pond?
		X	Electric/Communication
		X	Curbs and gutters
X			Paved/un-vegetated/vegetated areas
		X	Trash
		x	Outdoor display/storage
		x	Existing trees
		See comments	Deed or other instrument allowing pursuit of permits
x			Topo
x			Adjacent buildings and features
		x	Traffic
		x	Location sketch
		X	Post Construction StormWater Maintenance Plan
		X	Building Permit Application
		x	Fire Comments
x			Shoreland delineation/zoning compliance
		x	FloodPlain location
		x	Effects on scenic, etc
		x	Table showing compliance with dimensional Requirements
		x	Table showing compliance with Parking Requirements
		x	<b>Additional Conditional Use General Requirements</b> Traffic Study Support Letter for paragraph (4)
		x	<b>Additional Conditional Use Specific Requirements for Use or District</b>



# CITY OF BANGOR

Planning Division

## Checklist for Land Development Applications

		x	<b>Additional Subdivision Requirements</b> Lot lines Existing street connections Open space reservation Abutters Onsite wastewater Easements Soils Wetlands
		x	<b>Additional Solar applications</b> Height Yard Buffers Glare Decommissioning plan Utility Connections Confirmation of use

### Comments

From Engineering:

The easement description for the City Sewer Access and Snowplow turnaround to be granted to the City is drawn on the plan, and the written description looks good. However, the Easement should clearly state the grantor, grantee, and the purpose of the easement, which it currently does not. I am not sure if this easement is to be filed with the approval of this subdivision or the discontinuance of the portion of Pushaw Road.

-



## CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

We need to ensure that the lot owners for lots 1 and 2 will have legal access to the privately maintained sewer that is being proposed with this development. The deed descriptions are fine, but I believe we still need to see easements for Lots 1 and 2 that allow them access to the proposed private sewer. This can be written into the deed for these lots. For example it could say something like: "also conveying the right to enter into a privately maintained sanitary sewer system which will be maintained in perpetuity by the developer and future owners of the development. The grantee shall be responsible for the maintenance of the sewer service line from *this point to that point.*"

Other comments:

Can you provide a status update on the well application with the State?

Please add a note to the plan repeating what's stated in the narrative about John Karnes owning and maintaining the recreation areas/open space.

The preliminary plan showed a 20' wide easement area for sewer access to the southeast, but this isn't shown on the final plan.

**Possible Planning Board agenda: 1/20/26**

**Deadline to advertise: N/A**

**Deadline to post to abutters: N/A**

**Deadline for edits or amendments: ASAP (Planning Board packets go out on the 15<sup>th</sup>)**



# 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 Artifex on 06.27.2025
2. Final site plan set, submitted by Artfiex 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:**

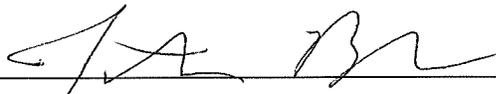
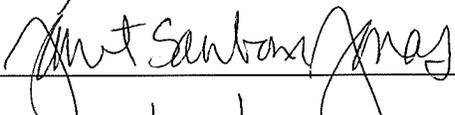
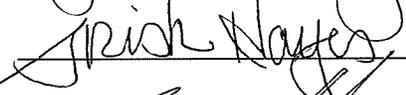
- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. **The Project must receive final subdivision approval before construction may begin.** At least 20 days prior to the Planning Board meeting at which consideration is desired 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

  
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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.

**RE: Final subdivision comments**

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**From** May, Richard <richard.may@bangormaine.gov>  
**Date** Thu 1/15/2026 3:02 PM  
**To** Collette, Anja <anja.collette@bangormaine.gov>

Can a note be added to the subdivision plan that states that the owners of Lots 1 and 2 will have a perpetual right to use the proposed private sewer system serving their lots?

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**From:** Collette, Anja <anja.collette@bangormaine.gov>  
**Sent:** Thursday, January 15, 2026 1:58 PM  
**To:** May, Richard <richard.may@bangormaine.gov>  
**Subject:** Fw: Final subdivision comments



CITY OF BANGOR

**Anja Collette, AICP**

*Planning Officer*

*Community & Economic Development*

*Planning Division*

73 Harlow Street

Bangor, ME 04401

[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)

Phone: 207.992.4280

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**From:** Shelly Lizotte <[r Lizotte@artifexae.com](mailto:r Lizotte@artifexae.com)>  
**Sent:** Thursday, January 15, 2026 12:39 PM  
**To:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>

**Cc:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>

**Subject:** RE: Final subdivision comments

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

Here's the subdivision plan with the minor change showing the easement extending beyond the brook crossing (reference to the boundary plan that I sent you last week).

We would like to have the finalization of the easements be a condition of the approval. John has been trying to get his attorney on those finalizations but has only been able to leave messages with them and they have not returned his calls.

I will bring the required originals of the subdivision plan to the meeting for signature (they need to be an original signature for the registry- they won't accept the digital plots).

