



## CITY OF BANGOR

To: Honorable Chair and Members of the Bangor City Council  
From: Carollynn Lear, City Manager  
Subject: Weekly Meetings – **Jan. 26, 2026**  
Date: Jan. 23, 2026

**Jan. 27 (Tues) 6:00 P.M. Advisory Committee on Racial Equity, Inclusion & Human Rights**

**Jan. 28 (Wed) 5:15 P.M. City Council Workshop *Rescheduled from Monday, Jan. 26***

- **Bangor Water District**
- **Maine Access Foundation Grant**
- **City Manager Update**
- **Executive Session: 1 M.R.S.A. § 405 (6)(A) – Personnel Matter**
- **Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor**

**7:00 P.M. City Council *Rescheduled from Monday, Jan. 26***

**Jan. 29 (Thurs) 5:30 P.M. Downtown Parking Advisory Committee**

**7:00 P.M. School Committee *Rescheduled from Wednesday, Jan. 28***

**Unless otherwise noted, all meetings are held: City Council Chambers, Bangor City Hall, 73 Harlow St. After 4:30 P.M., members of the public are asked to use the side entrance of City Hall that faces the direction of Exchange and State streets.**

**Find the calendar and Zoom link at [www.bangormaine.gov/calendar](http://www.bangormaine.gov/calendar) and select the meeting you wish to attend. For guidelines on attending City of Bangor public meetings virtually or in-person, visit [www.bangormaine.gov/video](http://www.bangormaine.gov/video)**

**Advisory Committee on Racial Equity,  
Inclusion, and Human Rights Agenda  
January 27, 2025 @ 6:00 PM  
City Hall, Council Chambers, 73 Harlow Street, Bangor**

For language and physical assistance requests, please call Grace Innis at 207-992-4276 as soon as possible to ensure availability. Parking for the meeting is available in the parking lot next to the building on Harlow Street and includes a ramp and accessible doors.

Doors open fifteen minutes prior to the start of the meeting.

Council Chambers is located at the far end of the hallway on the first floor.

**Current Membership and Terms**

Regular Members:

Katie Brydon, Chair (12/31/2027)	Shane Boyes, Vice Chair (12/31/2027)
Kathryn Robinson (12/31/2026)	Rheylan Burke (12/31/2026)
Vacant (12/31/2026)	Mark Roth (12/31/2027)
Suzette Furrow (12/31/2028)	Teresa Fallon (12/31/2028)
Sharon Webber (12/31/2028)	

Nonvoting Members:

Carollynn Lear, City Manager, or Designee	Marie Robinson, Superintendent of Schools, or Designee
Emme Nguyen, High School Student	Michael Beck, Councilor (10/31/2026)

**1. Call to Order**

**2. Roll Call: Attendance**

**3. Nomination(s) & Election of Officers** – Chair, Vice-Chair, & Secretary

**4. All Public Comment** – Limited to 15 minutes; Chair may reopen at end

**5. Approval of Minutes:** November 25, 2025, December 16, 2025

**6. Committee Business**

- Welcome & Introduction of New Members – Onboarding document
- FOAA training
- Annual Report
- Resolution Update

**7. Education/Updates**

**8. Events**

- 2026 Martin Luther King Jr. Breakfast

**9. Policy/Ordinance**

**10. Other Business**

- Language Access Plan
- Update to Remote Meeting Policy Discussion
- Webpage

**11. Council Liaison and/or Manager Updates**

**12. Adjourn**

*Next meeting is scheduled for February 24, 2026 (subject to change).*

# Advisory Committee of Racial Equity, Inclusion, and Human Rights

## Minutes for the Tuesday, November 25, 2025 Meeting

### 6:00p | Council Chambers

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**Members Present:** Chair Katie Brydon, Vice Chair Shane Boyes, Secretary Liana Fellis; Member Mark Roth; Member Kathryn Robinson; Student Rep. Emme Ngyuen; Member Rheylyan Burke; Member Gabrielle Willey

**Members not present:** Member Kathryn Robinson

**City of Bangor staff and guests present:** Assistant City Manager Courtney O'Donnell; City Councilor Michael Beck;

1. Call to Order at 6pm
2. Roll Call: Attendance
  
3. **General Public Comments-** Limited to 15 minutes, no zoom comments per City Council order  
Jamie Beck, Bangor- message from person living in railroad encampment brought forth notice from BCAT (Bangor Community Action Team) dated 11/25/25 to move by 12/19/25. First mention brought forth at workshop on 11/24/25. Not the first time that Bangor has engaged in practice of serving notice to vacate. Information on flier is outdated. Can this committee help guide city in how to better handle this.
  
4. **Approval of Meeting Minutes:** October 28, 2025
  - a. Motion to approve made by Member Boyes, seconded by Member Roth
  - b. Minutes approved, 5-0
  
5. **Committee Business**
  - a) Agreement Follow Up
    - (1) At October meeting, committee suggested moving forward with a written policy.
    - (2) Asst City Mgr: spoke with City Manager. Definitely interested with an internal policy that provides a directive for staff. Expressed interest in it being more than just 287g agreements. Would be a public document.
    - (3) Member Roth asked if doing it this way would be considered a way around city council.
    - (4) Member Boyes wonders if it is worth resubmitting to city council where three new city councilors were elected
    - (5) Councilor Beck suggests that bringing forth a policy would achieve more. 918 legislative order
    - (6) Asst CM O'Donnell brought forth more of a memo idea, going through council would direct city manager to write policy. Will follow up with City Manager on next steps
    - (7) State still has not taken up this issue
  - b) Homeless
    - (1) Councilor Beck- City Manager asked for directive for what to do. Dec 19<sup>th</sup> was selected as it correlates with opening of warming shelter.
    - (2) Director of Homeless Response position is currently vacant. City Manager has made it a priority to fill position. Needs to have plan in place to address outdated information, and how to handle resources for homeless response.
    - (3) 40-50 people in this site
    - (4) Jamie Beck offered that the same notice with bad information was used in May 2025.
    - (5) Infrastructure used in 2022 encampment closure was not sufficient to meet the needs of that population.
    - (6) Chair Brydon would like to put a pause on closing of the encampment until having a plan in place for people living at site.
    - (7) Councilor Beck would like to see more coordination.

**Advisory Committee of Racial Equity, Inclusion, and Human Rights**  
**Minutes for the Tuesday, November 25, 2025 Meeting**  
**6:00p | Council Chambers**

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- (8) Member Roth asked who is or should be tasked with coordinating. Asst City Mgr O'Donnell says it primarily resides with Public Health. This topic will be brought up on Dec 1<sup>st</sup> and council workshop on Dec 8<sup>th</sup>.
- (9) Can ACREIHR help with updating the BCAT form? Asst CM O'Donnell thinks there is probably an updated list but always welcome input.
- (10) Motion to make statement at Gov Op by Member Roth; member Willey seconded  
Committee Approved. Chair Brydon will work on writing of statement for review.

**6. Education/Updates**

**7. Events**

- a. Martin Luther King Breakfast January 2026- planning continues, no major updates

**8. Policy/Ordinances**

**9. Other Business**

- a. Language Access Plan
  - i) additional information included in the packet. Will discuss at next meeting
- b. Remote Meeting Policy Discussion
  - ii) Will be follow up discussion about what it would mean to continue policy discussion, what is manageable, what makes sense.
- c. Webpage

**10. Manager Updates**

- a. Next meeting is December 23<sup>rd</sup>. The week before is an option. Committee agreed that December 16<sup>th</sup> would work.

**11. Adjourn**

Member Roth motioned; Willey seconded. Approved 6-0

**Advisory Committee on Racial Equity, Inclusion and Human Rights**  
**December 16, 2025**  
**Meeting Minutes**

**1. Call to Order**

**2. Roll Call Attendance**

- a. Katie Brydon (Chair), Shane Boyes (Vice Chair), Liana Fellis, Mark Roth, Katie Robinson (Zoom), Gabrielle Willey, Rheyln Burke (Zoom)
- b. Mike Beck (City Council liaison), Carollynn Lear (City Manager)

**3. Public Comment**

- a. Brian Ray, Resident - Concern regarding the encampment (CSX continuing on with closure of encampment, despite CoB pausing the closure) and next steps
- b. Jamie Beck, Resident - Desire for safe, open space for the unhoused community. Concern about using warming shelters / overnight shelters being proposed as the sole solution

**4. Approval of Minutes**

- a. Not included in the packet, not able to vote on minutes at this time

**5. Committee Business**

- a. Thank You to Outgoing Members (moved to end of agenda)
- b. Encampment Near Railroad Follow Up
  - i. Update from City Manager Lear - CoB staff were given a directive to follow up with Railroad to determine their wishes/plans for removal of encampment from their property. Railroad does plan to move ahead with sweep of their property and may request assistance from BPD. At this point, City hands are tied and the closure will happen on the 19th
  - ii. At this time, city staff are not exploring alternate locations for a sanctioned encampment and has no suggested location for relocation
  - iii. City staff and council members met with members of the encampment to discuss their wishes for next steps. Asks included hotel rooms, cell phones, and bus passes
- c. Action Item: Legislative Policy Directive
  - i. Legislative Policy Directive may be more useful than a Resolve. Draft presented by Chair Brydon
  - ii. [Draft - “Legislative Policy Directive: Emergency Establishment of a Transitional Safe Outdoor Space \(SOS\)”](#)
  - iii. Significant discussion regarding sending this draft to Council
    - 1. Motion to send to Council made by Member Willey, 2nd by Member Roth
    - 2. Additional discussion on edits to document
    - 3. Roll call vote: Unanimous YEA vote

**6. Other Business**

- a. A million thanks to Member Fellis and Member Willey for their service to the committee

**7. Adjourn**

- a. Roll call vote: Unanimous YEA vote



Advisory Committee on Racial Equity, Inclusion, and Human Rights

New Committee Member Onboarding Packet  
January 2026

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## **Advisory Committee on Racial Equity, Inclusion, and Human Rights**

### **Committee Introduction and Overview**

#### **Welcome**

On behalf of the citizens of Bangor, we'd like to thank for your willingness to serve on the Advisory Committee on Racial Equity, Inclusion and Human Rights.

This Committee was created by the City Council in October of 2020 to reflect the City's commitment that racial equity, inclusion, and human rights are core values for the City of Bangor, its Council, School Committee, and employees. This action was taken to demonstrate the City's commitment to a fair, inclusive work environment that provides an atmosphere that allows all individuals to attain their greatest potential, promote a sense of belonging, and achieve the greatest benefits for the city.

The Committee's overarching mission is to foster and advance a shared culture in the community that promotes the goals of accepting, respecting, and valuing differences, including attributes such as age, race, gender, ethnicity, religion, sexual orientation, gender expression, sexual identity, ability, language, family circumstances and cultural backgrounds.

#### **Committee Overview**

A copy of City Ordinance establishing the membership, guidelines for selection of members, residency, meetings, annual report, mission, goals, etc. is attached for your review.

#### **Committee Membership, Term and General Information**

There are eight (8) appointed voting committee members and four (4) non-voting committee members. Voting committee members' terms run on a calendar year basis, but mid-term vacancies are actively advertised to be filled.

As a City Council appointed Committee, the meetings of the group are considered a public meeting. In order to conduct business, there must be a quorum of committee members present, which is five (5) voting members.

#### **Freedom of Access Act (FOAA) Training:**

There is an annual training for all committees and boards. Attached please find a copy of the State's FAQ relate to FOAA. Staff will be available during a regularly scheduled committee meeting to review the requirements and address any questions.

#### **Organizational Meeting**

By Ordinance, the Committee shall elect a Chair, Vice-Chair, and Secretary annually. The recommendation is that this be an agenda item on the first meeting in January after the seating of new members.

The Chair and Vice-Chair positions meet with City staff to establish the meeting agendas and work through other issues as they arise, so there is an increased time commitment with the two leadership positions.

## **Work Plan**

Ascertaining priorities and a work plan for the coming year should be factored into the discussion of meeting times. Prior committee members have cited a desire to create subcommittees of no more than three (3) voting committee members to work through priorities and report back to the entire committee.

The following priorities were identified as potential areas of focus in the past.

### **Potential priorities**

- Finalize calendar to include dates and months of significance – to serve as a guide for the scheduling of City meetings and to serve as an educational opportunity.
- Accessibility of All Types
- Review of Ethics
- Review of Hiring Practices
- Provide input on Homelessness

### **Meeting Times**

By Ordinance, the committee shall meet at least six times annually, but may meet more often. As time commitments vary by Committee member, the Committee should consider establishing a regularly scheduled meeting time during its January meeting. In the past it has been the Tuesday following the second Council meeting of the month.

### **Meeting Agendas**

Meeting agendas are established based on the direction received at the prior meeting and include reporting back of any priorities being advanced by the Committee.

When topics of potential interest are being reviewed or discussed in other forums, City staff will work to ensure all Committee members are made aware. City staff will assist members in signing up to receiving weekly meeting notices, so all members have access to regularly scheduled weekly meeting packages.

### **History of the Committee**

This Committee was created by the City Council in October of 2020 to reflect the City's commitment that racial equity, inclusion, and human rights are core values for the City of Bangor, its Council, School Committee, and employees. This action was taken to demonstrate the City's commitment to a fair, inclusive work environment that provides an atmosphere that allows all individuals to attain their greatest potential, promote a sense of belonging, and achieve the greatest benefits for the city.

The Committee's overarching mission is to foster and advance a shared culture in the community that promotes the goals of accepting, respecting, and valuing differences, including attributes such as age, race, gender, ethnicity, religion, sexual orientation, gender expression, sexual identity, ability, language, family circumstances and cultural backgrounds.

## **Charter**

### *23-39 Guidelines for selection of members*

In order to assist in fulfilling the missions and goals of the Committee, the membership of the Committee should reflect a diverse array of perspectives, including diversity of race, ethnicity, gender, sexual orientation, socioeconomic status, age, physical ability, religious belief, political belief, and other characteristics and beliefs.

### *23-38 Establishment; membership*

- A. There is hereby established the Advisory Committee on Racial Equity, Inclusion, and Human Rights. This Committee shall consist of nine regular members and four nonvoting members.
- B. Regular members of the Committee shall be appointed by the City Council. All members shall be at-large members. The Council shall work to include members with a wide variety of perspectives and interests on the Committee, such as, but not limited to, perspectives and interests of the following:
  - The National Association for the Advancement of Colored People (NAACP).
  - The Penobscot Nation or Wabanaki interests.
  - Bangor Chamber of Commerce or Bangor business interests.
  - Local educational institutions or medical service providers.
  - LGBTQ interests.
  - The Maine Multicultural Center.
  - Religious or spiritual interests.
  - Labor or worker interests.
- C. There shall also be four nonvoting members of the Committee. These nonvoting members shall include:
  - The City Manager, or designee as an ex officio member.
  - The Superintendent of Schools, or designee, as an ex officio member.
  - A student residing in Bangor, currently enrolled in a secondary or post-secondary education.
  - A Bangor City Councilor, designated by the Council Chair annually, to act as a liaison between the Council and the committee.

### *23-40 Residency; salaries and compensation*

Regular members of the Committee shall be selected primarily on the basis of the guidelines outlined above, but preference may be given to appointing members who are residents of the City of Bangor. Regular and student members shall receive no compensation for their service.

### *23-41 Terms of office*

- A. The term of each regular member shall be for three years or until their successor has been appointed and has qualified.
- B. Any vacancy shall be filled in the same manner for the unexpired term.
- C. No regular member shall serve more than two complete consecutive terms.

### *23-42 Officers*

The Committee shall annually elect a Chair, a Vice Chair, and a Secretary from among its members.

### *23-43 Meetings; annual report; quorum*

- A. The Committee shall meet at least six times annually, but more frequent meetings may occur.
- B. Prior to February 1 of each calendar year, the Committee may prepare and submit to the City Council an annual report outlining its activities during the preceding calendar year.
- C. A quorum shall consist of five of the nine regular Committee members.
- D. Attendance. To maintain good standing, regular members of the Advisory Committee on Racial Equity, Inclusion, and Human Rights are expected to actively participate in the Committee's work through consistent attendance. Recognizing the importance of continuity, members shall adhere to the following attendance guidelines within their three-year term:
  - 1) Annual attendance. Members shall not be absent from more than four regularly scheduled meetings within any twelve-month period unless excused under Subsection D(3), Absences.
  - 2) Three-year attendance. Over their three-year term, members shall attend at least 75% of the regularly scheduled meetings, and shall not be absent from more than three consecutive regularly scheduled meetings within any twelve-month period unless excused under Subsection D(3), Absences.
  - 3) Absences.
    - a) Notice of absence. All absences will be excused provided that the Committee Chair and the City Manager or designee receive notification of the absence before the scheduled meeting.
    - b) Unexcused absences. Absences without prior notification to both the Committee Chair and the City Manager or designee will be considered unexcused.
    - c) Record keeping. The Committee Secretary shall maintain a record of all absences.
- E. Notice and cause for removal.

- 1) Violation warning notice. If a member is absent from three regularly scheduled, or two consecutive regularly scheduled meetings, within any twelve-month period, unless excused, the Secretary shall then alert the City Clerk who shall provide written notification to the member, outlining the attendance policy and the potential consequence of further absences.
- 2) Hearing notification. In the event a member fails to attend meetings as established in § 23-44A, the Committee Secretary shall notify the City Clerk of meeting dates missed. The City Clerk shall notify the member via certified mail of their perceived violation, and hearing date no sooner than 14 days.
- 3) Hearing and decision. The Personnel Committee shall hold a hearing and determine if a) an attendance violation has occurred and b) whether or not to remove the member. Decisions to remove members for cause shall require an Order on the following Council agenda.