Shelly

Rayshelly Lizotte PE, LEED AP

*Principal, Civil Engineer*



T. 207.974.3028

C. 207.745.7449

W. [www.artifexae.com](http://www.artifexae.com)

175 Exchange Street

Bangor, ME 04401

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**From:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>

**Sent:** Thursday, January 15, 2026 12:15 PM

**To:** Shelly Lizotte <[rlizotte@artifexae.com](mailto:rlizotte@artifexae.com)>

**Cc:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>

**Subject:** Re: Final subdivision comments

Hi Shelly,

Did you get a chance to finish the new easement drafts? We will need all revisions by next week to be able to get this on the 2/3 Planning Board meeting agenda.

Best,



**CITY OF BANGOR**

**Matthew Altiero, Planning Analyst**

**Community & Economic Development Department**

[matthew.altiero@bangormaine.gov](mailto:matthew.altiero@bangormaine.gov)

*Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's*



# COMMUNITY & ECONOMIC DEVELOPMENT

## CITY OF BANGOR

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ANNE M. KRIEG AICP  
DIRECTOR

### Memorandum

To: Business & Economic Development Committee  
From: Anja Collette, Planning Officer  
Date: January 5, 2026  
Regarding: Comprehensive Plan Implementation

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In June of 2023, the City adopted the 2022 Comprehensive Plan. The Plan included policies on a wide array of issues, such as improving housing accessibility and economic vitality in the City, protecting environmentally sensitive areas, and preserving important historic and cultural resources. In 2024, staff compiled a document showing how the policies listed in the Comprehensive Plan had been implemented and what projects were being worked on or were planned in order to further implement the Plan. Staff have now updated this document with new actions that have been taken since 2024, as well as updated the status on previous actions. The document includes all actions taken since the plan was adopted in 2023 and it is attached to this memo. Some actions are included several times because they are applicable to multiple policies. Staff intend to keep this document updated as initiatives are completed in order to track progress in implementing the Plan. No action is requested from the Committee at this time; the purpose of this item is to provide an update to Councilors. Staff welcome any questions or feedback Councilors might have.

## Comprehensive Plan Implementation 2023-2025

### Policy 1

**Objective: Ensure that the City's zoning regulations and guidelines encourage development in areas that can support growth and that development occurs without adversely impacting the City's environmentally sensitive areas and habitats.**

#### Actions

Working on the Blueprint Bangor Land Use Code Update	Began public involvement on City-owned Grandview lot focusing on sustainable infill growth
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 24-089, allowing for co-living dormitories, but only in our more developed zones
Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD).	Adopted City Council Action 23-156 to allow for multifamily residential/mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)
Adopted City Council Action 23-245, which both facilitates construction of manufactured home parks, but also ensures that new manufactured home parks can only be constructed inside the Growth Boundary	

### Policy 2

**Objective: Develop an Open Space and Conservation plan with the aim of ensuring the protection and effective management of City-owned open space and identifying open space that may be targeted for acquisition.**

#### Actions

Established Bangor as a Bee City USA affiliate (encourages sustainable management of City-owned open space)	Amended property maintenance ordinance to allow residents to participate No Mow May
Evaluating ways to incorporate conservation into Grandview Avenue development	Working on the Blueprint Bangor Land Use Code Update (will contain protections for certain open space areas)

### Policy 3

**Objective: Continue the protection of environmentally sensitive areas.**

#### Actions

Evaluating ways to incorporate conservation into Grandview Avenue development	Working on the Blueprint Bangor Land Use Code Update (will contain protections for certain natural areas)
Staff attended lectures on balancing farmland preservation with solar development	Completed a Penjajawoc Watershed-Based Management Plan
Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.	

### Policy 4

**Objective: Implement recommendations of the 2019 Recommendations to Improve the Status of Housing in Bangor report.**

#### Actions

Adopted Chapter 254 - Short Term Rental Licenses to create regulations on short-term rentals and opened up registration/licensing portal for operators in May, 2024	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	Established a pilot long-term rental registry
City Code Text Change; 24-237 - exempted renovation of 3 or more dwelling units from needing a Land Development Permit	Adopted several text changes creating new types of housing, such as co-living dormitories

### Policy 5

**Objective: Increase the supply and range of affordable housing options in Bangor and maintain an affordable housing inventory in excess of existing supply.**

#### Actions

Adopted several text changes creating new types of housing, such as co-living dormitories	Established a pilot long-term rental registry
Began the process of designing an affordable housing development on City-owned lot off Grandview Avenue	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	City Code Text Change; 24-237 - exempted renovation of 3 or more dwelling units from needing a Land Development Permit

<b>Policy 6</b>	
<b>Objective: Maintain and increase the supply of housing designed for and occupied by people of all ages and abilities.</b>	
<b>Actions</b>	
Tabled at the 2024 Healthy Aging Exposition about housing rehabilitation programs and Bangor Livable Communities	Incorporating universal design elements into the City project on Grandview Avenue
Provided guidance to Bangor Livable Communities which promotes walkable streets, housing and transportation options, access to key services and opportunities for residents to participate in community activities	Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.
Adopted City Council Action 24-089 creating regulations and allowances for co-living dormitories	Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon
Adopted zoning amendment to allow boarding homes in additional zones in the City	Adopted City Council Action 23-245, which facilitates construction of manufactured home parks
Pre-approved architectural plans incorporated accessibility elements	
<b>Policy 7</b>	
<b>Objective: Increase the supply of housing proximate to Bangor's downtown with an emphasis on affordable units while protecting the integrity of the City's neighborhoods.</b>	
<b>Actions</b>	
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	City Code Text Change; 24-237 - exempted renovation of 3 or more dwelling units from needing a Land Development Permit
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD) and Urban Service District (USD)
Adopted City Council Action 23-258 to implement the requirements of LD 2003, allowing for more units on residential lots	Adopted City Council Action 24-089, allowing for co-living dormitories, but only in our more developed zones
Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.	Accepted the final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon
<b>Policy 8</b>	
<b>Objective: Foster relationships that ensure that the housing needs of the City's most vulnerable residents are met.</b>	
<b>Actions</b>	
Adopted City Council Action 23-295, adding Permanent Supportive Housing as a Conditional Use in several zones	Adopted City Council Action 23-307, creating regulations and allowances for emergency shelters
Hosted the Fair Housing Workshop with Pine Tree Legal. Attended several Resource Provider events to meet different providers and create relationships.	Dispersed CDBG funding to Permanent Supportive Housing to Address Chronic Homelessness and CDBG Projects - Volunteers of America Supportive Housing for Disabled Adults
Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.	Hired Bangor's first Homeless Response Manager
Adopted City Council Action 24-089, allowing for co-living dormitories	Adopted zoning amendment to allow boarding homes in additional zones in the City
<b>Policy 9</b>	
<b>Objective: Administer, educate, and support affordable housing initiatives.</b>	
<b>Actions</b>	
Administered General Assistance Program	Established a pilot long-term rental registry
Began process of developing affordable housing on City-owned lot on Grandview Avenue	Hired a Housing Officer to develop housing policy, support housing development, and manage programs for rental registry, tenants' rights and vacant/placarded properties

Began revaluation process for the City, which will help provide data on the housing stock	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	Applied for and received HUD funding through Maine CoC collaborative application to continue to support Bangor Rental Assistance Program
<b>Policy 10</b>	
<b>Objective: Improve the condition of Bangor's housing supply and address blight issues in the City's neighborhoods.</b>	
<b>Actions</b>	
Staff organized multidepartmental committee to coordinate management and plan action of vacant and placarded properties	Established a pilot long-term rental registry
Hired a Housing Officer to develop housing policy, support housing development, and managing programs for short term rentals, rental registry, tenants' rights and vacant/placarded properties	Administered and advertise the Heat Pump & Weatherization program for purchase and installation to eligible applicants; expanded program to rented units
Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Increased fees for vacant properties in the City to encourage placement of units back on the market.	
<b>Policy 11</b>	
<b>Objective: Ensure that the City's zoning regulations and guidelines encourage development in areas that can support growth and that development occurs without adversely impacting the City's environmentally sensitive areas and habitats.</b>	
<b>Actions</b>	
Adopted City Council Action 23-156 to allow for mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)	Adopted City Council Action 23-245, which both facilitates construction of manufactured home parks, and restricts manufactured home parks and tiny home parks to being constructed in the growth boundary
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 23-258 to implement the requirements of LD 2003, allowing for more units on residential lots, particularly in the growth boundary
Adopted City Council Action 24-089, allowing for co-living dormitories in the more developed residential and mixed commercial/residential zones	Adopted zoning amendment to allow boarding homes in additional zones in the City
Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD) and Urban Service District (USD)	
<b>Policy 12</b>	
<b>Objective: Strengthen neighborhoods and their ability to support residents by addressing properties that are vacant and/or in disrepair and encouraging appropriate residential and neighborhood-scale commercial development within existing neighborhoods.</b>	
<b>Actions</b>	
Hired a Housing Officer to develop housing policy, support housing development, and manage programs for rental registry, tenants' rights and vacant/placarded properties	Administered and advertise the Heat Pump & Weatherization program for purchase and installation to eligible applicants
Staff organized multidepartmental committee to coordinate management and plan action of vacant and placarded properties	Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.
Increased fees for vacant properties in the City to encourage placement of units back on the market.	
<b>Policy 13</b>	
<b>Objective: Foster an environment that is supportive of economic development and provides opportunities for the growth and development of businesses in the City.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Completed 2025 Economic Development and Workforce Internships
Staff prepared pamphlets to facilitate starting a business in Bangor	Hosted National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars

Continue to reach out to regional, state, and national entities to reestablish Foreign Trade Zone and formulate Best Practices	Foster local, regional, state, and national partnerships at conference and beyond
Continue to operate, lease, and market the Bangor Innovation Center as a stand-alone incubator	Revised Bangor Innovation Center Website
<b>Policy 14</b>	
<b>Objective: Continue to invest in downtown Bangor through infrastructure and streetscape improvements, building façade improvements, public spaces for gathering and events, and marketing and attracting people to downtown public spaces for gathering and events, and marketing and attracting people to downtown.</b>	
<b>Actions</b>	
Completed the Maine DOT Village Planning Partnership Initiative to create a plan for improved mobility, streetscapes, and infrastructure downtown	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Continued to use Community Development Block Grant (CDBG) funds to invest in neighborhood improvements	Expanded the Downtown Assessment District to align with the TIF district
Administered and advertised the Façade Improvement Program in the Downtown area to facilitate repairs and upgrades to the facades of area businesses.	Evaluate monthly report from PCI about parking trends
Entered into a MOU with Wabanaki Public Health and Community Services for syringe waste pick up program	Completed Pickering Square remodel
Working on implementing grant to install bike parking around downtown	
<b>Policy 15</b>	
<b>Objective: Review and update, as appropriate, the City's commercial zoning regulations to ensure that the regulations provide sufficient flexibility to allow development that responds to current and future market conditions.</b>	
<b>Actions</b>	
Adopted City Council Action 23-246 increasing the maximum height in the Urban Service District (USD)	Adopted text change to allow for more food trucks in the Waterfront Development District
Land development code update in progress to address this and other policies	Adopted City Council Action 23-156 to allow for multifamily residential/mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)
Adopted text amendment (25-257) to allow private schools, training centers, and recreation facilities in RR&A	
<b>Policy 16</b>	
<b>Objective: Consider conducting corridor studies or area plans for corridors within the commercial districts to help align economic development priorities with needed infrastructure improvements to adequately support future growth.</b>	
<b>Actions</b>	
Completed plan through the Maine DOT Village Planning Partnership Initiative to improve mobility, streetscapes, and infrastructure downtown	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Evaluated needed sewer infrastructure upgrades in mall area to support new development	
<b>Policy 17</b>	
<b>Objective: Partner with educational institutions and major employers in the City to strengthen and expand the workforce through training and employee pipelines.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Hosted VIP Event focused on business retention, workforce hiring, and networking
Provided shadowing opportunities for Northern Light Family Residents	Public Works (PW) created and implemented a partnership with United Technology Center, resulting in a 9 month Construction Program paid internship program for the FY24 and FY25 school years.
PW developed framework for electrical division apprenticeship	PW & P&R (Parks & Rec) partnering with EMCC, Bangor Housing, and EMDC to host career exploration tours, job shadowing opportunities, encouraging careers in public service.
PW Director partnered with UME Augusta to contribute to their Municipal Career Pathways program for high school and first-year college students.	PW hosted construction program demonstrations to regional high school students to demonstrate fleet maintenance, underground infrastructure, traffic signal, and snow management practices.

PW developed a Federal Motor Carrier (FMCSA) Eltry-Level Driver Training (ELDT) commercial license program to hire employees w/o proper skills and provide them with 120 hour class, range, and road training program over 90 days to earn Class B CDL while earning full-time pay and excellent benefits.	Hired students to work in PW Electrical division, learning electrical and traffic skills while studying. Department provided tuition support for technical electrical degree program.
Host National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars on workforce acquisition and retention	Completed 2025 Economic Development and Workforce Internships
Provided internships for undergraduate and graduate students at Bangor Public Health and Community Services	
<b>Policy 18</b>	
<b>Objective: Promote entrepreneurship, innovation, and business expansion by supporting and leveraging partnerships among research and educational institutions, business development organizations, and the private sector.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Continue to operate, lease, and market the Bangor Innovation Center as a stand-alone incubator
Continued work with the Bangor Innovation Center to promote local entrepreneurship	Reached out to regional, state, and national entities to reestablish Foreign Trade Zone and formulate Best Practices
Completed 2025 Economic Development and Workforce Internships	Continued work on the Bangor Central Kithcen
<b>Policy 19</b>	
<b>Objective: Grow the City and region's recreation and tourism economy.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration, and development	Worked with local organizations to support development and promote Bangor
Worked with Downtown Business Partnership to renovate waterfront area	Provided financial support to Bangor Chamber of Commerce for social media focused engagement
Contributed to articles in the Chamber of Commerce Tourism Magazine and Maine Biz Magazine	Participated in regional tourism group, GBR
Extended waterfront trail	
<b>Policy 20</b>	
<b>Objective: Identify, attract, and retain a more diverse population by creating a welcoming and inclusive community that supports all populations.</b>	
<b>Actions</b>	
Hired a Community Development Analyst to coordinate public funding and programming	Approved application for street mural downtown showcasing Wabanaki art
PW developed a Federal Motor Carrier (FMCSA) Entry-Level Driver Training (ELDT) commercial license program to hire employees w/o proper skills and provide them with 120 hour class, range, and road training program over 90 days to earn Class B CDL while earning full-time pay and excellent benefits.	Host National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars on workforce acquisition and retention
PW hosted construction program demonstrations to regional high school students to demonstrate fleet maintenance, underground infrastructure, traffic signal, and snow management practices.	PW & P&R partnering with EMCC, Bangor Housing, and EMDC to host career exploration tours, job shadowing opportunities, encouraging careers in public service.
Completed 2025 Economic Development and Workforce Internships	
<b>Policy 21</b>	
<b>Objective: Develop a marketing campaign and communications strategy for Bangor that features its cultural and historic resources, economic opportunities, parks and recreational opportunities, and other assets, and promotes Bangor as a place for growth and innovation</b>	
<b>Actions</b>	
Staff prepared pamphlets to facilitate starting a business in Bangor	Coordinated with Public Engagement Specialist to promote various efforts in the City
Began revisions to the Bangor Innovation Center Website	Working on a presentation to realtors and developers in January, 2026 about Bangor's historic resources