### *23-44 Mission*

The Committee's mission is to:

- A. Develop ideas and information to educate individuals, within the organization as well as in the community, focusing on topics of (but not limited to) awareness, sensitivity, equity, inclusion, and diversity.
- B. Review and advise City staff regarding policies and practices to recruit, hire, on-board, promote, and retain a diverse and inclusive workforce. Specifically, the committee's work will focus on mitigating the potential for bias in the hiring and retention decisions through consistent, evidence-based tools, procedures and trainings.
- C. Review applicable ordinances, policies, and programs to ensure that they promote the goal of accepting, respecting, and valuing differences including attributes such as age, race, gender, ethnicity, religion, sexual orientation, gender expression, sexual identity, ability, language, family circumstances and cultural backgrounds. These efforts will assist Bangor's community in developing diversity and inclusion.
- D. Create greater awareness about opportunities to advance issues of age, race, gender, ethnicity, religion, sexual orientation, gender expression, sexual identity, ability, language, family circumstances and cultural backgrounds, to ensure concerns are heard and considered when creating city policy and ordinances.

### *23-45 Goals*

The goals of the Committee are as follows:

- A. Promote ideas and information to further the spirit of diversity and inclusion.
- B. Provide City staff with input on administrative policies that impact employee, recruitment, hiring, on-boarding, promotional opportunity, and retention of a diverse workforce.
- C. Engage and be a resource for the community in ways to incorporate diversity, inclusion, and equity into our community through development of ordinances, policies, and programs.

- D. Engage the community in ways that incorporate the development of diverse and inclusive K-12 school curriculum.
- E. Educate community members about and refer community members to other potentially useful resources.

#### *23-46 Legal requirements*

- A. In the course of its duties, the Committee may from time to time address matters in which some related materials are confidential and therefore not accessible by the Committee, such as employee records or discipline or police investigations. Committee members shall respect the confidentiality of such records.
- B. The Committee is not intended as a replacement for, or to prevent community members from going to, the Maine Human Rights Commission, Equal Employment Opportunity Commission, or other legal bodies.

[Link to Charter](#)

### **Makeup of the Committee**

Membership of the committee consists of:

- 9 Voting Members
- 4 Non-Voting Members Term

Term Limits

- Max 3 Years Term Limit (dependent on seat)
- 2 Complete Consecutive Terms
- Bangor City Council will strive to have the following areas represented on this committee
  - The National Association for the Advancement of Colored People (NAACP)
  - The Penobscot Nation or Wabanaki interests
  - Bangor Chamber of Commerce or Bangor business interests
  - Local educational institutions or medical service providers
  - LGBTQ interests
  - The Maine Multicultural Center
  - Religious or spiritual interests
  - Labor or worker interests
- The Committee shall elect a Chair, Vice-Chair, and Secretary in January

### **Operations of Committee**

Involvement of City Manager

- The Chair and Vice-Chair meet with City Manager, or designee, prior to scheduled meeting to create agenda for meeting.
- City Manager, or designee, emails committee members agenda, meeting minutes, and any other materials that need be reviewed prior to the meeting.

Involvement City Council Chair

- In 2022, the City Council Chair began attending meetings to provide guidance to committee. More recently, the Ordinance was updated to include a Councilor Liaison.

Committee members will receive training on:

- Freedom of Access Act (FOAA)

### **Operation of Meetings**

- Meetings are held in Council chambers or can be attended by Zoom.
- Members of the public can view attend in person or view via City of Bangor Facebook feed.
- In order to conduct business, there must be a quorum of committee members present, which is five (5) voting members.

Meeting Process

- Chair calls the meeting to order
- Roll call is taken with a record of attendance
- Chair calls for approval of minutes; needs to be approved by another member and seconded by a third

### **Committee Budget**

- The Advisory Committee for Racial Equity, Inclusion, and Human Rights does not currently have a standalone budget. The committee can make a request to City Council to funding to assist with educational program for the committee and other city groups.

### **Annual Report**

- The committee is required to submit to City Council, an annual report outlining its accomplishments during the previous year.

### **Sample Agenda**

Each meeting aims to have each other following areas covered:

- Policy
- Education
- Ordinances
- Update from City Manager

### **Sample Calendar**

The committee should attempt to have a calendar that helps guide the next years activities but leaves room for any crucial topics that may come up.

## ***Sample Agenda for Onboarding Purposes***

### **Advisory Committee of Racial Equity, Inclusion, and Human Rights**

**5:30p | Council Chambers**

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Members Present: Chair, Vice Chair, Members

Members not present: Members

City of Bangor staff present: City Manager, City Council Chair

1. Call to Order
  - a. Minutes review and approval
2. Policy Updates
  - a. State Legislature Changes
  - b. Re: remote attendance for committee meetings
3. Education Updates
  - a. Updates from Bangor School Department
  - b. Noted changes
  - c. Feedback from Committee
4. Ordinance Update
  - a. Membership and reporting for committee members
5. Committee Monthly Topic: Goal Setting for 2023
  - a. Three new members joining
  - b. Onboarding resources and planning
  - c. Annual reports and budget planning
  - d. Committee work: survey results and evaluation
6. New Business
  - a. No new business
7. Meeting adjourned

## Annual Calendar of Topics & Goals

Month	Policy Review	Ordinances	Education & Outreach	Cultural or Religious Observances	Monthly celebration/awareness
September	Advisory board structure and meeting review	Survey review	Indigenous People's Day engagement	Rosh Hashanah	Hispanic/Latinx Heritage Month (Sept 15 - Oct 15), National Recovery Month, Labor Day
October	School department DEI updates		Identify training goals and needs for 2023	Yom Kippur Sukkot Diwali	NDEAM, National Coming Out Day, Indigenous People's Day
November	Review onboarding draft		RFP for website MLK Day events and support		Native American Heritage Month, Veteran's Day, National Day of Mourning
December		Tenant's Bill of Rights review		Hanukkah, Christmas, Kwanza	World AIDS Day, UN Human Rights Day
January	Review training options and DEI training goals/needs for all city-appointed council members and City Staff		Identify which events we want to host/support this year. Determine what is needed, who will be involved	Lunar New Year	Poverty in America Month, MLK Day
February	Hiring practices for city positions	Budget review			Black History Month, National Freedom Day, Ethnic Equality Month
March		Budget final	Red lights in City Hall for Autism Acceptance	First day of Ramadan Holi	Gender Equality Month, National Dev. Disabilities Month, International Transgender Day of Visibility, Women's History Month
April		Submit budget		Passover Good Friday, Easter Eid al-Fitr	Diversity Month! Autism Acceptance Month, Arab American Heritage Month, Deaf History Month
May					Asian American and Pacific Islander Heritage Month, Mental Health Awareness Month, Older Americans Month, Jewish American Heritage Month
June				Eid al-Adha	LGBTQ+ Pride Month, Caribbean American Heritage Month
July					Disability Pride Month
August					Women's Equality Day



# Advisory Committee on Racial Equity, Inclusion, and Human Rights

## Annual Report to the Bangor City Council — 2025

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### Introduction

The Advisory Committee on Racial Equity, Inclusion, and Human Rights (ACREIHR) submits this 2025 Annual Report to the Bangor City Council, documenting the Committee’s activities, recommendations, and advisory work in support of the City’s equity, inclusion, and human rights goals.

In 2025, the Committee focused on strengthening its internal operations and clarifying its role within City government. This included making intentional updates to the Committee’s ordinance, deepening relationships with City leadership and staff, and advancing policy recommendations rooted in community input, public health data, and human rights principles.

This year reflected steady, thoughtful progress. Alongside substantive policy work, the Committee prioritized accountability, transparency, and follow-through—ensuring that equity and inclusion are not abstract values, but practical responsibilities embedded in City processes and decision-making.

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### Governance and Structural Improvements

In February 2025, ACREIHR completed a comprehensive update to its enabling ordinance, strengthening internal operations and clarifying the Committee’s relationship with City Council. These changes were designed to ensure consistency, accountability, and continuity in the Committee’s work.

Key ordinance updates included:

#### 1. Leadership Structure

- Established the annual election of a Secretary as an additional voting officer, ensuring consistent recordkeeping, improved institutional memory, and shared leadership responsibilities.

#### 2. Clarification of the City Council Liaison Role

- Formalized expectations that the City Council Liaison:
  - Regularly attend Committee meetings to support communication and collaboration.
  - Present official City business relevant to the Committee’s scope, including ordinances, resolves, proclamations, budgets, naming proposals, and related matters.
  - Serve as a two-way conduit for information between the Committee and the City Council.
- Clarified the process by which Committee recommendations may be advanced through the Liaison for Council consideration.

### **3. Attendance, Accountability, and Continuity**

- Adopted clear attendance standards for members to maintain good standing.
- Established a defined process for addressing excessive absences, including notification requirements and coordination with the City Council’s Personnel Committee for replacements when necessary.
- Created a transparent process for excused absences in extraordinary circumstances, strengthening fairness while maintaining expectations for participation.

These governance updates strengthened the Committee’s ability to function as a reliable, consistent advisory body and reinforced mutual accountability between members, City staff, and Council.

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### **Community Engagement and Public Input**

#### **Bangor Pride — June 2025**

ACREIHR participated in Bangor Pride by hosting a public engagement table focused on gathering community feedback. Residents and visitors were invited to share ideas, concerns, and recommendations on how Bangor can become safer, more accessible, and more welcoming, with greater opportunities for belonging.

- Feedback collected emphasized accessibility, language access, trust in local government, public safety, and inclusive community spaces.
- All feedback was documented and formally shared with the City’s Community Development Officer to inform ongoing and future planning efforts.

This engagement reinforced the Committee’s role as a bridge between lived community experience and municipal decision-making.

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### **Policy Development and Formal Recommendations**

#### **Resolution on Immigration, Safety, and Community Trust — September 2025**

In September 2025, ACREIHR developed and presented a formal resolution to the Bangor City Council reaffirming safety, trust, and civil rights in the context of immigration and local enforcement policies.

The resolution:

- Reaffirmed Bangor’s commitment to the safety, dignity, and trust of all residents, regardless of immigration status.
- Clarified that City resources, personnel, and funds should not be used to enforce federal immigration law except as legally required.
- Established that any request for cooperation with federal immigration authorities must be reviewed through established municipal channels, beginning with the City Manager and City Solicitor.

- Emphasized constitutional protections, due process, and equal protection under the law.
- Affirmed limits on the collection and sharing of immigration-status information, except where legally mandated.

This resolution reflected the Committee’s focus on protecting civil rights, maintaining public trust, and ensuring transparency and accountability in City practices. Prior to its presentation, Committee leadership met with City staff, including the Chief of Police, City Solicitor, and City Manager, to provide a well-researched and carefully prepared statement informed by legal, public safety, and community trust considerations. The resolution was reviewed by the City Council’s Government Operations Committee and advanced for a full Council vote, where it was ultimately not adopted.

**Legislative Policy Directive: Safe Outdoor Space — December 2025** In December 2025, ACREIHR voted to submit a recommendation to the Bangor City Council regarding a Legislative Policy Directive to establish a sanctioned, temporary Safe Outdoor Space as a stabilization option for residents displaced from the railroad encampment.

The Committee’s recommendation was informed by:

- Information indicating that local shelters were operating at or near capacity, limiting available alternatives.
- Research and data indicating that encampment removal without an alternative location can increase health and safety risks and raise legal and human-rights considerations.
- Public health information, including data related to the ongoing HIV outbreak identified by the Maine CDC.
- Fiscal information showing that repeated encampment clearances involve significant cost without producing long-term housing outcomes.

The Committee noted that the proposed directive was intended as a temporary, time-limited stabilization measure and was not presented as a permanent solution. The recommendation emphasized coordination with service providers and nonprofit partners and identified potential benefits related to public health, safety, and administrative clarity.

The recommendation followed meetings and coordination with City staff and was reviewed by the City Council’s Government Operations Committee. The directive was discussed in committee but was not motioned forward to advance to a vote of the full City Council.

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### **Advisory and Collaborative Work with City Leadership**

Throughout 2025, ACREIHR served as an active advisory partner to City leadership and staff, including:

- **Website Accessibility:** Provided feedback to the Assistant City Manager on accessibility improvements and inclusive design considerations for the City’s new website.
- **Public Health Collaboration:** Met with the Director of Public Health to better understand the scope and impacts of the HIV outbreak in Bangor and to identify ways the Committee could support equitable, stigma-informed responses.
- **Language Access Planning:** Began collaborative work with multiple community and municipal partners to support the development of a comprehensive language access plan for the City of Bangor.

This work reflects the Committee’s ongoing commitment to equity as a practical, cross-departmental responsibility embedded in City operations.

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### **Outcomes and Impact**

- **Stronger Governance:** Clearer roles, improved attendance accountability, and strengthened leadership structure enhanced the Committee’s effectiveness.
  - **Policy Influence:** Advanced two significant, equity-centered policy actions to City Council addressing civil rights, public safety, and human dignity.
  - **Community Voice:** Collected and elevated resident input through direct public engagement at Bangor Pride.
  - **Cross-Sector Collaboration:** Deepened relationships with City administration, public health officials, and community partners to address complex, intersecting challenges.
- 

### **Conclusion**

In 2025, the Advisory Committee on Racial Equity, Inclusion, and Human Rights demonstrated meaningful progress in both how it operates and the substance of its work. By strengthening its governance, centering community input, and providing clear, evidence-based policy recommendations, the Committee reinforced its role as a trusted advisory body to the Bangor City Council.

ACREIHR remains committed to advancing equity, protecting human rights, and fostering a community where all people can live with safety, dignity, and belonging. The Committee looks forward to continuing this work in partnership with the City Council, City staff, and the broader Bangor community.

## **Resolution No. [XX-2025]**

### **A Resolution Declaring the City of Bangor a Sanctuary for Transgender and Gender-Diverse People**

**WHEREAS**, transgender, nonbinary, and gender-diverse individuals are increasingly targeted by discrimination, legal restrictions, and harassment across the United States;

**WHEREAS**, gender-affirming healthcare, identity expression, and personal autonomy are vital aspects of human dignity and protected rights under both Maine law and international human rights principles;

**WHEREAS**, the City of Bangor is committed to ensuring that all residents, regardless of gender identity or expression, are treated with dignity, respect, and equity;

**WHEREAS**, transgender and gender-diverse residents of Bangor contribute meaningfully to the cultural, social, and economic fabric of the city and deserve to live free from fear and discrimination;

**WHEREAS**, cities across the country, including Northampton, Massachusetts, and Portland, Maine, have enacted sanctuary protections to safeguard vulnerable populations from legal harm and targeted enforcement;

**WHEREAS**, in 2025 alone, more than 920 bills targeting transgender rights and access to care were introduced across 49 states, with over 110 enacted into law—many of which ban or restrict gender-affirming care for minors in at least 27 states, impose penalties on providers and families, and criminalize parental support, including Wyoming’s HB 156, Florida’s SB 254, and Kansas’s SB 63;

**WHEREAS**, in spring 2025, the FBI requested public assistance related to gender-affirming care for minors, raising concerns among medical and civil rights organizations about the privacy and safety of providers and families;

**WHEREAS**, several states and federal proposals have expanded these restrictions to include gender-affirming care for adults, cutting off access through bans on public insurance coverage, threatening healthcare providers, and attempting to override medical best practices;

**WHEREAS**, these laws and policies not only deny transgender and gender-diverse people access to essential medical care but also constitute a broader effort to marginalize transgender individuals and restrict their participation in public life;

**WHEREAS**, federal civil-rights protections for gender identity are under threat, and courts have already limited the ability of agencies like EEOC and HHS to enforce discrimination protections in cases citing religious objections;

**WHEREAS**, in 2025, at least 27 states have enacted bans on gender-affirming care for minors, and four states have provisions allowing investigations or loss of custody for parents who support their transgender children, undermining parental rights and threatening family unity; Wyoming's HB 156, Florida's SB 254, Kansas's SB 63, and Texas initiatives exemplify this trend;

**NOW, THEREFORE, LET IT BE RESOLVED THAT:**

1. The City of Bangor affirms its commitment to being a safe, inclusive, and welcoming city for all transgender and gender-diverse residents and their families.
2. The City of Bangor and its departments, officials, and employees shall not participate in or assist with the enforcement of any law, policy, directive, or order that:
  - Penalizes individuals, families, or providers for seeking or offering gender-affirming healthcare;
  - Targets or penalizes individuals based solely on gender identity or expression; or
  - Seeks to extradite, investigate, or prosecute individuals for actions that are legal in the State of Maine relating to gender identity or expression.
3. No city funds, resources, personnel, or facilities shall be used to aid any out-of-state or federal investigation, arrest, or prosecution related to gender-affirming care or lawful gender identity expression, unless compelled by a valid court order issued or recognized by a court of competent jurisdiction within the State of Maine.
4. The City of Bangor shall, within its powers, support and uphold the rights of all individuals to access services, education, housing, employment, and healthcare without discrimination based on gender identity or expression.
5. The City of Bangor commits to providing staff and department-level training to ensure inclusive and affirming practices for gender-diverse residents.
6. **LET IT BE FURTHER RESOLVED**, that the City of Bangor shall assess and implement, where feasible, the designation of all-gender restrooms in city-owned facilities, accompanied by inclusive signage and policies supporting safe access;

7. **LET IT BE FURTHER RESOLVED**, that this resolution shall take effect immediately upon its passage and be communicated to all city departments and the public as a declaration of the city's commitment to trans equity, protection, and dignity.
8. **LET IT BE FURTHER RESOLVED**, that the City shall publish an annual report on the progress of implementing this resolution, including community feedback, departmental updates, and policy improvements;
9. **LET IT BE FURTHER RESOLVED**, that the City shall not voluntarily enforce any out-of-state court order that seeks to interfere with the custody rights of parents or guardians based solely on their support for a child's gender identity or access to lawful care in Maine;
10. **LET IT BE FINALLY RESOLVED**, that this resolution shall serve as both a declaration of values and a foundation for future legislative action, including the potential introduction of a city ordinance that aligns with its principles.