<b>Policy 22</b>	
<b>Objective: Improve traffic operations and strategically improve transportation infrastructure across the City.</b>	
<b>Actions</b>	
Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends	Installed advanced traffic detection at key intersection around the City
Partnered with BACTS/DOT to install active/intelligent traffic signal management system on Penobscot Corridor that extends from Brewer into Bangor. This will be used to control more intersections around the City.	Removed flashing stop beacons and replaced with flashing LED stop signs
Conducted traffic study at State St & Forest Ave. Determined the traffic signal wasn't warranted. Rebuilt intersection to calm traffic, remove signals.	Contracted for replacement of wooden poles with aluminum at Stillwater Ave. & State St. to reduce traffic detection issues.
Sent PW Electrical Staff to 3-day Traffic School conducted by Maine DOT	Contracted with Maine DOT to provide local traffic signal maintenance support in exchange for State funding. Will eventually led to a statewide integrated traffic control system.
PW created the position of Pavement Mangement Officer to actively manage paving and striping operations.	Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown
<b>Policy 23</b>	
<b>Objective: Improve bicycle and pedestrian connectivity across the City.</b>	
<b>Actions</b>	
PW is conducting FY24-FY25 trial for City to take over sidewalk snow clearing in downtown parking district to improve safe pedestrian access. Will likely result in change to Ordinance 257-2	Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation
Staff currently serving on Complete Streets Plan Committee organized by BACTS	Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown
Painted bike lane on a section of State St. Reviewing opportunities for additional bike lanes around City.	Implemented new sidewalk plowing in FY24 to more quickly improve pedestrian access to schools after winter storms
Approved application for street mural downtown to improve pedestrian safety and the downtown streetscape; had a noticeable impact on calming traffic	Currently discussing complete neighborhoods/complete streets with the Livable Communities committee and other staff
Added sidewalk to Ohio Street	Implementing Community Action Grant to install bike racks and secure bike storage in the City
Continuing to require all development applications to add pedestrian connections where applicable	Installed new multi-use path on Fourteenth Street
Created (or working on creating) new sidewalks along Ohio Street, Odlin Road, Maine Avenue, and Mt. Hope Avenue	
<b>Policy 24</b>	
<b>Objective: Accommodate emerging transportation modes and technologies.</b>	
<b>Actions</b>	
Installed 5 new EV charging stations downtown - 4 at Pickering Square parking garage and 1 at Abbot Square parking lot	Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation
Working on land use code update that will address this and other policies	Used grant funding to purchase an EV for City use
PW Director and electrical staff attended seminars on smart streets connectivity, sending information to autos regarding traffic signals, construction, delays, etc.	Partnered with BACTS/DOT to install active/intelligent traffic signal management system on Penobscot Corridor that extends from Brewer into Bangor. This will be used to control more intersections around the City.
IT, Engineering, and PW is partnering to install fiber optic connectivity around the City, which will support smart streets data connectivity	
<b>Policy 25</b>	
<b>Objective: Continue to address safety issues across Bangor's transportation system.</b>	
<b>Actions</b>	
Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation	Approved application for street mural downtown to improve pedestrian safety/traffic calming
Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown	Newly created Pavement Management Officer implemented annual pavement condition index scoring process to improve safety/rideability of streets.

<p>Newly created Pavement Management Officer testing new pavement marking options (inlaid polyurea, MMA, heat applied durable surface markings, heat inlaid durable surface markings) to increase year-round crosswalk and striping visibility.</p>	<p>Evaluate and address each resident request for traffic calming measures and take appropriate action - either justify the current configuration or make changes.</p>
<p>Working with the Bangor Area Comprehensive Transportation System (BACTS) on a Complete Streets Plan for the City and region</p>	<p>Working with the Bangor Area Comprehensive Transportation System (BACTS) to identify areas to improve safety using a Safe Streets for All Grant</p>
<p>Conducted a trial of a new pavement scoring software in 2024.</p>	<p>Created (or working on creating) new sidewalks/multi-use paths along Ohio Street, Fourteenth Street, Odlin Road, Maine Avenue, and Mt. Hope Avenue</p>