Presented by Jadin Wilson, resident of Bangor, with community support through a public petition initiative, June 2025.

## **Proposal: Creating a Language Access Plan (LAP) for the City of Bangor**

### **Purpose of This Document**

This document explains what a Language Access Plan (LAP) is, why Bangor should create one, how it could be implemented across city departments, and how our committee can support the process.

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### **What is a Language Access Plan?**

A **Language Access Plan (LAP)** is a structured framework that ensures residents with Limited English Proficiency (LEP) have meaningful access to city programs, services, and information.

An LAP typically includes:

- Identification of languages spoken in the community
- Methods to provide interpretation and translation
- Department-specific protocols for serving LEP community members
- Staff training plans
- Performance and accountability measures

The goal is to remove barriers and ensure all residents—regardless of the language they speak—can access essential city services.

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### **Why Bangor Needs a Language Access Plan**

Bangor's population is increasingly diverse, with more residents speaking languages other than English at home. A formal LAP would:

- Improve access to city services such as public safety, housing, health, and education
- Reduce misunderstandings and increase trust between residents and government
- Support legal compliance regarding civil rights and nondiscrimination
- Strengthen community engagement
- Ensure city communications (emergency notices, public meetings, forms, etc.) reach everyone

Bangor could benefit from a LAP that means our size and scope; it should be focused, efficient, and scalable.

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### **What Implementation Could Look Like**

A LAP does not need to be complicated. Bangor can adopt a plan that matches our capacity and community needs. Below is a clear structure for implementation.

### **1. Assessment of Language Needs**

Each department would:

- Track language requests (phone calls, walk-ins, emails)
- Note frequently encountered languages
- Identify services with high public interaction (e.g., police, clerk's office, general assistance)
- Collaborate with organizations that support individuals with language-support needs to identify highest language needs

The committee can support by reviewing available demographic data and community feedback.

### **2. Developing Protocols for Interpretation and Translation**

The city would determine:

- When professional interpretation is required
- Which documents should be translated (e.g., emergency alerts, essential forms)
- Preferred vendors or tools (phone interpretation services, statewide language lines)

Departments would have simple reference sheets explaining how to access these resources.

### **3. Staff Training**

Topics could include:

- How to identify when someone needs language support
- How to offer interpretation respectfully and legally
- How to use the city's approved tools and vendors

Trainings can be brief and tailored to department needs.

### **4. Standardizing Signage and Notices**

Examples:

- "Language assistance available" signs in multiple languages
- Key forms available in the city's top-requested languages
- Multilingual announcements for public meetings or emergencies

### **5. Monitoring and Improvement**

The city manager's office would receive:

- Annual updates from departments on usage and needs
- Recommendations for adjustments
- Feedback from the Advisory Committee

This keeps the LAP effective without creating unnecessary administrative burdens.

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## **What Each Department Might Need**

### **High-Contact Departments**

- Police Department
- Fire/EMS
- General Assistance
- City Clerk's Office
- Public Health and Community Services
- Schools (separate but highly relevant partners)

Needs may include:

- Access to interpreter services (phone, virtual, or in-person)
- Translated versions of critical forms
- Procedures for emergency communications

### **Lower-Contact Departments**

- Planning and Code
- Public Works
- Parks and Recreation
- Economic Development

Needs may include:

- Clear signage
  - Website accessibility improvements
  - Translated outreach materials for public meetings, projects, or notices
-

## How Our Committee Can Support This Process

Our committee can:

- Provide research on best practices for small cities
- Help identify priority languages in Bangor
- Coordinate community feedback from immigrant, refugee, and LEP residents
- Review draft LAP materials and offer recommendations
- Assist with developing equity-centered communication approaches
- Partner with local service organizations for outreach and education

We can serve as a bridge between the community and the city manager, ensuring the LAP reflects real needs and practical solutions.

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## Proposed Next Steps

1. Committee reviews and refines this document for presentation to the City Manager.
  2. Recommend that the City Manager authorize a preliminary needs assessment (cost-effective, using existing data where possible).
  3. Develop a draft LAP framework based on Bangor's specific needs and capacity.
  4. Share the draft with departments for feedback.
  5. Finalize and vote to adopt the LAP, with annual review.
- 

## Summary

A Language Access Plan is an achievable, essential step to ensure equitable access to city services in Bangor. With coordinated effort and a right-sized, realistic plan, Bangor can provide better service to all residents while strengthening trust, communication, and community well-being.

Our committee is well-positioned to guide and support this work.



# CITY OF BANGOR

## City Council Workshop

Wednesday, Jan. 28, 2026

(Rescheduled from Monday, Jan. 26, 2026)

Council Chambers, City Hall, 73 Harlow St., 5:15 p.m.

### Agenda

1. Bangor Water District
2. Maine Access Foundation Grant
3. City Manager Update
4. Executive Session: 1 M.R.S.A. § 405 (6)(A) – Personnel Matter
5. Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor



# CITY COUNCIL AGENDA





**REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026 at 7:00 PM**

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**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**26-072    ORDER            Authorizing the City Manager to Execute a Parking    DEANE  
Lease with Penquis for Fifteen Parking Spaces along  
Curve Street**

**Executive Summary:** This Order, if passed, would authorize the execution of a lease agreement with Penquis for the use of fifteen City-owned parking spaces along Curve Street.

Penquis has requested continued use of these spaces for employee parking. The City will retain responsibility for maintenance, including plowing.

If approved, the lease term will be five years at a rate of \$35 per space, per month. Staff recommends approval.

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**REFERRALS TO COMMITTEE AND FIRST READING  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**26-073    ORDINANCE       Amending the Code of the City of Bangor by            FISH  
Changing the Restrictions on Short-Term Rentals in  
Tiny Home Parks and Manufactured Home Parks  
(First Reading and Referral to Planning Board on  
February 3, 2026)**

**Executive Summary:** In October 2022, the City adopted an ordinance establishing a new use and regulations for tiny home parks. At that time, the City did not have short-term rental regulations; therefore, short-term rentals were expressly disallowed in tiny home parks. The City’s short-term rental ordinance was adopted in October of 2023. This ordinance allowed short-term rentals in most places, but the tiny home park ordinance was not amended to allow this use. However, no such restriction was ever created for manufactured home parks. Therefore, a disparity now exists between short-term rental regulations for two similar development types. The proposed changes included in this amendment would update the City’s Code of Ordinances to remove the prohibition on short-term rentals in tiny home parks and to provide a cap on this use in both tiny home parks and manufactured home parks, provided the parks are under a single owner for all of the homes.

**26-074    RESOLVE            Authorizing \$450,000 from the Stormwater            BECK  
Unassigned Funds Account for Construction of a  
Stormwater Trunk Line for the Sanford Brook  
Drainage Area (First Reading)**

**Executive Summary:** The City of Bangor has been working to reduce Combined Sewer Overflows for many decades. The Maine DEP and US EPA administer a consent decree to the City to reduce CSOs. Sewer separation, the process of discharging stormwater to a nearby waterbody, instead of to the sanitary sewer system, has always been a prevalent method to reduce CSOs in the City.

The City has the opportunity to make progress on sewer separation with the YMCA development project on Main Street. Currently, the City’s combined sewer line runs from Main Street, behind Shaw’s, to Second Street through Second Street Park, which is within the YMCA’s site development. This line is the Sanford Brook combined sewer “trunk” line and it services the street areas of Second, Sanford, Cedar,

**REFERRALS TO COMMITTEE AND FIRST READING  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

Third, Fourth, Fifth, Union and West Broadway. The YMCA is proposing a partial relocation of the City's sewer line as part of their development project, as well as an onsite stormwater collection system.

Building a stormwater trunk line adjacent to the relocated sewer line, would allow for future separation in the Sanford Brook drainage area by connecting the existing storm drain system on Main Street to Second Street. The cost to construct this stormwater line will be greatly reduced because the site is being totally redeveloped and that allows for significantly cheaper construction as compared to disturbing a fully developed site that also requires site restoration. There is no other practical route to locate a gravity storm sewer now or in the future to service the Sanford Brook area other than through the YMCA site. The YMCA is willing to work with us on this project, and they will be installing a portion of the line as part of their project.

This work will be completed on an active construction site on private property that is being managed by an existing contractor. The existing project contractor has provided a preauthorized list of contractors that it is willing to work with for the completion of the City's portion of the storm drain construction project. As a result the City's sole source procurement policies are applicable to this project.

The Director of Engineering requested and received bids from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. The City intends to work with the low bidder, Sargent Corporation of Stillwater, Maine and requests Council to designate \$450,000 of unassigned Stormwater Utility fund balance to construct this project.

If approved, Engineering will present a construction contract to both the Finance Committee and the City Council for approval.

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**UNFINISHED BUSINESS  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

**26-050    ORDER**

**Authorizing the City Manager to Negotiate with  
Sheridan Construction for Construction Manager  
Services for the Bangor Central Kitchen Project at  
50 Cleveland Street**

**FALOON**

**Executive Summary:** This Order will authorize the City Manager, and/or her designee, to negotiate a contract for Construction Manager Services for the Bangor Central Kitchen project with Sheridan Construction to oversee the full execution of the project, including demolition, site work, and new building construction, in accordance with the approved design and all federal and local requirements.

This project will involve the demolition of the existing 18,167-square-foot structure at 50 Cleveland Street, formerly the Officer's Club on the former Dow Air Force Base and the construction of a new prefabricated metal building of approximately 18,000 square feet, designed to house a commercial kitchen incubator serving the Greater Bangor region.

The Central Kitchen will support shared-use food production space, entrepreneurship, education, and community events. It represents a key public investment in local food infrastructure and small business development.





# BOOKMARK ASSISTANCE

The Agenda contains bookmarks that help you navigate through the document.

On the left hand side is a panel of icons. One shows thumbnails of the pages, and the second is bookmarks.

If you click on the bookmarks icon you can maneuver through the document the same as you have always been able to before.

If you have any questions or concerns, please don't hesitate to contact me.

[lisa.goodwin@bangormaine.gov](mailto:lisa.goodwin@bangormaine.gov)



# CONSENT AGENDA

*Meeting called to order at 7:00 PM  
Chaired by Council Chair Hawes  
Councilors Absent: Leonard  
Meeting adjourned at 7:43 PM*

**PUBLIC COMMENT**

*Scott Pardy felt the committee on homelessness should be small with three to five members, have a fast deadline and a Council commitment to total implementation of recommendation.*

*Nathanial Fields of Bucksport asked for a meeting with the City and his organization, No More Homeless Fathers Project.*

*Steve Santiago asked for a moment of silence in remembrance of Jim Fogg who was a driver at Community Connector for 22 years.*

*David Lyons thanked the Council for their efforts regarding the unhoused.*

*Richard Ward, Philip Hassler, George Lance and Taylor-Anne Vaughn spoke about freedom of speech.*

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**CONSENT AGENDA  
ITEM NO.**

**ASSIGNED TO  
COUNCILOR**

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*\*Explanatory Note: All items listed in the Consent Agenda are considered routine and are proposed for adoption by the City Council by one motion without discussion or deliberation. Any member of the public may request that the Council remove an item from the Consent Agenda for discussion. An item will only be removed if a City Councilor requests its removal to New Business.*

**MINUTES OF:** *Bangor City Council Regular Meeting of December 22, 2025*

*Action: Approved*

**26-061    ORDER**      *Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 541 Kenduskeag Avenue*      **MALLAR**

*Action: Passed*

**26-062    ORDER**      *Appointing Constables for the Year 2026*      **FISH**

*Action: Passed*

**26-063    ORDER**      *Accepting the 2025 Annual Report from Historic Preservation Commission*      **LEONARD**

*Action: Passed*

**26-064    ORDER**      *Accepting the 2025 Annual Report from the Planning Board*      **FALOON**

*Action: Passed*

**MINUTES OF REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 12, 2026**

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<b>CONSENT AGENDA ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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<u>26-065</u> <u>ORDER</u>	<i>Accepting the 2025 Annual Report from the Penjajawoc Marsh/Bangor Mall Management Commission</i>	<b>LEONARD</b>
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*Action: Passed*

<b>REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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None.

<b>UNFINISHED BUSINESS ITEM NO.</b>	<b>ASSIGNED TO COUNCILOR</b>
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<u>26-050</u> <u>ORDER</u>	<i>Authorizing the City Manager to Negotiate with Sheridan Construction for Construction Manager Services for the Bangor Central Kitchen Project at 50 Cleveland Street</i>	<b>FALOON</b>
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*Action: Motion made and seconded for Passage  
Motion made and seconded to postpone to the regular City Council meeting on January 26, 2026 at 7:00 PM  
Passed*

<u>26-058</u> <u>ORDINANCE</u>	<i>Amending the Land Development Code, Section 165-13 Definitions to Remove Ohio Street and State Street from the Minor Arterial Street Definition and Add Ohio Street to the Major Arterial Definition</i>	<b>CARSON</b>
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*Action: Motion made and seconded for Passage  
Motion made and seconded to postpone to the regular City Council meeting on January 26, 2026 at 7:00 PM and refer to the Business and Economic Development Committee at its next meeting  
Vote: 8 – 0  
Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Mallar, Walker, Hawes  
Councilors Voting No: None  
Passed*

<u>26-059</u> <u>RESOLVE</u>	<i>Appropriating an Amount Not to Exceed \$900,000 from the Airport Unappropriated Fund Balance to Fund the Phase I Design of the Fuel Farm Facility</i>	<b>FISH</b>
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*Action: Motion made and seconded for Passage  
Passed*

**NEW BUSINESS**  
**ITEM NO.**

**ASSIGNED TO**  
**COUNCILOR**

**PUBLIC HEARING:**      *Application for Special Amusement License of 471 Stillwater  
LLC d/b/a Smoke & Steel, 471 Stillwater Avenue*      **BECK**

*Action: Motion made and seconded to Open Public Hearing  
Public Hearing Opened  
Motion made and seconded to Close Public Hearing  
Public Hearing Closed  
Motion made and seconded for Approval  
Approved*

**26-066**      **ORDER**      *Authorizing an Update to the Community Connector Fare  
Structure*      **BECK**

*Action: Motion made and seconded for Passage  
Passed*

ATTEST:   
Lisa J. Goodwin, MMC, City Clerk

## **INFRASTRUCTURE COMMITTEE**

Monday, November 17, 2025

Immediately following Business & Economic Development Committee  
Council Chambers, 1<sup>st</sup> Floor of City Hall

### **MEETING MINUTES**

City Councilors Present: Beck, Carson, Deane, Faloon, Fish, Hawes, Leonard,  
Mallar.

City Staff Present: Davis, Smith.

Chair Fish called the meeting to order at 6:26 P.M.

#### **1. INFRASTRUCTURE COMMITTEE OVERVIEW**

City Engineer Jefferson Davis presented to the Committee and provided an overview of the Committee's work and procedures.

Councilor Mallar asked about the stormwater utility fee and drip drains going into the sewer – Wastewater Manager Amanda Smith responded that drip drains going into the sewer are prohibited per City ordinance, but there are many existing cases of this that are grandfathered. Mallar asked how enforcement of this is handled – Smith and City Engineer Davis responded and clarified. Davis also provided clarification regarding the stormwater utility fee.

#### **2. MAINE DEPARTMENT OF TRANSPORTATION (MAINEDOT) UPCOMING BRIDGE WORK**

City Engineer Jefferson Davis presented a slideshow provided by MaineDOT.

Councilor Mallar asked about bike lanes – City Engineer Davis responded and clarified.

Councilor Leonard asked about project start dates – City Engineer Davis responded and clarified.

Councilor Beck asked whether the Police and Fire Departments were consulted regarding detours – City Engineer Davis responded and clarified. Beck also asked about the alert system for notifying the public about these projects – Davis responded and discussed. Beck asked about foot traffic in the project areas – Davis responded and clarified.

Councilor Deane asked about the lifespan of these bridges, and whether this will change with upcoming improvements – City Engineer Davis responded and clarified.

Councilor Faloon asked about the Broadway project and how the timeline for concurrent projects is coordinated – City Engineer Davis responded and clarified.

### **3. SEWER ABATEMENT**

Wastewater Manager Amanda Smith presented to the Committee and provided an overview of sewer abatements and the current abatement being requested.

Councilor Leonard moved approval of the abatement requested, seconded by Councilor Deane. Vote unless doubted, no doubt. Motion passed.

Meeting adjourned at 6:56 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan  
Admin. Asst.  
C&ED

## **INFRASTRUCTURE COMMITTEE**

Monday, December 15, 2025

Immediately following Business & Economic Development Committee  
Council Chambers, 1<sup>st</sup> Floor of City Hall

### **MEETING MINUTES**

City Councilors Present: Beck, Carson, Deane, Faloon, Fish, Hawes, Leonard,  
Mallar, Walker.

City Staff Present: Davis.

Chair Fish called the meeting to order at 5:27 P.M.

#### **1. RESOLVE VERSANT AERIAL LINE EASEMENT**

City Engineer Jefferson Davis presented to the Committee and provided an overview of the agenda item.

Councilor Faloon noted that she may have a conflict of interest with this item when it goes in front of the full Council.

Councilor Mallar asked for clarification as to whether this would be temporary or permanent – City Engineer Davis responded and clarified that it will eventually be permanent.

Councilor Leonard moved to forward the Resolve to full Council, seconded by Councilor Deane. Vote unless doubted, no doubt. Motion passed.