<b>Policy 26</b>	
<b>Objective: Update City regulations and policies to better manage and accommodate transportation needs across the City.</b>	
<b>Actions</b>	
Adopted City Council Action 24-099, to reduce the minimum off-street parking spaces required for residential units and developments requiring Land Development Permits	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Incorporated flexibility with winter on-street parking rules that will also allow safe clearing of snow & ice	Completion of 800+ "Monty Moose" Parking Lot and associated sidewalk
<b>Policy 27</b>	
<b>Objective: Improve Community Connector bus service and amenities and implement strategies to increase ridership.</b>	
<b>Actions</b>	
Switched bus system to fixed stop routes to improve reliability, boost ridership, and create potential for bus tracking	Received DOT grant to add bicycle racks to buses, including the capability to carry e-bikes
Renovating the bus barn to add capability for electric bus charging	Created new rider app for bus tracking
Installed new ticket vending machine	
<b>Policy 28</b>	
<b>Objective: Continue to support the growth of Bangor International Airport (BGR) as a transportation and commerce hub.</b>	
<b>Actions</b>	
Approved development plans for the Bangor International Airport for utility buildings, gate connections, and increased parking	Extended the lease of Transportation Security Administration (TSA)
<b>Policy 29</b>	
<b>Objective: Improve regional transportation options and connectivity to the region.</b>	
<b>Actions</b>	
Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation	
<b>Policy 30</b>	
<b>Objective: Prioritize climate resiliency through city-wide and regional mitigation and adaptation strategies.</b>	
<b>Actions</b>	
Completed the regional Penobscot Climate Action Plan and established membership on the Penobscot Climate Action Committee	Working with the Penobscot Climate Action Committee to push forward resiliency strategies in the region and to increase public awareness around climate initiatives
Received grant funding to create urban forest management plan (UFMP) to manage street and urban park trees assets. The UFMP will promote climate resiliency through a cooling tree canopy and erosion control through tree plantings.	Administered and advertise the CDBG Heat Pump & Weatherization program for purchase and installation to eligible applicants
Created a new grant program to help fund weatherization in rented units in the City	Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings and install bicycle racks around the City
Used the Energy Efficiency & Conservation Block Grant program to purchase an EV for general City use	Several departments, such as Fleet and Community Connector, have purchased EVs and hybrid vehicles
Renovating the bus barn to add capability for electric bus charging	The Blueprint Bangor Land Development Code update in progress will incorporate climate action plan strategies
<b>Policy 31</b>	
<b>Objective: Improve stewardship of forests and tree canopy on City-owned open space and rights-of-way.</b>	
<b>Actions</b>	
Continued to review development plans for vegetative buffering requirements and encouraging planting of native species	Awarded grant funding to create urban forest management plan to manage street and urban park trees assets.
PW created the position of Forestry Manager and hired state licensed Forester to manage tree assets across the City.	PW & P&R hired University of Maine forestry program interns to inventory, and catalogue in GIS, every street and urban park tree in the City.
Coordinated with and supported Bangor Beautiful non-profit to plant 25 trees at Center St., Park St., High St., Hammond St., and Ohio St. and 17 trees at the intersection of Oak St. and Washington St.	Coordinated with Downtown Bangor Partnership (DBP) to support annual removal of invasive species in downtown parks.
Coordinated with Downtown Bangor Partnership (DBP) to support annual Big Dig planting of public flower beds by private, public, and business entities.	Awarded \$50k in Inflation Reduction Act grant funding to create/expand City tree nursery to grow native tree stock for street and park plantings.