Meeting adjourned at 5:30 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan  
Admin. Asst.  
C&ED



**CITY COUNCIL ACTION**

01/26/2026 26-067

Council Meeting Date: 01/26/2026

Item No: 26-067

Responsible Dept: City Clerk

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Appointing Nominees to Various Boards, Commissions and Committees

**Summary**

This Order will authorize the appointments to various Boards, Commissions and Committees contained in the report of the Personnel Committee. Vacancies were advertised in a variety of ways and the applicants were interviewed by the Council's Personnel Committee on January 20, 2026. The Committee has completed the process of interviewing applicants for these positions and has developed recommendations for full Council consideration.

**Committee Action**

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## CITY OF BANGOR ORDER

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01/26/2026 26-067

Date: 01/26/2026

Item No: 26-067

Assigned to Councilor: Mallar

Appointing Nominees to Various Boards, Commissions and Committees

WHEREAS, the City of Bangor has taken applications from citizens for a variety of vacant positions on City Boards, Committees, and Commissions; and

WHEREAS, the Personnel Committee of the City Council has interviewed these applicants and made recommendations as to the various appointments;

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

the recommendations of the Personnel Committee of the City Council are hereby accepted, and the following individuals are hereby appointed to the regular positions and for the terms designated:

Adam Baker - Advisory Committee on Racial Equity, Inclusion and Human Rights - Term Expires 12/31/2026

Dean Beaupain - Board of Assessment Review - Term Expires 12/31/2028

Marc Eastman - Board of Ethics - Term Expires 12/31/2028

Kodey Silknitter - Board of Ethics - Term Expires 12/31/2028

Peter Keebler - Historic Preservation Commission - Term Expires 12/31/2027

Edmund Chernesky - Housing Authority Commission - Term Expires 12/31/2028

Jon Hyatt - Housing Authority Commission - Term Expires 12/13/2030

Michaela Pelkey - Parks & Recreation Committee - Term Expires 12/31/2027

Benjamin Collette - Parks & Recreation Committee - Term Expires 12/31/2027



**CITY COUNCIL ACTION**

01/26/2026 26-068

Council Meeting Date: 01/26/2026

Item No: 26-068

Responsible Dept: Airport

Requested Action: Order



Map/Lot: N/A

**Title, Order**

Awarding a Contract to Carpenter Associates to Provide Project Management Services for the Bangor International Airport

**Summary**

This Order would authorize a contract award to Carpenter Associates to provide Project Management Services for the Bangor International Airport (BGR).

BGR is actively recruiting to fill the vacant Manager of Infrastructure and Facilities position, however, during this time, project management assistance is needed to keep several critically important capital projects on track. The City of Bangor and BGR currently utilizes Carpenter Associates services for multiple other projects. They were the sole bidder in response to the RFP and meet the required qualifications.

Airport staff is recommending awarding a contract for project management services to Carpenter Associates of Old Town, based on the rates submitted with the RFP.

**Committee Action**

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 01/21/2026  
For: 5                      Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

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01/26/2026 26-068

Date: 01/26/2026

Item No: 26-068

Assigned to Councilor: Faloon

Awarding a Contract to Carpenter Associates to Provide Project Management Services for the Bangor International Airport

Be it Ordered by the City Council of the City of Bangor that the award of a contract to Carpenter Associates to provide Project Management Services to Bangor International Airport (BGR) is hereby approved, with the final form to be approved by the City Solicitor's Office.



**CITY COUNCIL ACTION**

01/26/2026 26-069

Council Meeting Date: 01/26/2026

Item No: 26-069

Responsible Dept: Health & Community Services

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Authorizing the City Manager to Apply for a One-time Grant from Adept Educational Institute in the Amount of \$5,000 for the Purpose of Promoting Gambling Prevention Messages to Parents and Youth

**Summary**

This Order authorizes the City Manager to apply for a \$5,000 minigrant to implement problem gambling prevention initiatives in Penobscot County. Funding will be used to work with the Maine Principal's Association to promote problem gambling prevention messages to parents and youth.

Funds are expected to be awarded in March 2026 and must be spent by August 31, 2026.

**Committee Action**

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 01/21/2026  
For: 5                      Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

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01/26/2026 26-069

Date: 04/20/2022

Item No: 26-069

Assigned to Councilor: Carson

Authorizing the City Manager to Apply for a One-time Grant from Adept Educational Institute in the Amount of \$5,000 for the Purpose of Promoting Gambling Prevention Messages to Parents and Youth

Be it Ordered by the City Council of the City of Bangor that, the City Manager, or designee, is authorized to apply for a one-time \$5,000 minigrant from Adept Educational Institute of Maine to work with the Maine Principal's Association to promote problem gambling prevention messages to parents and youth.



**CITY COUNCIL ACTION**

01/26/2026 26-070

Council Meeting Date: 01/26/2026

Item No: 26-070

Responsible Dept: Stormwater

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Authorizing the City Manager to Submit the Watershed Based Plan for Penjajawoc Stream Dated March 2025 to the Maine Department of Environmental Protection for Acceptance

**Summary**

Submitting the Watershed Based Plan to the Maine DEP will allow the City to apply for grant funds for stream restoration activities described in the Plan from the Maine DEP Nonpoint Source Water Pollution Control Grants. The last plan accepted by the Maine DEP expired in 2018.

In 2023, the City began to update the Plan for Penjajawoc Stream. The City requested bids and selected the local firm Stillwater Environmental Engineering to complete the Plan. The submitted a completed plan to the City in March of 2025.

If approved, the City would likely apply for Grant funding for a project listed in the Plan in the next several years.

**Committee Action**

Committee: Infrastructure Committee

Meeting Date: 01/21/2026

Action: Recommend for passage

For: 5

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

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01/26/2026 26-070

Date: 01/26/2026

Item No: 26-070

Assigned to Councilor: Walker

Authorizing the City Manager to Submit the Watershed Based Plan for Penjajawoc Stream Dated March 2025 to the Maine Department of Environmental Protection for Acceptance

WHEREAS the City has completed an update of the Penjajawoc Stream Watershed Based Plan,

WHEREAS, getting said Plan approved by the Maine Department of Environmental Protection will make the City eligible for grant funding opportunities,

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

The Stormwater Manager is authorized to submit the Penjajawoc Stream Watershed Based Plan dated March 2025 to the Maine Department of Environmental Protection for review and approval, including any edits the the Stormwater Manager as discussed with the Department.



**CITY COUNCIL ACTION**

01/26/2026 26-071

Council Meeting Date: 01/26/2026

Item No: 26-071

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Accepting the 2025 Annual Report from the Commission on Cultural Development

**Summary**

This Order authorizes the acceptance of the 2025 annual report from the Commission on Cultural Development. The City of Bangor's Commission is required to submit an annual report to the City Council.

The report was presented at the Business and Economic Development Committee meeting on January 21, 2026.

**Committee Action**

Committee: Business & Economic Development Committee  
Action: Recommend for passage

Meeting Date: 01/21/2026

For: 5

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

01/26/2026 26-071

Date: 01/26/2026

Item No: 26-071

Assigned to Councilor: Fish

Accepting the 2025 Annual Report from the Commission on Cultural Development

WHEREAS, the Commission on Cultural Development is charged by the City Council with preparing and submitting an annual report to the City Council outlining its activities; and

Be it Ordered by the City Council of the City of Bangor that the 2025 Annual Report from the Commission on Cultural Development is hereby accepted.

## **ANNUAL REPORT of the CULTURAL COMMISSION for the Calendar Year 2025.**

Per the City of Bangor Code, Chapter 23, Article III, "Commission on Cultural Development," § 23-20, **Meetings; annual report; quorum:** *"The Commission shall meet at least quarterly and, prior to December 31 of each calendar year, shall prepare and submit to the City Council an annual report outlining its activities during the preceding twelve-month period."*

The Commission on Cultural Development's mission is to promote the development of Bangor as a regional arts center that nurtures the artistic and cultural expression of its diverse peoples, and is authorized to assess Bangor's cultural needs; to develop and maintain a comprehensive arts and cultural policy based on a 5-year vision statement, assuring that plans and policies are developed with consideration of the needs of the community's future adults, providing them with additional incentive to remain or return to Bangor.

Commission members for 2025: Nina Earley, Chair; Hollie Adams, Vice-Chair; Sundance Campbell; Kelly Chenot; Cody Clark; Kal Elmore; Benjamin James (*joined in April*); Rosemary Lausier; Barbara McDade; Samantha Schipani; Jennifer Snow.

### **Grant Subcommittee, Chair Hollie Adams**

Reviewed spring and fall applications and made recommendations to the full Commission. Discussed creating a more equitable division of funds across the two grant cycles and presented award recommendations accordingly. Initiated discussion on whether to move to a single grant cycle per fiscal year instead of two.

#### **• Spring 2025 Grant Awardees - Total awarded \$8,428**

- Bangor Ballet - \$1,964 awarded to support production costs for their 2025 productions of "Nutcracker in a Nutshell," held at the Gracie Theater in Bangor.
- Bangor Beautiful - \$2,000 awarded to support their mural at Bangor's Downeast School, inspired by art created by Downeast School students.
- Bangor Public Library - \$500 awarded for an exhibit to celebrate the art and influence of Bangor artist Jeremiah Pearson Hardy.
- Downtown Bangor Partnership - \$2,000 awarded to support the launch of a community-centered public art project called "Free Art Exchange Boxes."
- Maine Academy of Modern Music - \$1,964 awarded to support their Bangor Rocks! program.

#### **• Fall 2025 Grant Awardees – Total awarded \$10,500**

- Bangor Authors' Collaborative - \$1,500 awarded to advertise and buy supplies & materials for the 4<sup>th</sup> Annual Bangor Authors' Fair and Literary Festival on December 13, 2025, and the Holiday Literary Kick-Off Party on December 12, 2025, both held at the Bangor Public Library.

- Bangor Symphony Orchestra - \$3,000 awarded to support the expansion of the Music & Wellness Program through a series of free chamber music concerts – three at Wabanaki Public Health & Wellness' Cultural Center in downtown Bangor and one at the Gracie Theater at Husson University.
- Penobscot Theatre Company - \$2,500 awarded to support the production of two of John Cariani's plays, *Almost, Maine*, and *Darker the Night, Brighter the Stars*.
- Robinson Ballet - \$1,500 awarded to support the production of *Play!*, to be held May 16 & 17, 2025, at the Gracie Theater in Bangor.
- Some Theatre Company - \$2,000 awarded for the purchase and installation of new LED stage lighting equipment.

### **ARTober Subcommittee, Chair Sundance Campbell**

The City allocated the Commission \$2,500 for the fiscal year above the \$20,000 base budget. The creation of a Bangor Arts award was approved by City Council. Community members submitted twenty-eight nominations for the Bangor Arts Award. A five-member jury selected Bangor Beautiful as the recipient of the \$1,000 award, which was presented at the opening reception. Besides the Bangor Arts award, the ARTober committee, in coordination with the Downtown Bangor Partnership, maintained a calendar of arts events in October and actively used social media.

### **Cultural Assets Subcommittee, Chair Barbara McDade**

- Discussed options for completing a cultural asset survey without additional funding
- Continued discussion on additional projects that could lead this committee in the future

### **2026 Work Plan**

1. Review applications and make recommendations for spring and fall 2026 grant cycles; continue discussion on use of funds across grant cycles and whether to change the schedule of grant offerings.
2. Work on refining the Commission's budget proposal for fiscal year 2027.
3. Continue to collaborate with area organizations in commissioning public art projects, including leading the commissioning of art for several installations in Pickering Square.
4. Continue to research and pursue additional grant funding opportunities.
5. Continue to work on the 5-year vision plan.
6. Address other issues as they may arise or are referred by City Council.



**CITY COUNCIL ACTION**

01/26/2026 26-072

Council Meeting Date: 01/26/2026

Item No: 26-072

Responsible Dept: Community & Economic Development

Requested Action: Order

Map/Lot: N/A

**Title, Order**

Authorizing the City Manager to Execute a Parking Lease with Penquis for Fifteen Parking Spaces along Curve Street

**Summary**

This Order would authorize the execution of a lease agreement with Penquis for the use of fifteen City-owned parking spaces along Curve Street.

Penquis has requested continued use of these spaces for employee parking. The City will retain responsibility for maintenance, including plowing.

If approved, the lease term will be five years at a rate of \$35 per space, per month. Staff recommends approval.

The Business and Economic Development Committee reviewed and unanimously recommended this item for passage on January 21, 2026.

**Committee Action**

Committee: Business & Economic Development Committee

Meeting Date: 01/21/2026

Action: Recommend for passage

For: 5

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## CITY OF BANGOR ORDER

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01/26/2026 26-072

Date: 01/26/2026

Item No: 26-072

Assigned to Councilor: Deane

Authorizing the City Manager to Execute a Parking Lease with Penquis for Fifteen Parking Spaces along Curve Street

WHEREAS, the City of Bangor owns fifteen on-street parking spaces along Curve Street; and

WHEREAS, Penquis owns the building located at 252 Harlow Street and has requested to lease said parking spaces for employee use; and

WHEREAS, the proposed lease terms include payment of \$35 per space per month for a term of five years; and

WHEREAS, the City desires to authorize the execution of a parking lease agreement with Penquis;

NOW, THEREFORE, BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR THAT

the City Manager is hereby authorized, on behalf of the City of Bangor, to execute a lease agreement with Penquis for fifteen on-street parking spaces along Curve Street at a rate of \$35 per space per month for a term of five years, with said agreement to be in final form and substance as approved by the City Solicitor or Assistant City Solicitor.



REFERRALS TO  
COMMITTEES  
& FIRST READING



## **CITY COUNCIL ACTION**

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Council Meeting Date: January 26, 2026

Item No: 26-073

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

### **Title, Ordinance**

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Amending the Code of the City of Bangor by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks

### **Summary**

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In October 2022, the City adopted an ordinance establishing a new use and regulations for tiny home parks. At that time, the City did not have short-term rental regulations; therefore, short-term rentals were expressly disallowed in tiny home parks. The City's short-term rental ordinance was adopted in October of 2023. This ordinance allowed short-term rentals in most places, but the tiny home park ordinance was not amended to allow this use. However, no such restriction was ever created for manufactured home parks. Therefore, a disparity now exists between short-term rental regulations for two similar development types. The proposed changes included in this amendment would update the City's Code of Ordinances to remove the prohibition on short-term rentals in tiny home parks and to provide a cap on this use in both tiny home parks and manufactured home parks, provided the parks are under a single owner for all of the homes.

### **Committee Action**

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Committee: Planning Board

Meeting Date: February 3, 2026

Action:

For:

Against:

### **Staff Comments & Approvals**

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City Manager

City Solicitor

Finance Director

**Introduced for:** First Reading and Referral



## CITY COUNCIL ORDINANCE

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Date: January 26, 2026

Assigned to Councilor: Fish

**ORDINANCE**, Amending the Code of the City of Bangor by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks.

**WHEREAS**, the City adopted an ordinance in 2022 establishing a new use and regulations for tiny home parks, including a prohibition on short-term rentals in these parks;

**WHEREAS**, the City adopted an ordinance on short-term rentals in 2023, but did not amend the tiny home park ordinance to allow this use;

**WHEREAS**, at present, short-term rentals are allowed in manufactured home parks, but not in tiny home parks;

**WHEREAS**, this amendment would update the City's Code of Ordinances to remove the prohibition on short-term rentals in tiny home parks and to provide a cap on this use in both tiny home parks and manufactured home parks;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT**

The Code of the City of Bangor is amended as follows:

### Chapter 165 Land Development

...

#### Article XX Tiny Home Parks

...

##### §165-139 Development requirements.

Tiny home parks and expansions thereof shall conform to the following minimum requirements:

B. Dimensional requirements.

...

~~(7) If leased, no lease for a tiny home shall be less than 30 days.~~

### Chapter 254 Short-Term Rental Licenses

...

#### § 254-4 Licensing.

...

B. Licensing procedure. All administrative power and authority vested in the City Council to grant or deny a short-term rental license required by this chapter shall be delegated to the reviewing authority.

...

(4) Limitations on certain short-term rentals.

...

- (d) Cap on number of short-term rentals in tiny home parks and manufactured home parks. In tiny home parks and manufactured home parks where all homes are under the same ownership, the number of short-term rentals in the park shall not exceed 30% of the total number of homes in the park, or 5 homes, whichever is less.

Additions underlined, deletions ~~struck through~~



**CITY COUNCIL ACTION**

01/26/2026 26-074

Council Meeting Date: 01/26/2026

Item No: 26-074

Responsible Dept: Stormwater

Requested Action: Resolve

Map/Lot: 035-174

**Title, Resolve**

Authorizing \$450,000 from the Stormwater Unassigned Funds Account for Construction of a Stormwater Trunk Line for the Sanford Brook Drainage Area

**Summary**

The City of Bangor has been working to reduce Combined Sewer Overflows for many decades. The Maine DEP and US EPA administer a consent decree to the City to reduce CSOs. Sewer separation, the process of discharging stormwater to a nearby waterbody, instead of to the sanitary sewer system, has always been a prevalent method to reduce CSOs in the City.

The City has the opportunity to make progress on sewer separation with the YMCA development project on Main Street. Currently, the City's combined sewer line runs from Main Street, behind Shaw's, to Second Street through Second Street Park, which is within the YMCA's site development. This line is the Sanford Brook combined sewer "trunk" line and it services the street areas of Second, Sanford, Cedar, Third, Fourth, Fifth, Union and West Broadway. The YMCA is proposing a partial relocation of the City's sewer line as part of their development project, as well as an onsite stormwater collection system.

Building a stormwater trunk line adjacent to the relocated sewer line, would allow for future separation in the Sanford Brook drainage area by connecting the existing storm drain system on Main Street to Second Street. The cost to construct this stormwater line will be greatly reduced because the site is being totally redeveloped and that allows for significantly cheaper construction as compared to disturbing a fully developed site that also requires site restoration. There is no other practical route to locate a gravity storm sewer now or in the future to service the Sanford Brook area other than through the YMCA site. The YMCA is willing to work with us on this project, and they will be installing a portion of the line as part of their project.

This work will be completed on an active construction site on private property that is being managed by an existing contractor. The existing project contractor has provided a preauthorized list of contractors that it is willing to work with for the completion of the City's portion of the storm drain construction project. As a result the City's sole source procurement policies are applicable to this project.

The Director of Engineering requested and received bids from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. The City intends to work with the low bidder, Sargent Corporation of Stillwater, Maine and requests Council to designate \$450,000 of unassigned Stormwater Utility fund balance to construct this project.

If approved, Engineering will present a construction contract to both the Finance Committee and the City Council for approval.

**Committee Action**

Committee: Finance Committee  
Action: Recommend for passage

Meeting Date: 01/21/2026  
For: 5                      Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** First Reading



## **CITY OF BANGOR RESOLVE**

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01/26/2026 26-074

Date: 01/26/2026

Item No: 26-074

Assigned to Councilor: Beck

Authorizing \$450,000 from the Stormwater Unassigned Funds Account for Construction of a Stormwater Trunk Line for the Sanford Brook Drainage Area

Be it Resolved by the City Council of the City of Bangor that, \$450,000 of unassigned Stormwater Utility fund balance is designated for construction of a Stormwater trunk line for the Sanford Brook drainage area.



UNFINISHED  
BUSINESS



**CITY COUNCIL ACTION**

12/22/2025 26-050

Council Meeting Date: 12/22/2025

Item No: 26-050

Responsible Dept: Community & Economic Development



Requested Action: Order

Map/Lot: R25-035

**Title, Order**

Authorizing the City Manager to Negotiate with Sheridan Construction for Construction Manager Services for the Bangor Central Kitchen Project at 50 Cleveland Street

**Summary**

If approved, the Order will authorize the City Manager, and/or her designee, to negotiate a contract for Construction Manager Services for the Bangor Central Kitchen project with Sheridan Construction to oversee the full execution of the project, including demolition, site work, and new building construction, in accordance with the approved design and all federal and local requirements.

This project will involve the demolition of the existing 18,167-square-foot structure at 50 Cleveland Street, formerly the Officer's Club on the former Dow Air Force Base and the construction of a new prefabricated metal building of approximately 18,000 square feet, designed to house a commercial kitchen incubator serving the Greater Bangor region.

The Central Kitchen will support shared-use food production space, entrepreneurship, education, and community events. It represents a key public investment in local food infrastructure and small business development.

The City received seven (7) proposals to the RFP and after careful review of experience, capacity, and overall fit, staff's recommendation is to enter into negotiations with Sheridan Construction. Sheridan Construction has an outstanding reputation and proven track record and specialists of pre-fabricated metal buildings.

This item was reviewed and recommended for approval at the Business and Economic Development Committee meeting on December 15, 2025.

**Committee Action**

Committee: Business & Economic Development Committee

Meeting Date: 12/15/2025

Action: Recommend for passage

For: 5

Against: 0

**Staff Comments & Approvals**

City Manager

City Solicitor

Finance Director

**Introduced for:** Consent



## **CITY OF BANGOR ORDER**

---

12/22/2025 26-050

Date: 12/22/2025

Item No: 26-050

Assigned to Councilor: Faloon

Authorizing the City Manager to Negotiate with Sheridan Construction for Construction Manager Services for the Bangor Central Kitchen Project at 50 Cleveland Street

Be it Ordered by the City Council of the City of Bangor that the City Manager, or designee, are hereby authorized to negotiate for Construction Manager Services for the Bangor Central Kitchen project with Sheridan Construction to oversee the full execution of the project, including demolition, site work, and new building construction at 50 Cleveland Street in accordance with the approved design and all federal and local requirements.



**CITY COUNCIL ACTION**

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Council Meeting Date: December 22, 2025

Item No: 26-058

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

**Title, Ordinance**

---

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

**Summary**

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

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

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

**Committee Action**

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Committee: Planning Board

Meeting Date: 1/6/2025

Action:

For:

Against:

**Staff Comments & Approvals**

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City Manager  
Director

City Solicitor

Finance

**Introduced for:** First Reading



## CITY COUNCIL ORDINANCE

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Date: December 22, 2025

Assigned to Councilor: Carson

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

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

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

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

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

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

The Land Development Code shall be amended as shown below:

### § 165-13 Definitions.

...

#### **STREET, MAJOR ARTERIAL**

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

#### **STREET, MINOR ARTERIAL**

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

Additions underlined, deletions ~~struck through~~



# COMMUNITY & ECONOMIC DEVELOPMENT

## CITY OF BANGOR

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PLANNING DIVISION

### Memorandum

**To:** Honorable Bangor City Council  
Carollynn Lear, City Manager

**From:** Anja Collette, AICP, Planning Officer

**Date:** January 7, 2026

**CC:** Courtney O'Donnell, Assistant City Manager  
David Szewczyk, City Solicitor  
Anne Krieg, AICP – Director of Community & Economic Development

**Re:** Planning Board Recommendation January 6, 2026  
Amending Chapter 165, 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

---

Please accept this memorandum as the recommendation from the Planning Board for the noted item. The Planning Board considered this item in a noticed public hearing on January 7, 2026.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were Chair Jonathan Boucher, Vice Chair Janet Jonas, and Members Trish Hayes, Ted Brush, Ken Huhn, Ross Whitford, and Greg Hobson, as well as Associate Member Justin Cartier.

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

CITY OF BANGOR PLANNING DIVISION  
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 1.6.2026  
**Land Development Code – Arterial Definition Change**

From the staff memo:

- A. This amendment would remove Ohio Street and State Street from the minor arterial street category and add Ohio Street to the major arterial category in the Land Development Code.
- B. The criteria for major arterials are that they are “highways of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections”. Ohio Street and State Street are included as minor arterials even though they meet some or all of the criteria of major arterials. State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial.
- C. Not being listed as a major arterial impacts the land uses that can be developed on Ohio Street since quite a few uses are limited to major arterials. These land uses typically make sense on Ohio, but are currently prohibited from being there. These discrepancies present a barrier for future development and don't align with the City's Comprehensive Plan.
- D. The proposed change would introduce new uses to Ohio Street, depending on the zoning. The following is a list of uses that are restricted to major arterials in certain zones, along with the zones that restrict them in this way.
  - i. Nursing homes: URD-1, URD-2, LDR, HDR
  - ii. Boarding homes: URD-1, URD-2, LDR, HDR, RR&A
  - iii. Offices and community service organizations: M&SD
  - iv. Hospitals: G&ISD
  - v. Medical offices and clinics: G&ISD
  - vi. Large landscaping service businesses: RR&A
  - vii. Places of worship: URD-1, URD-2, LDR, HDR, RR&A
  - viii. Sales of farm products: RR&A
  - ix. Chemical dependency treatment facilities: G&ISD
  - x. Private schools, training facilities, and recreational uses: RR&A
  - xi. Secure Level IV residential care facility: G&ISD
- E. This is a reminder that the Planning Board's action on Land Development Code amendments takes the form of a recommendation to City Council. The motion is constructed to recommend to the City Council that the proposed amendment ought to pass or ought not to pass. If the Board votes that it ought to pass, then the Council needs a majority to pass the amendment. If the Board votes that it ought not to pass, then the Council needs a super majority (2/3 vote) to pass the amendment.

Many members of the public commented in opposition to the change, stating concerns such as allowing more commercial development along Ohio Street and associated traffic impacts, impacts on the rural area of outer Ohio Street, questions about the potential new uses that would be allowed and why some of the uses that are listed under this change are already on Ohio Street, and comments on why they felt that Ohio Street did not meet the definition of major arterial.

CITY OF BANGOR PLANNING DIVISION  
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 1.6.2026  
**Land Development Code – Arterial Definition Change**

Planning Officer Collette reiterated the points made during the presentation.

Member Jonas asked for confirmation that this amendment wouldn't change the zoning and that if someone wanted to do a more intense commercial use like a Walgreens, they would have to do a zone change. Collette confirmed this and stated that there is not currently the type of commercial zoning along Ohio Street that would allow intense commercial development such as strip malls and big box stores.

Associate Member Cartier 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.

Cartier further asked for the reason why this was being proposed. Collette stated that a party was interested in placing a recreation center along Ohio Street near Penobscot Christian School, but also that staff felt this change would be beneficial to other uses such as working farms, as well as currently legally non-conforming uses, such as some places of worship and nursing homes.

Chair Boucher stated that he felt this was largely a clerical change that would result in bringing some properties into conformity. Boucher asked for clarification about the process for a non-conforming use to come into conformity, whether they would need a zone change, and whether that would be spot zoning. Collette provided clarification on legal versus illegal spot zoning.

Cartier talked about the difference in feel between State Street and Ohio Street. 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.

Member Huhn moved to recommend to City Council that the proposed amendments ought to pass. Member Jonas seconded the motion. Members Brush, Huhn, Jonas, and Whitford voted no because they felt that Ohio Street did not meet the criteria for a major arterial street. Chair Boucher and Members Hayes and Hobson voted yes.

The result of the vote is that a majority of Planning Board members voted to recommend that the proposed amendments ought **not** to pass.

Anja Collette

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**Re: Ohio St**

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**From** J WC <jwcoleman44@gmail.com>

**Date** Mon 12/29/2025 9:41 AM

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

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

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

To All Responding,

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

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

Looking forward to hearing more on January 6th.

Best,

Jenny Coleman

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

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

Let me know if you have any more questions,



**CITY OF BANGOR**

**Anja Collette, AICP**

***Planning Officer***

*Community & Economic Development*

*Planning Division*

73 Harlow Street

Bangor, ME 04401

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

Phone: 207.992.4280

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**From:** Warren, David <[david.warren@bangormaine.gov](mailto:david.warren@bangormaine.gov)>

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

**To:** J WC <[jwcoleman44@gmail.com](mailto:jwcoleman44@gmail.com)>; CityManager-WWW <[city.manager@bangormaine.gov](mailto:city.manager@bangormaine.gov)>

**Subject:** RE: Ohio St

Ms. Coleman

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

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



**David Warren**

*Administrative and Communications Manager*

*City Manager's Office*

*73 Harlow St.*

*Bangor, Maine 04401*

Office: 207-992-4204

Cell: 806-640-7975

[www.bangormaine.gov](http://www.bangormaine.gov)



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

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

Dear City Manager/Council,



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

This is a horrible idea.

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

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

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

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

This is my home.

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

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

See you all on January 6.

Respectfully, but with great concern,

Jenny Coleman

January 3, 2026

Dear Justin Cartier, Ross Thomas Whitford, Greg Hobson, Jonathan Boucher, Kenneth Huh, Patricia Hayes, Janet Sanborn Jonas, and Edwin Brush:

We formally object to the proposal to reclassify Ohio Street from a minor arterial to a major arterial, specifically regarding the section from Davis Road to the Glenburn line. Currently, this portion of Ohio Street lacks the infrastructure necessary to sustain the increased demands and traffic volume of a major arterial classification.

The existing roadway is excessively narrow and lacks shoulders. Furthermore, the presence of deep drainage ditches on both sides of the street creates significant topographical constraints, making it physically impossible to widen the road to accommodate increased traffic volume or heavy equipment.

Additionally, this area lacks municipal water and sewer services; residents currently rely on private wells and septic systems. Increasing traffic volume and the intensity of use associated with a major arterial poses significant risks to our private utilities and local groundwater. Furthermore, this reclassification would significantly alter the residential character of our neighborhood and lead to a decrease in our property values.

The impact of this change would extend beyond Ohio Street itself, negatively affecting the small residential streets that branch off it. Increasing the capacity of Ohio Street will inevitably lead to increased congestion and cut-through traffic on these side streets, compromising the safety and quiet of our community.

Finally, we believe this type of proposed development contributes to urban sprawl, which continues to plague communities by stretching city resources and destroying established residential environments. There are numerous underutilized locations within the city that already possess the necessary infrastructure to accommodate this level of development. We urge the city to prioritize "in-fill" development in those areas rather than expanding arterial capacity into our neighborhood.

Thank you for your consideration on this matter.

Signature	Printed Name and Address
	Mary Tedesco-Schnack 2078 Ohio St. Bangor, ME 04401
	John Schnack 2078 Ohio St. Bangor, ME 04401



Signature	Printed Name and Address
Lisa R. Miriam	Lisa R. Miriam 2413 Ohio St Bangor ME 04401
[Handwritten Signature]	PJ@lln66.com
Scott Macdonald	2176 Ohio St Bangor, ME 04401
John Dionne	2145 Ohio St Bangor ME 04401
Carolyn Sprague	2126 Ohio St. Bangor ME 04401
Mike Hopkins	Mike Hopkins

Signature	Printed Name and Address
James H. Willetts	20180 hwy st Bangor, ME
	2004 OHIO ST Bangor ME 04401
	1973 Ohio St Bangor ME 04401
Kathleen Dupuis	2015 Ohio St. Bangor, Maine 04401
Barbara Gallepe-Krutzger	1672 Ohio St Bangor, ME 04401
Robert Krutzger	1672 OHIO ST Bangor ME
	2100 Ohio Street Bangor, ME

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**Re: Letter regarding changing Ohio Street from a Minor Arterial to a Major Arterial**

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

**Date** Mon 1/5/2026 9:06 AM

**To** Mary Tedesco-Schneck <marytedescoschneck@gmail.com>; Planning-WWW <planning@bangormaine.gov>

Hello and thank you for your comments; they will be sent to the Planning Board. However, I did want to clarify a few things. This proposal does not result in a physical alteration of Ohio Street. There are no plans to physically expand or change Ohio Street into being a higher capacity road. This is just a change in definitions, which would allow some uses to be present in some zones on that road. In you and your neighbors' particular section, all of the area along Ohio is zoned Rural Residence and Agricultural. This means that the new uses that would be allowed by this change would be the sale of farm products, places of worship, large landscaping service businesses, boardinghouses, and the combined use of private schools, training facilities, and recreational uses.

Additionally, the area past Davis Road to the Glenburn line is outside of the growth boundary designated in the 2022 Comprehensive Plan and is designated as "rural residential" in the future land use plan. This significantly limits the intensity of development that would be allowed in that area. You can view the Comprehensive Plan at this link:

<https://bangormaine.gov/DocumentCenter/View/1467/Comprehensive-Plan-PDF>.

Please let me know if you have any questions.

Best regards,



**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:** Mary Tedesco-Schneck <marytedescoschneck@gmail.com>

**Sent:** Sunday, January 4, 2026 6:19 PM

**To:** Planning-WWW <planning@bangormaine.gov>

**Subject:** Letter regarding changing Ohio Street from a Minor Arterial to a Major Arterial

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

Dear Planning Board:

Please find attached a letter from the residence of Ohio St Between Davis Road and the Glenburn border in opposition of the proposed change to Ohio Street.

Thank you

Mary Tedesco-Schneck

**Geoffrey Forney  
2100 Ohio Street  
Bangor, ME 04401  
forneygeoffrey@gmail.com**

January 5, 2026

Via Email (planning@bangormaine.gov)

Bangor City Planning Board

73 Harlow Street

Bangor, ME 04401

**RE: Opposition to Proposal to Define Ohio Street as a Major Arterial Street**

Dear Planning Board:

I am the record owner of the residential property located at 2100 Ohio Street, which is also my full-time residence. According to the Planning Board's notice, dated December 18, 2025, it proposes to include Ohio Street within the definition of "Street, Major Arterial" in the Land Development Code. I write in opposition to that proposed change. This opposition is submitted on my own behalf. I do not represent any other person or association in this matter.

Generally, Ohio Street does not satisfy the definition of "Street, Major Arterial" under the Land Development Code because it does not meet the two required conditions for classification as a "Street, Major Arterial." *See* Bangor Code § 165-13. Ohio Street does not meet the traffic volume requirement and is not suitable for vehicular traffic levels expected of a major arterial street with more than two travel lanes. Those points are especially pertinent to the portion of Ohio Street outside the growth boundary (as defined by the comprehensive plan).

The proposed change in definition is also inconsistent with the 2022 Comprehensive Plan. It appears the proposed change is the first step in a long-term plan to allow commercial and high-density residential development along Ohio Street, which is not practically workable on the portion of Ohio Street from Davis Road to Glenburn. That portion of Ohio Street is outside the designated growth boundary and lacks public sewer and water services. The road has only two lanes, lacks sidewalks, and has a narrow shoulder. It cannot accommodate high levels of vehicular traffic and is not suitable for pedestrian use. As such, additional commercial and residential development along that portion of Ohio Street (outside the growth boundary) would require significant infrastructure investment by the City to extend and maintain public services. However, those required investments are inconsistent with the comprehensive plan, which prioritizes maintaining and improving existing infrastructure with a focus on developing areas already serviced by public utilities within the growth boundary.

## A. The Proposed Change in Definition is Inconsistent with the Code

Ohio Street is currently defined as a “Street, Minor Arterial,” *see* Bangor Code § 165-13, which is consistent with its size and the small volume of traffic it can accommodate. The Planning Board should reject the proposal to change that definition because Ohio Street does not satisfy the two conditions for classification as a major arterial street.

The Code defines major arterial street as: “Generally, a highway of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections.” Bangor Code § 165-13 (emphasis added). Neither condition applies to Ohio Street. First, according to the most recent yearly traffic count conducted by the Maine Department of Transportation (DOT), one of the most utilized portions of Ohio Street at Griffin Road has an Annual Average Daily Traffic (AADT) volume of 9,660. *See* Exhibit A.<sup>1</sup> The AADT along Ohio Street at Davis Road is only 1,770. *Id.*<sup>2</sup> Thus, Ohio Street fails to satisfy the first required condition of a “Street, Major Arterial.”