Inventoried public ash trees and created a plan for dealing with the Emerald Ash	Planted additional trees in Pickering Square
<b>Policy 32</b>	
<b>Objective: Support and enhance agricultural resources.</b>	
<b>Actions</b>	
Renewed the Farmer's Market lease	Currently working on the Commerical Kitchen Development as a collaborative, commercial kitchen space for entrepreneurs
Helped guide applicants through zone change process to facilitate a cut flower business	Staff attended lectures on smart growth and balancing farmland preservation with solar development
PW supports Farmer's Market on winter weekends to clear parking lot prior to market start.	PW used resident leaves and grass to create compost, on a State-licensed site, for use by residents and city staff.
PW partnered with Bangor High School students to test compost for harmful effects.	Approved \$75,000 in ARPA funding to Food and Medicine to create new community gardens
The Blueprint Bangor Land Development Code update in progress will incorporate strategies to protect farmland and farming	
<b>Policy 33</b>	
<b>Objective: Continue to promote sustainable stormwater management and floodplain management to be resilient and adaptable to a changing climate.</b>	
<b>Actions</b>	
Continued to review development plans for adherence to stormwater regulations and best practices	Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.
Completed the Penjajawoc Watershed Based Management Plan	Completed floodplain restoration project on Arctic Brook, completed in-stream improvement project on Capehart Brook, and completed replacement of undersized storm drain on State Street
Stormwater Technician educates Planning Board members yearly on stormwater regulations	The Blueprint Bangor Land Development Code update in progress will help implement this policy
Began planning for in-stream improvement projects for Sucker Brook in 2 locations	
<b>Policy 34</b>	
<b>Objective: Prioritize energy efficiency and implementation of renewable energy measures.</b>	
<b>Actions</b>	
Continue to administer and advertise the Heat Pump & Weatherization program for purchase and installation to eligible homeowners, and expanded weatherization program to rented units	Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings
Adopted City Council Action 24-164 amending district height limits to clarify the limits for rooftop solar	PW exploring purchase of heavy vehicles that run on RNG instead of diesel. Heavy vehicles have continued to be a challenge for EV adoption so RNG is a viable option to reduce emmissions.
PW Fleet Services investing in annual technician training for electric vehicles and hybrids to support City move toward EV fleet.	Currently working on hiring sustainability intern to help evaluate City-owned property for solar potential and identify other energy saving measures
Received grant funding through the "low-no" emission vehicle grant program to rehabilitate bus depot to support charging of electric buses	
<b>Policy 35</b>	
<b>Objective: Actively work towards protecting and improving water quality of the Penobscot River, impaired streams, and other water resources in the City.</b>	
<b>Actions</b>	
Continue to review development plans for adherence to stormwater and water district regulations and best practices	Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.
Continued investment in stormwater separation projects	The Blueprint Bangor Land Development Code update in progress will help implement this policy
Completed the Penjajawoc Watershed Based Management Plan	
<b>Policy 36</b>	
<b>Objective: Prepare a City Facilities Master Plan to assess capacity to meet current and anticipated program needs and to identify energy, efficiency, and overall facility improvements that are needed.</b>	
<b>Actions</b>	
Committed funding for the development of an ADA Transition Plan	Completed work on renovating City Hall to meet code requirements, improve energy efficiency, and enhance customer service
Energy audits for 6 municipal buildings in process	
<b>Policy 37</b>	

<b>Objective: Continue to preserve, enhance, and maintain parks and recreation facilities.</b>	
<b>Actions</b>	
P&R created and adopted Forest Management Plan (FMP) for Rolland Perry City Forest.	PW & P&R hired University of Maine forestry program interns to develop selective harvest plan for City forest according to FMP.
P&R contracted for the creation of Forest Management Plan (FMP) for Essex Woods recreation area.	PW partnered with Bangor High School students to create a awareness around Beech Leaf Disease at City Forest.
<b>Policy 38</b>	
<b>Objective: Expand access to parks and recreational facilities for all users and improve connectivity of parks and open spaces.</b>	
<b>Actions</b>	
PW & P&R coordinated browntail moth (invasive pest) remediation treatment trials in City parks across the City, creating safer experience for park users.	Extended the waterfront walking/biking path
P&R worked with PW to develop plan for the creation of a public park on City property in Judson Heights	
<b>Policy 39</b>	
<b>Objective: Improve resources of Bangor's Public Health and Community Services Department (PHCS) to ensure that Bangor continues to meet the needs of residents.</b>	
<b>Actions</b>	
Bangor's Public Health and Community Services currently pursuing accreditation through the Public Health Accreditation Board	
<b>Policy 40</b>	
<b>Objective: Support the work of local and regional community organizations that provide social services to the Bangor community.</b>	
<b>Actions</b>	
Continued to disperse CDBG funds	Hosted CDBG Action Plan Workshop
Continued the ShelterPlusCare program	Distributed ARPA funding to various organizations
Awarded grant funding to continue the operation of warming shelters	
<b>Policy 41</b>	
<b>Objective: Ensure that Bangor's public safety services have the resources to meet the needs of the community.</b>	
<b>Actions</b>	
Invested in new technology for the Police Department	Invested in new staff at PHCS to help provide services to the unhoused
<b>Policy 42</b>	
<b>Objective: Support sustainability, including energy efficiency and renewable energy sources, across all City facilities.</b>	
<b>Actions</b>	
Received designation as a Bee City USA, which will prioritize planting of native plants and reducing pesticide use	P&R partnered with Maine Audubon to plant monarch friendly native plants at Essex Woods former ski hill and capped landfill, and adjusted mowing schedule to assist in monarch reproduction/life cycle
P&R partnered with Ag Allies to create safe space for Bobolink reproduction cycle at capped landfill on Kittredge Road.	Staff preparing a plan for a municipal building energy audit for committee review
Renovating the bus barn to add capability for electric bus charging	Coordinate with Downtown Bangor Partnership (DBP) to support annual removal of invasive species in downtown parks.
Used the Energy Efficiency & Conservation Block Grant program to purchase an EV for general City use	Several departments, such as Fleet and Community Connector, have purchased EVs and hybrid vehicles
Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings	Currently working on hiring sustainability intern to help evaluate City-owned property for solar potential and identify other energy saving measures
Awarded \$50k in Inflation Reduction Act grant funding to create/expand City tree nursery to grow native tree stock for street and park plantings.	Awarded grant funding to create urban forest management plan to manage street and urban park trees assets.
<b>Policy 43</b>	
<b>Objective: Continue to protect and maintain the City's drinking water supply and distribution infrastructure.</b>	
<b>Actions</b>	
Continue to coordinate with Bangor Water District on Site Development Applications to ensure adequate capacity and safe development	
<b>Policy 44</b>	