Second, Ohio Street does not contain more than two lanes, as required to meet the second condition of the definition. Ohio Street has short turning lanes at some intersections, but those do not satisfy the more than two-lane requirement. Although the Code does not define “lane,” interpreting that term to mean “travel lane” is consistent with the relevant zoning principles and objectives. *See Day v. Town of Phippsburg*, 2015 ME 13, ¶ 15 (“To resolve this ambiguity, we consider relevant zoning objectives and the purposes . . .”).

The purpose behind the major arterial definition is to channel specific land uses along those roadways because of their capacity to accommodate higher volumes of vehicular traffic. Minor arterial roadways only service local traffic. *See* Bangor Code § 165-13 (definition of “Street, Minor Arterial”). As such, uses that typically increase traffic are not permitted on minor arterial roads. *See* Bangor Code § 165-105(D)(5), (7), (8), (9). For example, places of worship, large landscaping businesses, boardinghouses, and schools, which generate traffic, are limited to major arterial roadways in the RR&A zone. The Code also restricts trucks (vehicles over 23,000 pounds) from traveling on eight minor arterial roads or portions of them, including a portion of Ohio Street, during the winter months. *See* Bangor Code § 291-29. Those provisions show that minor arterial roads serve local traffic and are not meant to accommodate high traffic volume associated with regional travel or commercial usage. As such, roads that lack two travel lanes, at least in some sections, to accommodate higher traffic volumes, should not be classified as a major arterial street. *See Davis v. SBA Towers II, LLC*, 2009 ME 82, ¶ 25 (interpreting an ordinance definition consistent with other sections of the ordinance).

Because Ohio Street does not meet either of the two necessary conditions for classification as a “Street, Major Arterial,” the Planning Board should not recommend changing the definition.

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<sup>1</sup> Available at: [www.maine.gov/dot/publications/traffic-engineering/yearly-traffic-counts](http://www.maine.gov/dot/publications/traffic-engineering/yearly-traffic-counts)

<sup>2</sup> According to DOT’s online interactive map, the AADT for Ohio Street at Davis Road has decreased from 2,110 in year 2017 to 1,770 in year 2023. *See* Exhibit B. The interactive map is available at: [www.maine.gov/dot/publications/traffic-engineering/yearly-traffic-counts](http://www.maine.gov/dot/publications/traffic-engineering/yearly-traffic-counts)

## **B. The Proposed Change in Definition is Inconsistent with the Comprehensive Plan**

The zoning ordinance must be in basic harmony with the comprehensive plan. *See* 30-A M.R.S. § 4352(2); *Rommel v. City of Portland*, 2014 ME 114, ¶ 13. The proposed change in definition to Ohio Street does not satisfy that requirement.

The comprehensive plan generally attempts to balance the competing goals of developing affordable housing, focusing the City’s limited resources on maintaining existing infrastructure within fiscal constraints, and promoting conservation of open space. *See* 2022 Comprehensive Plan 32, 35, 36, 39-40, 49, 87-88, 209.<sup>3</sup> The comprehensive plan channels those goals by focusing development and related investments within an identified growth boundary. Areas outside the growth boundary (not served by municipal sewer and water or other infrastructure) should not be the focus of development or the extension of additional public water and sewer services.

Redefining the portion of Ohio Street outside the growth boundary as a “Street, Major Arterial” conflicts with the following Policies stated in the comprehensive plan:

- Policies 1 and 3: The City should focus development in existing neighborhoods and areas already supported by City services. Focusing on those areas will help preserve natural undeveloped areas and minimize environmental impacts on open space and areas suitable as farmland. *See* 2022 Comprehensive Plan 36, 39.
- Policies 7 and 14: Further development should focus on infill development within the growth boundary, consistent with the goal of building physically and socially connected communities, which will reduce the cost of developing and maintaining public infrastructure. Focusing on infill development will also promote downtown vitality, which is key to attracting people and businesses to the City’s downtown. *See* 2022 Comprehensive Plan 44, 53.
- Policy 12: Focus on infill development to reduce pressure on more rural open space areas. *See* 2022 Comprehensive Plan 49.
- Policy 22: Focus on maintaining the existing transportation infrastructure. Because maintenance costs have outstripped the City’s budget, development must fit within the City’s ability to meet maintenance demands. *See* 2022 Comprehensive Plan 63.
- Policies 43 and 44: Focus investments on existing water and sewer systems. “The significant cost for essential maintenance and upgrades to the existing system for the next several years is a consideration for limiting the expansion of the City’s sewer system and prioritizing growth with the growth boundary, where there is existing service.” 2022 Comprehensive Plan 88.

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<sup>3</sup> The 2022 Comprehensive Plan is available at: [www.bangormaine.gov/353/Planning](http://www.bangormaine.gov/353/Planning)

The portion of Ohio Street from Davis Road to Glenburn is outside the growth boundary. That area is rural in character with limited development. Some parcels are suitable as farmland. *See* 2022 Comprehensive Plan 31-32. Such areas should be the subject of preservation efforts. *Id.* at 39 (Policy 3), 209. However, changing the definition of Ohio Street to a major arterial would allow for additional development in those areas inconsistent with preservation policies and goals.

Moreover, the portion of Ohio Street outside the growth boundary is not serviced by public water and sewer services. *See* 2022 Comprehensive Plan 31-32. Further development in that area would likely result in the need for the extension of those services. Such investments outside the growth boundary are inconsistent with the goal of focusing limited City resources on maintaining existing infrastructure.

Changing the definition to allow for land uses that increase vehicular traffic is also inconsistent with the need to limit roadway maintenance costs. *See* 2022 Comprehensive Plan (Policy 22). The portion of Ohio Street outside the growth boundary is narrow with a small shoulder. Further road enhancements and maintenance would be required to support additional traffic along that part of Ohio Street. Based on publicly available information, the portion of Ohio Street from Davis Road to Glenburn is apparently a Priority 5 roadway, which means it is the year-round responsibility of Bangor (not the State). *See* 2022 Comprehensive Plan, Appendix C at 243; *see also* [www.maine.gov/dot/node/191#hwy](http://www.maine.gov/dot/node/191#hwy). If so, the maintenance costs associated with increased usage along Ohio Street will add to the City's financial burden.

Nor is further development along that portion of Ohio Street consistent with the goal of channeling development and commercial activity within the growth boundary (Policies 1, 7, 12, and 14). Development should be focused near the City center or already developed areas to promote population concentration to meet the City's goals of reducing maintenance costs, providing housing closer to commercial amenities, and preserving open space and existing rural areas.

There are many other underutilized areas of Bangor along existing designated major arterial streets, including Broadway and Union Streets. The Planning Board should follow the comprehensive plan by focusing commercial and residential development in those areas instead of setting the framework to allow for costly and disruptive development of Ohio Street outside the growth boundary. Rather, the portion of Ohio Street outside the growth boundary should continue to be defined as "Street, Minor Arterial," to remain consistent with the land management priorities in the comprehensive plan.

Please reject the proposal to redefine Ohio Street.

Sincerely,



Geoffrey Forney

**Exhibit A**

**Department of Transportation's**

**Annual Traffic Count Report**

**[Extract]**

**Ohio Street**

**[www.maine.gov/dot/publications/traffic-engineering/yearly-traffic-counts](http://www.maine.gov/dot/publications/traffic-engineering/yearly-traffic-counts)**

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**Traffic Volume Counts by County, Town, and Route**

## **FOREWORD**

The Department of Transportation, Traffic Engineering Division, Traffic Monitoring Section is responsible for the collection of all types of traffic data and maintenance of a statewide traffic volume database. The reduction and reporting of traffic volumes and vehicle classification data are accomplished through two types of count programs. They are as follows:

### **CONTINUOUS COUNT PROGRAM**

Traffic volumes are monitored on a continuous, year-round basis at ninety-one permanent recorder sites located on major highways throughout the State. These hourly counts are collected to produce an average weekday figure, a weekly average day, a monthly average day, and a monthly average weekday. This information is compiled to develop an Annual Average Daily Traffic (AADT) figure for each location. The AADT is computed from the average of daily totals for the entire year.

The Department has twenty locations along routed highways that collect data based on thirteen categories as defined by the Federal Highway Administration. An AADT is computed based on the total volume as well as summary data for individual vehicle types.

### **24 HOUR TRAFFIC DATA COLLECTION PROGRAM**

Between April 1st and November 15th of each year, 24-hour traffic counts (i.e., coverage counts) are gathered to monitor traffic flow and changes in traffic patterns. These counts are generally taken at intersections with major routes and/or other significant roads, at town lines (TL), at bridges, or in coordination with ongoing projects or special traffic studies for the Department.

Additionally, 48-hour vehicle classification counts are performed in conjunction with the coverage counts to provide a comprehensive view of traffic along the routed highways.

The State is divided into three count zones:

- ZONE I:**       Southwestern Maine to western Penobscot Bay region. This zone includes all of York, Cumberland, and Knox counties; Lincoln except for the towns of Jefferson, Somerville and Whitefield; Sagadahoc except for the town of Bowdoin, Bowdoinham and Richmond; and Oxford county from Stow, Fryeburg, Denmark, Brownfield, Hiram and Porter.
- ZONE II:**       Western/Central Maine and eastern Penobscot Bay region. This zone includes all of Androscoggin, Franklin, Kennebec and Waldo counties; the remainder of Oxford, Lincoln and Sagadahoc counties; Somerset county from

**Bingham south along with the area between Flagstaff Lake and the Kennebec River; southern Penobscot county and western Hancock county.**

**ZONE III: Northern and eastern Maine. This zone includes all of Aroostook, Piscataquis, Washington counties, northern and southeastern Hancock County, and the remainder of Penobscot and Somerset counties.**

**These zones are counted on a three-year cycle, collecting data in one zone per year to cover the entire state within the three-year period. The Coverage Count Program also consists of the “Special Counts” taken each year to satisfy Departmental needs, local requests, and Federal requirements. These include the Interstate System counts and data collected from the various traffic studies conducted throughout the year. The 2024 Program included 6349 counts accomplished.**

**Once the AADT’s have been computed for of the continuous count sites, weekly factors for each station are calculated by dividing the AADT by weekly average day. Those stations which exhibit similar traffic patterns are assembled and placed into one of three groups:**

**URBAN: Roadways which carry commuter traffic and exhibit little seasonal change in traffic volumes.**

**ARTERIAL: Roadways which carry commuter traffic but exhibit moderate seasonal changes in summer traffic volumes.**

**RECREATIONAL: Roadways which are heavily influenced by summer seasonal traffic.**

**Within each of the three groups, a factor for each week is calculated by averaging the weekly factors from each station within the group.**

**The 2024 Weekly Group Mean Factors were developed by averaging the Weekly Group Mean Factors for 2021, 2022 and 2023. The following pages show the graph of the 2024 Weekly Group Mean Factors as a Percent of the AADT, and a list of these factors.**

**The 24-hour raw data may now be grouped and assigned a factor to produce an AADT. Growth factors for expanding traffic in uncounted zones are developed utilizing data from the continuous count sites and comparing it to the data from the previous year.**

**The updated AADT’s are entered in the Department’s database and estimates are created for each segment of the road network within the counted zone.**

## DESCRIPTION of HEADINGS, SYMBOLS, AND ABBREVIATIONS

The following is a description of the column headings, symbols, and abbreviations used for the Coverage Count Section.

**TOWN**            The town in which a count was taken

**ROUTE**            The road or highway on which the count was taken.

### *Non-Interstate Highways and Roads*

---- X indicates a Routed Highway

0196X = SR 196

0001X = US Route 1

---- A or --- B indicates an Alternate Routed Highway

0001A = US Route 1A    0009B = SR 9B

---- C indicates a Business Route

0001C = Business US Route 1, 1A, or 1B

0025C = Business SR 25

Just a number with no letter OR no numbers or letters indicates a non-routed highway

= Pine Hill Road

00001 = Hubbard Road

01414 = IR 1414

00991 = IR 991 (Biddeford Road)

### *Interstate System*

---- X indicates Northbound or Eastbound

0095X = I-95 Northbound

0395X = I-395 Eastbound

---- S indicates Southbound

0095S = I-95 Southbound

---- W indicates Westbound

0395W = I-395 Westbound

**LOCATION****A description of where the count was taken.**

**APP = Approach    ART = Arterial    ATR=Automatic Traffic Recorder    AVE = Avenue    BK = Brook**  
**BLVD = Boulevard    BR = Bridge    CIR = Circle    CL = County Line    CNR = Corner**  
**CONN = Connector    CTR = Center    CUL = Compact Urban Line    CWY = Cause way    CV = Cove**  
**DR = Drive    EB = Eastbound    ENT = Entrance    FL=Fall    FLS=Falls    FT = Fort**  
**HBR = Harbor    HTS = Heights    HWY = Highway    INT'L = International    IR = Inventory Road**  
**LG = Long    LK = Lake    LN = Lane    LWR = Lower    MEM = Memorial**  
**MT = Mount    MTN = Mountain    NB = Northbound    NH = New Hampshire    OW = One Way**  
**PD = Pond    PK = Park    PKWY = Park Way    PL = Place    PT = Point    PW = Private Way**  
**PZ = Plaza    RD = Road    RDG = Ridge    RMP = Ramp    RR = Railroad**  
**RV = River    SB = Southbound    SL = State Line    SQ = Square    SR = State Route**  
**ST = Street    STA = Station    STR = Stream    TER = Terrace    TL = Town Line**  
**TPK = Turnpike    TR = Trail    UPR = Upper    US = United States Route    WB = Westbound**

**N/O, NE/O, E/O, etc. = North of, Northeast of, East of, etc.**

**TYPE**      Category for each count taken. The count type for each year will be listed next to the corresponding AADT.

- A      Continuous Recorder Count**
- B      BACTS Count**
- C      Coverage Count**
- D      Non-Intrusive Count**
- I      Interstate Count**
- K      KACTS Count**
- L      ATRC Count (Formerly LACTS)**
- M      Municipal, Town, Regional Count**
- P      PACTS Count**
- R      Trail Count**
- S      Special Count**
- T      Turning Movement Count**
- W      Weigh-In-Motion Count**
- Z      Speed Count**

**GROUP**      The factor group assigned to the location.

- I      Urban Group                  II      Arterial Group**
- III      Recreational Group      CCS      Continuous Traffic Recorder Group**

AADT      Annual Average Daily Traffic  
ROAD PRIORITY ASSIGNMENTS

- Priority 1 Roads:**      These roads include the Maine Turnpike, the Interstate System and key principal arterials like Route 1 in Aroostook County, the Airline (Route 9), Route 2 west of Newport and Route 302. The 1,400 miles of Priority 1 roads represent only 7% of the miles, but carry 40% of all vehicle miles traveled in Maine.
- Priority 2 Roads:**      These roads total about 940 miles. They are non-interstate, high value arterials that represent about 4% of the total miles of road, but carry 11% of the overall traffic.
- Priority 3 Roads:**      These roads generally are the remaining arterials and most significant major collector highways. These 2,050 miles represent only 9% of the mileage, but carry 19% of the traffic.
- Priority 4 Roads:**      In general, these roads are the remainder of the major collector highways. Frequently, they are part of Maine's unique State Aid System, in which road responsibilities are shared between the State and Municipalities. These 1,900 miles represent about 8% of the total mileage and carry 10% of the traffic.
- Priority 5 Roads:**      These roads include 2,500 miles of minor collector highways; nearly all are on the State Aid System. They represent 11% of the total miles, but carry only 7% of the traffic.
- Priority 6 Roads:**      This group is comprised of local roads and streets, which are the year-round responsibility of the Municipalities. Although they carry only 13% of the statewide traffic, they contain 14,300 miles and represent 61% of the total mileage.