<b>Objective: Continue to make needed investments in the City's wastewater collection infrastructure.</b>	
<b>Actions</b>	
Continue to coordinate with City Sewer on Site Development Applications to ensure adequate capacity and safe development	Currently working on increasing capacity (or conducting studies to do so) at several points in the City, including around the Bangor Mall and the Broadway area
Currently undergoing an evaluation of the K-Mart and Perry Rd. pump stations to address operational and development concerns related to sewer capacity.	Completed a \$1.8M project at the wastewater treatment plant to upgrade the SCADA (supervisory control and data acquisition) system.
Implementing a sophisticated asset management program to identify and prioritize maintenance/repair/replacement needs.	Continue to maintains the State Revolving Fund funded account for smaller sewer improvements
Continued application for grants	Replaced 2,202 lf of sewer and 40 sewer manholes
Completed post-construction monitoring of Davis Brook storage tank	Cleaned/jetted 70.46 miles of sewer pipe
Inspected and coded 27.56 miles of sewer pipe	
<b>Policy 45</b>	
<b>Objective: Proactively work towards obtaining and securing funding through the Infrastructure Investment and Jobs Act (IIJA) as a means of financing needed improvements to City facilities and infrastructure.</b>	
<b>Actions</b>	
Implemented grant funding through the EECBG program (which was funded through the IIJA) for energy efficiency investments in City facilities/vehicles	
<b>Policy 46</b>	
<b>Objective: Develop a City-wide digital infrastructure strategy.</b>	
<b>Actions</b>	
IT coordinated with departments to better utilize digital assets like Laserfiche	Constantly updating Parcel Viewer as zones change
Created an online permitting portal for short-term rentals	Purchased software (Neighborly) to facilitate CDBG funding dispersal
Began implementation of asset management program	Creation of City-Wide Laserfiche Task Force for more effective usage
<b>Policy 47</b>	
<b>Objective: Promote and enhance the viability of historic and architectural resources for their continued use or for new uses.</b>	
<b>Actions</b>	
Completed the Phase 4 of Bangor Historic Architectural Survey documenting additional historic resources in the City	Partnered with Bangor Historical Society to put on Jane's Walk, a community lead walking tour of historic Bangor
Attended Preservation Conference in Portland, Maine for training and networking	Completed architectural survey of the Great Fire District, Main Street District, the Tree Streets, State Street, and other standalone historic sites in the City
Continue to host yearly Jane's Walk celebrating smart development and historic resources	Working on public education about the City's historic resources and historic preservation
Working on presentation to realtors and developers about historic preservation	
<b>Policy 48</b>	
<b>Objective: Provide continued support for the protection of historic resources in Bangor.</b>	
<b>Actions</b>	
Completed the Phase 4 of Bangor Historic Architectural Survey documenting additional historic resources in the City	Completed architectural surveys of the Great Fire District, Main Street District, and other standalone historic sites in the City
Dispersed CDBG funding to Bangor Historical Society	Plan to work on integrating architectural survey results into City parcel viewer
Working on presentation to realtors and developers about historic preservation	Working on public education about the City's historic resources and historic preservation
<b>Policy 49</b>	
<b>Objective: Provide more support for the arts and cultural organizations in Bangor.</b>	
<b>Actions</b>	
Assisted Bangor Beautiful and Wabanaki Public Health and Wellness with completing the Wabanaki Ground Mural on Hammond Street	Coordinated with Downtown Bangor to install the Umbrella Sky Project on Cross Street
Coordinated with and supported Bangor Beautiful non-profit to re-paint and landscape "Welcome to Bangor" installations at Oak, Hammond, and Union Streets.	Partnered with City Engineering to envision Diversity, Equity, and Inclusion themed mural

Sponsored various events and programs	Continue to host events like the yearly Sidewalk Art Festival and monthly First Friday Art Walk
Supported murals at Waterfront Concerts	Worked with Bangor High School students for the creation of art that was installed on BigBelly trash cans around the Downtown District in 2025.
<b>Policy 50</b>	
<b>Objective: Bolster Bangor as a place that is home to events.</b>	
<b>Actions</b>	
Partnered with local organizations like Downtown Bangor and Bangor Chamber of Commerce to support and conduct events	Provided financial support to Bangor Chamber of Commerce for social media focused engagement
Contributed to articles in the Chamber of Commerce Tourism Magazine and Maine Biz Magazine	Continue to host yearly Jane's Walk celebrating smart development and historic resources
Hosted National Economic Development Week 2024 VIP Summit Event to collaborate with downtown businesses on the future of Bangor	