# Count Book

TOWN	STA	ROAD	PN	LOCATION	GROUP	AADT19	AADT20	AADT21	AADT22	AADT23	AADT24
BANGOR	06316	10207	4	ODLIN RD (SWB) SW/O US 2/SR 100(HAMMOND)	I	-	-	-	-	4,670	-
BANGOR	06332	01504	3	ODLIN RD SB RAMP TO US 2/SR 100 (WB)	I	-	-	-	-	2,339	-
BANGOR	16006	10207	4	ODLIN RD SW/O PERRY RD	I	-	-	-	-	6,240	-
BANGOR	06007	10207	4	ODLIN RD W/O IR 2457(AMMO INDUSTRIAL DR)	I	-	-	-	-	4,910	-
BANGOR	07400	10208	3	OHIO ST @ I-95 OVERPASS @ BR# 5790	I	-	-	-	-	7,900	-
BANGOR	03801	10208	4	OHIO ST N/O HIGHLAND AVE	I	-	-	-	-	2,364	-
BANGOR	07208	10208	6	OHIO ST NW/O DAVIS RD	I	-	-	-	-	1,770	-
BANGOR	01208	10208	4	OHIO ST NW/O FIFTEENTH ST	I	-	-	-	-	7,900	-
BANGOR	07008	10208	4	OHIO ST NW/O FINSON RD	I	-	-	-	-	6,430	-
BANGOR	07108	10208	4	OHIO ST NW/O GRIFFIN RD	I	-	-	-	-	9,660	-
BANGOR	13608	10208	4	OHIO ST NW/O HOLLAND ST	I	-	-	-	-	3,710	-
BANGOR	18708	10208	6	OHIO ST NW/O PINELEDGE RD @ HERMON TL	I	-	-	-	-	1,404	-
BANGOR	07308	10208	3	OHIO ST NW/O SIXTEENTH ST	I	-	-	-	-	9,190	-
BANGOR	04808	10208	4	OHIO ST NW/O US 2 (HAMMOND ST)	I	-	-	-	-	3,130	-
BANGOR	03505	10208	4	OHIO ST S/O DRUMMOND ST	I	-	-	-	-	3,224	-
BANGOR	13805	10208	4	OHIO ST S/O JAMES ST	I	-	-	-	-	3,370	-
BANGOR	03804	10208	4	OHIO ST SE/O EVERETT ST	I	-	-	-	-	2,852	-
BANGOR	01204	10208	4	OHIO ST SE/O FIFTEENTH ST	I	-	-	-	-	6,910	-
BANGOR	07104	10208	3	OHIO ST SE/O GRIFFIN RD	I	-	-	-	-	7,035	-
BANGOR	14801	10211	6	OTIS ST N/O US 2 (STATE ST)	I	-	-	-	-	1,005	-
BANGOR	03701	10213	4	PARK ST N/O US 2 (STATE ST)	I	-	-	-	-	2,707	-
BANGOR	23208	3201979	-	PENN PLZ NW/O STILLWATER AVE	I	-	-	-	-	324	570
BANGOR	16303	10285	4	PERRY RD E/O MCCAOW RD	I	-	-	-	-	2,680	-
BANGOR	16004	10285	4	PERRY RD SE/O ODLIN RD	I	-	-	-	-	3,490	-
BANGOR	10003	10230	6	POPLAR ST E/O FOUNTAIN ST	I	-	-	-	-	655	-
BANGOR	17307	10230	6	POPLAR ST W/O CENTER ST	I	-	-	-	-	680	-
BANGOR	10007	10230	6	POPLAR ST W/O FOUNTAIN ST	I	-	-	-	-	641	-
BANGOR	20705	10231	6	PRENTISS ST S/O JEFFERSON ST	I	-	-	-	-	129	-
BANGOR	19301	10493	-	PUSHAW RD N/O CHURCH RD	I	-	-	2,980	-	-	2,330
BANGOR	18801	10493	4	PUSHAW RD N/O SR 15 (BROADWAY)	I	-	-	3,420	-	2,960	2,880
BANGOR	21406	09905	-	QUALITY INN ENT SW/O HOGAN RD	I	-	-	-	-	8,022	100
BANGOR	01803	10234	6	RAILROAD ST E/O US SUMMER ST	I	-	-	-	-	1,330	-
BANGOR	01807	10234	-	RAILROAD ST W/O AMPHITHEATER ENT	I	-	-	-	-	1,330	-
BANGOR	11003	10265	6	S PARK ST E/O FRENCH ST	I	-	-	-	-	880	-
BANGOR	10702	10265	6	S PARK ST NE/O MARKET ST	I	-	-	-	-	95	-
BANGOR	11007	10265	6	S PARK ST W/O FRENCH ST	I	-	-	-	-	810	-
BANGOR	08402	10247	6	SCHOOL ST NE/O SR 15 (BROADWAY)	I	-	-	-	-	3,648	-
BANGOR	05602	10252	6	SEVENTH ST NE/O LINCOLN ST	I	-	-	-	-	260	-
BANGOR	05906	10252	6	SEVENTH ST SW/O PIER ST	I	-	-	-	-	400	-
BANGOR	07306	10258	6	SIXTEENTH ST SW/O OHIO ST	I	-	-	-	-	1,493	-
BANGOR	17503	10263	6	SOMERSET ST E/O SR 15B (BROADWAY)	I	-	-	-	-	1,571	-
BANGOR	17507	10263	6	SOMERSET ST W/O SR 15B (BROADWAY)	I	-	-	-	-	1,444	-
BANGOR	19203	10405	6	SPRINGER DR E/O HOGAN RD	I	-	-	-	-	7,960	-

**Exhibit B**

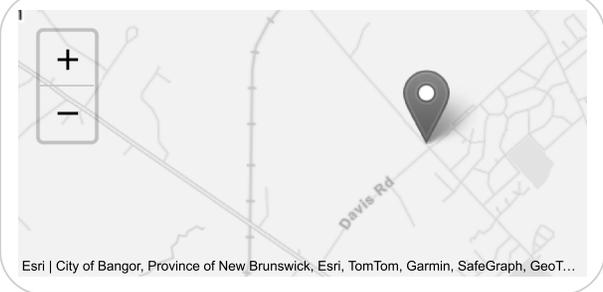
**Department of Transportation**

**Online Interactive Traffic Map**

**[Extracted 1.3.26]**

**Ohio Street – Davis Road**

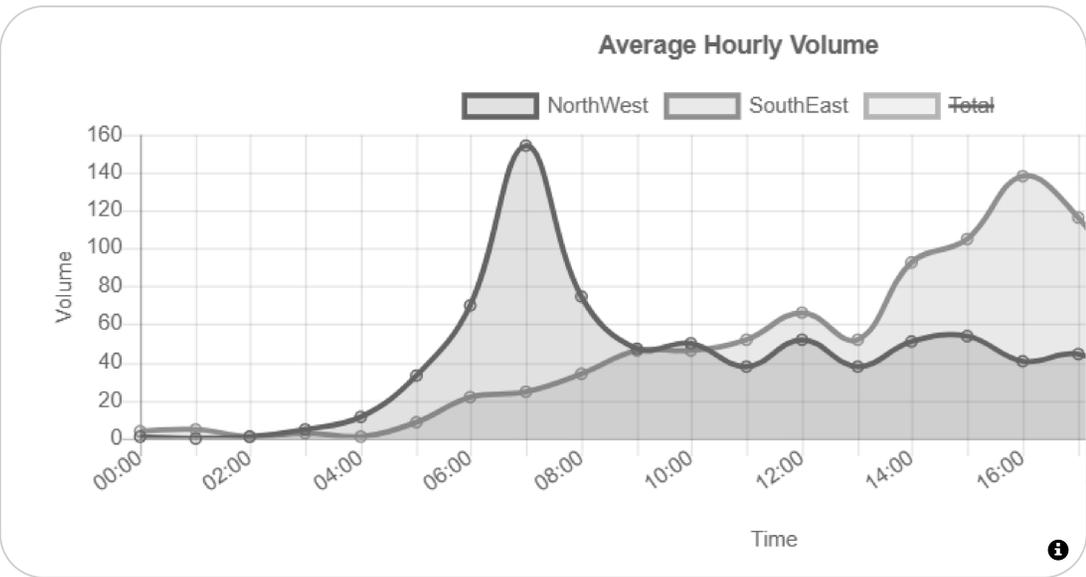
**<https://www.maine.gov/dot/publications/traffic-engineering/yearly-traffic-counts>**



Site Data

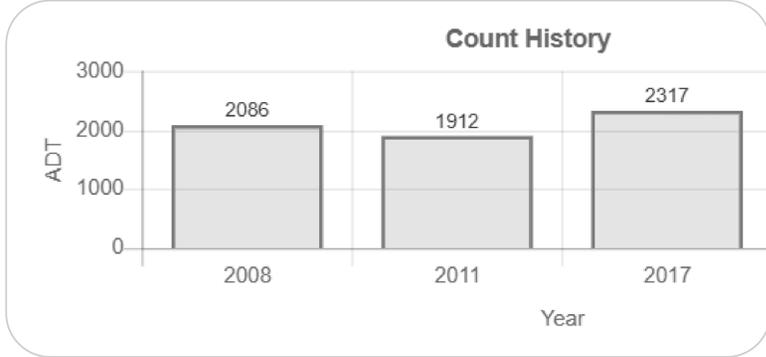
**231902007208 - BANGOR 07208 - OHIO ST NW/O DAVIS RD**

**City:** Bangor **County:** Penobscot  
**LRS section:** 000000010208  
**Functional class:** 7U - Local (Urban)  
**Coordinates:** 44.840167, -68.829678



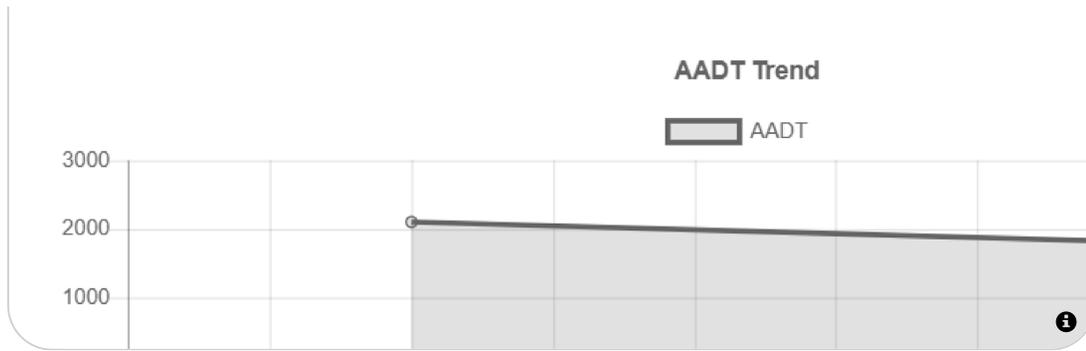
### Count History

Year	Month	Count type	Duration	Count	ADT
2023	November	Volume	30 hours	2,583	1,886
2017	November	Volume	25 hours	2,444	2,317
2011	September	Volume	27 hours	2,185	1,912
2008	May	Volume	25 hours	2,178	2,086



### Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AADT	-	-	2,110	-	-	-	-	-	1,770	-



## **Not Necessary to Change Ohio Street to “Major Arterial Street”**

City has not clearly articulated the reason, benefit, negative impact of a change.

1. December 18<sup>th</sup> letter lists uses “...not allowed on the entirety of Ohio Street.”
  - a. Not true. There are 40+ examples already located on Ohio Street.
  - b. These uses exist today, and have for years.
  - c. Not necessary to change Ohio Street to allow these uses.
  - d. They already exist.
  
2. December 18<sup>th</sup> letter says change will introduce “new uses.”
  - a. What new uses?
  - b. Most not-allowed uses are in place today and have been for years.
  - c. Not necessary to change Ohio Street to allow “new uses.”
  - d. They already exist.
  
3. Process to approve development and “new uses” is already in place.
  - a. Existing Planning Board process successfully allows for development.
  - b. Has worked effectively for years.
  
4. Changing Ohio Street would destroy residential feel.
  - a. Squeeze out remaining residential area.
  - b. More room for strip malls?
  - c. “Average daily traffic in excess of 10,000 vehicles”
  - d. This is what the proposed change would mean.
  
5. Union Street, Broadway, Essex Street are already Major Arterial Streets.
  - a. Miles of undeveloped space on each street.
  - b. If traffic is an issue, improve these streets.
  - c. Don’t expand the problem to Ohio Street.

Not necessary to change Ohio Street to a Major Arterial Street.

Thank you for your consideration.



NEW BUSINESS



CITY OF BANGOR

# COMMUNITY & ECONOMIC DEVELOPMENT

## **DOWNTOWN PARKING ADVISORY COMMITTEE**

Thursday, January 29, 2026 – 5:30 PM

City Hall – Council Chambers

73 Harlow Street

### **AGENDA**

- I. Call to Order**
- II. New Business**
  - A. G&ISD Parking Buffer Requirements – Discussion
  - B. New State Legislation on Shared Parking Agreements – Discussion
  - C. Parking Proposal – 128 Main Street
- III. Old Business**
  - A. Parking Study – Continue Discussion
  - B. VPI Recommendations – Continue Discussion
- IV. Other Business**
  - A. Announcement of public meeting to discuss downtown parking concerns
  - B. Set next meeting date/agenda



# 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: November 21, 2025  
Regarding: Proposed changes to parking buffer requirements

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The purpose of this memo is to introduce a proposed Land Development Code amendment to modify the requirements for off-street parking buffers. The key change proposed is to remove the requirement to create a vegetated buffer between off-street parking and parcels in the G&ISD (Government & Institutional Service District). The reasoning for this change is that the G&ISD zone contains somewhat intensive uses, including some commercial uses, and does not significantly benefit from having a buffer between parking and these uses.

The primary complaint heard from the public about parking is when parking lots are adjacent to residential areas. The Code does currently require vegetated buffers between parking and all residential zones and this would remain as is. However, the current requirement to provide a buffer from G&ISD seems excessive and can hinder commercial development in some cases. The exact language amendment is shown below.

§165-73 Parking area location and screening.

....

- D. Screening of parking. All parking lots containing five or more parking spaces, outdoor display areas, outdoor storage areas and all outdoor off-street loading areas shall be screened in accordance with the following requirements:
- (1) All parking lots and off-street loading areas shall have a C Buffer Yard as provided in Article **XIX** along any property line abutting any residential district, any Multifamily and Service District, ~~any Government and Institutional Service District~~, any Rural Residence and Agricultural District, any Park and Open Space District, any Resource Protection District and any Stream Protection District; excepting that parking lots and off-street loading areas in URD-2, M & SD, and NSD containing no more than 10 parking spaces shall instead have an A Buffer Yard along such property lines.

STATE OF MAINE

—  
IN THE YEAR OF OUR LORD  
TWO THOUSAND TWENTY-FIVE

—  
H.P. 281 - L.D. 427

**An Act to Regulate Municipal Parking Space Minimums**

Be it enacted by the People of the State of Maine as follows:

**Sec. 1. 30-A MRSA §4364-D** is enacted to read:

**§4364-D. Minimum parking space requirements; limitations**

**1. Definition.** For purposes of this section, "parking agreement" means a legally binding agreement between a property developer and the owner of an off-site parking facility to provide required parking spaces within 0.25 miles of a development site.

**2. Limitation of minimum parking space requirements in growth areas.** A municipality may not require more than one off-street parking space per dwelling unit for a residential development within a designated growth area of a municipality, but a municipality may impose maximum parking space requirements or require parking demand management strategies that do not require more than one off-street parking space per dwelling unit.

**3. Legalization of off-site parking agreements.** A municipality must allow a developer to satisfy municipal parking requirements through off-site parking agreements with existing parking facilities located within 0.25 miles of a development site. A developer engaged in an off-site parking agreement shall provide to the municipality documentation demonstrating the availability of sufficient capacity at the off-site parking facility, as determined by a professional parking study or similar evidence acceptable to the municipality. A municipality may not impose additional barriers to the approval of such parking agreements beyond verifying the adequacy of parking supply.

**4. Rulemaking.** The Maine Office of Community Affairs may adopt rules to administer and enforce this section. Rules adopted pursuant to this subsection are routine technical rules as defined in Title 5, chapter 375, subchapter 2-A.



Outlook

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**URGENT - City Parking Proposal for 1/27 Planning Meeting**

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From Chareeda Rustanavibul <chareedar@gmail.com>

Date Wed 1/21/2026 22:20

To Planning-WWW <planning@bangormaine.gov>

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

Dear City Officials,

I hope this message finds you well. I am writing to follow up on our prior discussions and to formally raise a concern related to parking and traffic flow directly in front of 128 Main Street.

My name is Chareeda Rustanavibul, and I am the daughter of the landlords of **128 Main Street in Bangor (C&W Real Estate)**. The current restaurant tenants, M Thai, along with C&W Real Estate, have recently encountered ongoing challenges with Brontas, the owners of the neighboring tavern, related to curbside parking usage.

As a result, we are hoping to make a good-faith effort to work with the City of Bangor to **explore whether short-term (10–15 minute) parking limits could be implemented directly in front of the restaurant**. Our intent is not to escalate a neighbor-to-neighbor issue, but rather to identify a practical, city-supported solution that improves traffic flow, reduces congestion, and clarifies appropriate curbside use for all parties.

At this time, the existing parking configuration in front of 128 Main Street allows vehicles to remain parked for extended periods, which has contributed to ongoing parking conflicts. While the restaurant tenants have implemented clear signage throughout the building, the parking issue remains unresolved. We believe that a short-term parking designation of 10–15 minutes could help alleviate these challenges while supporting safe and efficient access for restaurant patrons and through traffic.

We are very open to the City's guidance regarding feasibility, next steps, or alternative approaches you may recommend, and we remain committed to working collaboratively and constructively. **If possible, we respectfully ask that this request be considered at the City's upcoming planning meeting on January 27.**

Thank you for your time and consideration. We appreciate the City's continued support of local businesses and look forward to continuing the conversation.

Very best,

**Chareeda Rustanavibul**

[207-745-0417](tel:207-745-0417) | [Chareeda's LinkedIn](#) | [Chareedar@gmail.com](mailto:Chareedar@gmail.com)

# MEMO



TO	Anne Kreig
FROM	Parke Clemons
CC	Sarah Maquillin, Matthew Altiero, Biguita Hernandez-Smith
DATE	9-4-25
RE	Sewall Parking Report

I have been asked to comment on the Sewall parking report that was submitted to you and subsequently to the Downtown Parking Committee. Below are my observations.

Overall, the statistics in the report reflect usage of the downtown parking on-street and off-street parking areas that we see operationally. Zones 1, 4 and 5 are those with the greatest usage of parking downtown both in terms of usage and density.

The division of parking into zones does, however, provide a skewed view of overall parking demand versus actual inventory. For instance, zone 1 shows a parking deficit but does not include either the nearby Abbott Square lot or the Pickering Square garage – both of which serve parkers in zone 1 by design. In totality there is a parking surplus as noted in the report and by our own statics.

Another important point made in the report, which we see operationally, is the changing demographics of parking usage. While the downtown has seen a significant increase in building usage, much of the usage is now used for residential units. This in turn, actually decreases parking demand per square foot. A good example of this is the large building at 99 Frankin Street.

99 Franklin used to house offices for Bangor Savings Bank. As an office building, there were over 60 parkers utilizing the Abbott Square lot in addition to the spaces on site. Since converting to condominiums, nearly all parkers are accommodated on site. Thus, the same square footage has much less parking need. The parking report reflects this change in a net surplus even with moderate future growth downtown.

The attached Utilization Report is what we use internally, to monitor sales of monthly parking permits and passes. As you can see, there is plenty of monthly space throughout Downtown. (Please note that we include ‘oversell spaces’ in our report. This is calculated by the number of spaces open above spaces sold). The one area that has the greatest usage is the small parking deck on Columbia Street. However, this area is also served by several other lots including the Pickering Square garage.

Also, worth mentioning is 'transient parking' inventory. This is the term we use to describe all users in the lots that are hourly/daily (non-monthly). Again, the 2 small pay-by-space lots on Colombia street are the most apt to be at, or near, capacity during peak times of the day. Abbott Square, Pickering Square and the lot on Hancock Street (lot 5) nearly always have capacity aside from large, special events. These lots also share space with monthly parkers and the ratio of month/transient spaces can be altered as capacity warrants.

Though I will be on vacation for the next Committee meeting, I am happy to answer any questions now or after my return.

## Utilization Report August 2025

#	LOT	PERMIT SPACES	OVERSELL	TOTAL	SOLD	AVAILABLE	WAITING LIST
1	PICKERING SQ - MAIN	445	100	545	406	139	0
1	PICKERING SQ - ROOF	105	12	117	82	35	0
1	PICKERING SQ - LOWER	60	12	72	29	43	0
2A	HAMMOND SQ. (Lower )	43	4	46	45	1	19
2B	HAMMOND SQ. (Upper)	26	1	27	30	-3	8
3	UPPER ABBOTT SQ	87	5	92	69	23	0
4	L. ABBOTT/HAYNES CT	104	4	108	57	51	0
5	HANCOCK SQ	75	2	77	65	12	1
6	FRENCH STREET	6	0	6	5	1	0
7	KENDUSKEAG PLZ - E	27	0	27	23	4	34
8	KENDUSKEAG PLZ - W	69	9	78	8	70	0
9	LOWER KENDUSKEAG	60	10	70	61	9	0
10	HIGH ST	29	4	33	14	19	0
11	COURT STREET LOT	32	3	35	29	6	0
12	BANGOR HOUSE	10	1	11	4	7	0

TOTAL	1178	167	1345	927	418	62
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### NOTES

Oversell based upon actual daily usage - not every parker is in the spot every day

Pickering Square - Main has 520 total spaces - 75 are held for transient (ticket) customers

Abbott Square has 159 total spaces 69 are held for transient (ticket) customers

Lot 2B has 41 spaces (2 HC) - 13 are Coinbox controlled

Lot 5 has 100 spaces - 24 are Coinbox controlled - 1 HC

Lot 14 (Not Listed) has 26 spaces - all are Coinbox controlled

January 15, 2025

Ms. Anne Krieg  
Director of Development  
City of Bangor  
262 Harlow Street  
Bangor, ME 04401

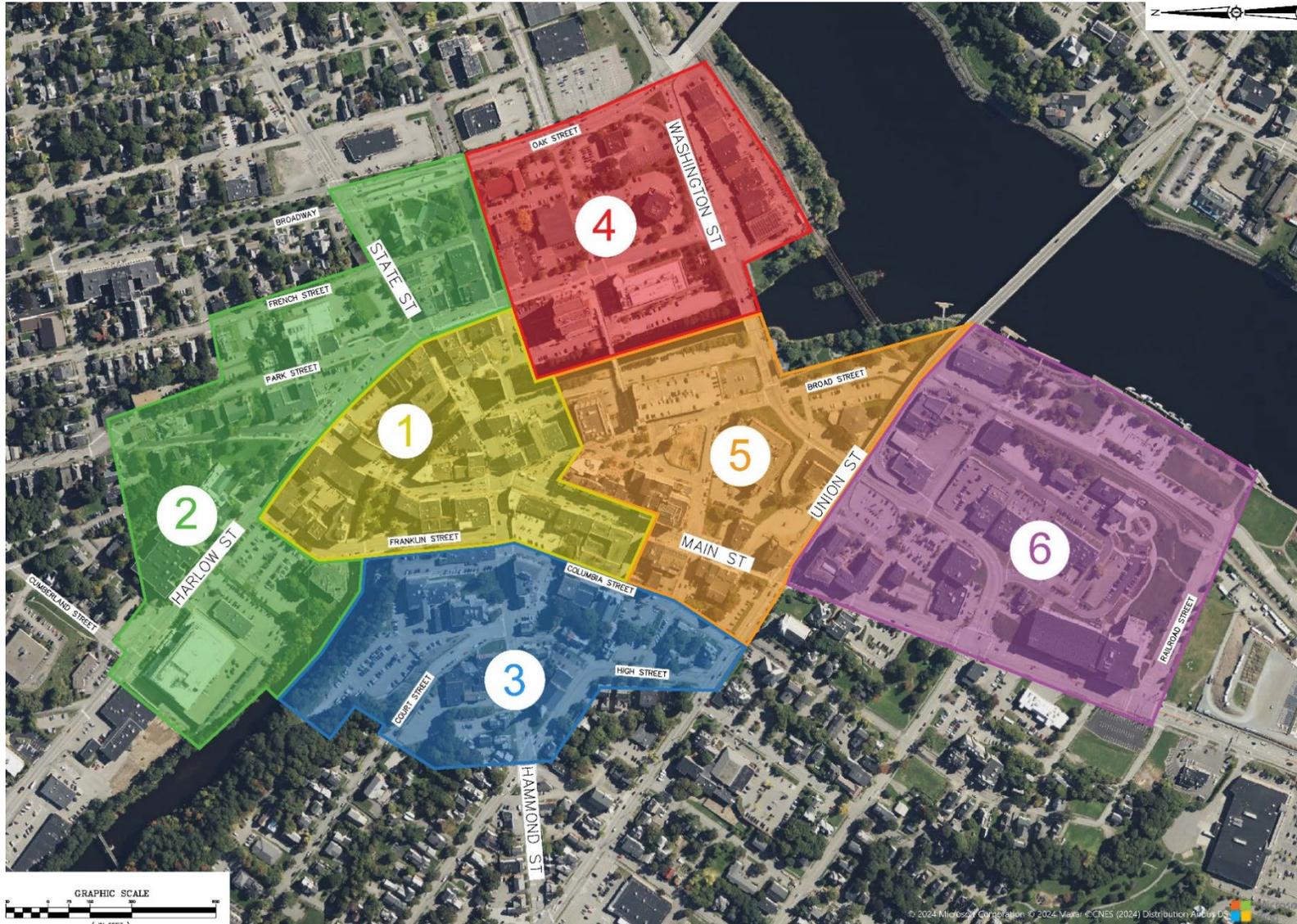
## **RE: DOWNTOWN BANGOR PARKING STUDY – EXISTING CONDITIONS AND FUTURE ANALYSIS**

### **INTRODUCTION**

This memorandum summarizes existing parking demand and parking supply in downtown Bangor, Maine. The parking demand was estimated utilizing the most recent Institute of Transportation Engineers (ITE) “Parking Generation Manual, 6<sup>th</sup> edition”, since it is derived from the largest data base and reflects the most current information. The results are based on average parking rates for each land use code (LUC) for the weekday (Monday-Friday) and weekend (Saturday) periods. This summary memorandum will focus on the Monday-Friday period since it had a significantly higher parking demand. The National Parking Association “Shared Parking, 3<sup>rd</sup> edition” was also used to account for shared parking spaces based during the 1 PM weekday and for initial weekend time-of-day adjustments. Current parking spaces within the study area were inventoried by Sewall between May 13, 2024 and May 15, 2024. The study area was divided into six (6) zones as shown in the following figure.

The overall parking space inventory results are summarized in the attached sheet 0. The inventory within each of the six zones are summarized in attached sheets 1 – 6.

Additionally, this memorandum summarizes projected future parking demand for three potential downtown growth scenarios. These three scenarios are focused on increased residential, office and retail uses within the downtown core.



## PARKING GENERATION ANALYSIS

The land use codes (LUC) with their bases and parking demand are detailed for each zone in the following sections:

### ZONE 1 ANALYSIS

- LUC 220 – Multi-Family Housing Low-Rise, based on 49 Dwelling Units (D.U.) – 27 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 85 D.U. – 40 spaces
- LUC 310 – Hotel, based on 37 Guest Rooms – 16 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 Square Feet (S.F.) – 51 spaces
- LUC 580 – Museum, based on 36,600 S.F. – 34 spaces
- LUC 710 – General Office Building, based on 443,282 S.F. – 548 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 822 – Strip Retail Plaza, based on 41,268 S.F. – 86 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 29,762 S.F. – 225 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for zone 1 is 1141 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 1 is 400 so there is a shortage in this zone of 741 spaces during the Monday-Friday period.

### ZONE 2 ANALYSIS

The LUCs and corresponding bases for zone 2 are listed below:

- LUC 150 – Warehouse, based on 82,450 S.F. – 27 spaces
- LUC 170 – Utility, based on 9,870 S.F. – 23 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 40 D.U. – 22 spaces
- LUC 310 – Hotel, based on 5 Guest Rooms – 2 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 560 – Church, based on 58,642 S.F. – 0 spaces
- LUC 590 – Library, based on 68,472 S.F. – 122 spaces
- LUC 710 – General Office Building, based on 45,324 S.F. – 58 spaces
- LUC 730 – Government Office Building 295,866 S.F. – 332 spaces
- LUC 822 – Strip Retail Plaza, based on 14,576 S.F. – 41 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 17,378 S.F. – 132 spaces

The total parking demand for zone 2 is 768 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 2 is 820 so there is a surplus of 52 spaces during the Monday-Friday period.

### **ZONE 3 ANALYSIS**

- LUC 220 – Multi-Family Housing Low-Rise, based on 63 D.U. – 35 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 12 D.U. – 6 spaces
- LUC 560 – Church, based on 58,926 S.F. – 0 spaces
- LUC 590 – Library, based on 51,000 S.F. – 90 spaces
- LUC 710 – General Office Building, based on 50,467 S.F. – 64 spaces
- LUC 730 – Government Office Building 132,444 S.F. – 131 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 21,184 S.F. – 160 spaces

The total parking demand for zone 3 is 486 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 3 is 566 so there is a surplus of 80 spaces during the Monday-Friday period.

### **ZONE 4 ANALYSIS**

- LUC 252 – Senior-Adult Housing, based on 31 D.U. – 19 spaces
- LUC 710 – General Office Building, based on 181,351 S.F. – 229 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 31,520 S.F. – 89 spaces

The total parking demand for zone 4 is 597 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 4 is 794 so there is a surplus of 197 spaces during the Monday-Friday period.

### **ZONE 5 ANALYSIS**

- LUC 170 – Utility, based on 5,227 S.F. – 12 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 18 D.U. – 10 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 85 D.U. – 39 spaces
- LUC 252 – Senior-Adult Housing, based on 35 D.U. – 21 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces

- LUC 580 – Museum, based on 80,453 S.F. – 75 spaces
- LUC 710 – General Office Building, based on 206,551 S.F. – 261 spaces
- LUC 822 – Strip Retail Plaza, based on 14,884 S.F. – 42 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 50,332 S.F. – 381 spaces

The total parking demand for zone 5 is 863 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 5 is 1135 resulting in a surplus of 272 spaces during the Monday-Friday period.

## ZONE 6 ANALYSIS

- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 D.U. – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 6 D.U. – 4 spaces
- LUC 252 – Senior-Adult Housing, based on 121 D.U. – 73 spaces
- LUC 710 – General Office Building, based on 175,917 S.F. – 222 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 730 – Government Office Building 41,971 S.F. – 42 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 34,208 S.F. – 259 spaces

The total parking demand for zone 6 is 827 parking spaces during the Monday-Friday period. The total number of spaces inventoried in zone 6 is 1240 so there is a surplus of 413 spaces during the Monday-Friday period.

## OVERALL ANALYSIS

The combined parking demand for all 6 zones is 4682 parking spaces for the higher demand Monday-Friday period. Data from the field inventory indicates that the total number of public (timed & pre-pay), permit, and private parking spaces available within the 6 zones is 4955, which results in a surplus of 273 spaces overall.

## OVERALL DOWNTOWN EXISTING GENERATOR AND PARKING DEMAND TOTALS

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,102,892 S.F. – 1382 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

## **FUTURE SCENARIO 1 – 20 % RESIDENTIAL INCREASE**

Scenario 1 assumes future growth downtown will be dominated by residential development. The following results are based upon a 20 % increase in residential uses.

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 211 D.U. – 118 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 219 D.U. – 102 spaces
- LUC 252 – Senior-Adult Housing, based on 225 D.U. – 136 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 Square Feet (S.F.) – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,102,892 S.F. – 1382 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for scenario 1, with 20 % additional residential development, is 4,742 spaces, which is an increase of 60 spaces over existing conditions. This growth scenario results in a surplus of 213 spaces overall downtown.

## **FUTURE SCENARIO 2 – 15 % TO 20 % OFFICE SPACE INCREASE**

Scenario 2 assumes future growth downtown will be in office space. The following results are based on a 15 % increase to the general office, medical office, and corporate headquarter development. It does not assume any growth in existing governmental office space.

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,268,326 S.F. – 1589 spaces
- LUC 714 – Corporate Headquarters, based on 135,537 S.F. – 238 spaces
- LUC 720 – Medical-Dental Office Building, based on 14,338 S.F. – 35 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for a 15 % increase in office space is 4,925 spaces, which is an increase of 243 spaces from existing conditions. This results in a surplus of 30 spaces overall downtown.

Parking demand for a 20 % increase in office space was also calculated. Again, no increase in government office space was assumed for the calculations. The results for a 20 % increase in office space are detailed as follows:

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,323,471 S.F. – 1659 spaces
- LUC 714 – Corporate Headquarters, based on 141,430 S.F. – 249 spaces
- LUC 720 – Medical-Dental Office Building, based on 14,962 S.F. – 36 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 102,248 S.F. – 258 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 16 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

The total parking demand for a 20 % increase in office space is 5007 spaces, which would result in a shortage of 52 spaces during the peak weekday demand period.

### **FUTURE SCENARIO 3 – 20 % RETAIL INCREASE**

Scenario 3 assumes future growth downtown will consist solely of retail development. The following results are based on a 20 % increase in retail developments. It does not assume any increase in restaurant spaces.

- LUC 150 – Warehouse, based on 82,450 Square Feet (S.F.) – 27 spaces
- LUC 151 – Mini-Warehouse, based on 20,898 S.F. – 2 spaces
- LUC 170 – Utility, based on 15,097 S.F. – 35 spaces
- LUC 215 – Single-Family Attached Housing, based on 1 Dwelling Units (D.U.) – 2 spaces
- LUC 220 – Multi-Family Housing Low-Rise, based on 176 D.U. – 98 spaces
- LUC 221 – Multi-Family Housing Mid-Rise, based on 182 D.U. – 85 spaces
- LUC 252 – Senior-Adult Housing, based on 187 D.U. – 113 spaces
- LUC 310 – Hotel, based on 42 Guest Rooms – 18 spaces
- LUC 440 – Adult Cabaret, based on 16,496 S.F. – 9 spaces
- LUC 441 – Live Theatre, based on 350 seats – 22 spaces
- LUC 492 – Health/Fitness Club, based on 13,998 S.F. – 51 spaces
- LUC 560 – Church, based on 117,568 S.F. – 0 spaces
- LUC 580 – Museum, based on 117,053 S.F. – 109 spaces
- LUC 590 – Library, based on 119,472 S.F. – 212 spaces
- LUC 710 – General Office Building, based on 1,102,892 S.F. – 1382 spaces
- LUC 714 – Corporate Headquarters, based on 117,858 S.F. – 207 spaces
- LUC 720 – Medical-Dental Office Building, based on 12,468 S.F. – 30 spaces
- LUC 730 – Government Office Building 470,281 S.F. – 505 spaces
- LUC 735 – Judicial Complex 107,522 S.F. – 260 spaces
- LUC 822 – Strip Retail Plaza, based on 122,698 S.F. – 310 spaces
- LUC 892 – Carpet Store, based on 22,248 S.F. – 20 spaces
- LUC 912 – Drive-In Bank, based on 12,101 S.F. – 20 spaces
- LUC 932 – High-Turnover Sit-Down Restaurant, based on 152,864 S.F. – 1157 spaces
- LUC 936 – Coffee Shop W/O Drive Thru, based on 6,741 S.F. – 64 spaces

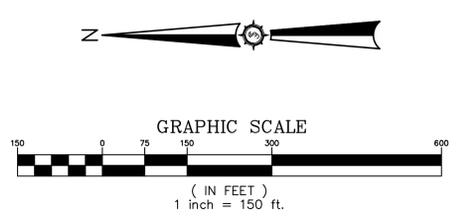
The total parking demand for scenario 3 is 4,738 spaces, which is an increase of 56 spaces from existing conditions. This results in a surplus of 217 spaces overall downtown for a 20 % increase in retail space during peak weekday demand periods. Again, this retail analysis did not consider increases in restaurant spaces.

To summarize, based upon all of the analyses, the existing parking supply in downtown Bangor could accommodate a 20 % increase in residential use, approximately a 17 % increase in office space or a 20 % increase in retail uses. Based upon these findings, a 20 % increase in a combination of these three uses could also be accommodated.

**PARKING SUMMARY:**  
 PUBLIC (TIMED) = 1,071  
 PUBLIC (PRE-PAY) = 762  
 PERMIT = 664  
 PRIVATE = 2,458  
 TOTAL = 4,955

**HATCH LEGEND:**

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Date	
Drawn By	SAW
Checked	
Designated	
Drawn By	DM
Scale	AS SHOWN
Checked	
Designated	
Drawn By	DM
Scale	AS SHOWN
Checked	
Designated	

**CITY OF BANGOR**  
**DOWNTOWN PARKING STUDY**  
 BANGOR, MAINE  
 Project Location  
 282 HARLOW STREET  
 BANGOR, MAINE

Drawn By: DM  
 Scale: AS SHOWN  
 Checked: [ ]

**BANGOR DOWNTOWN PARKING MANAGEMENT DISTRICT**

Project No. 123-24.01

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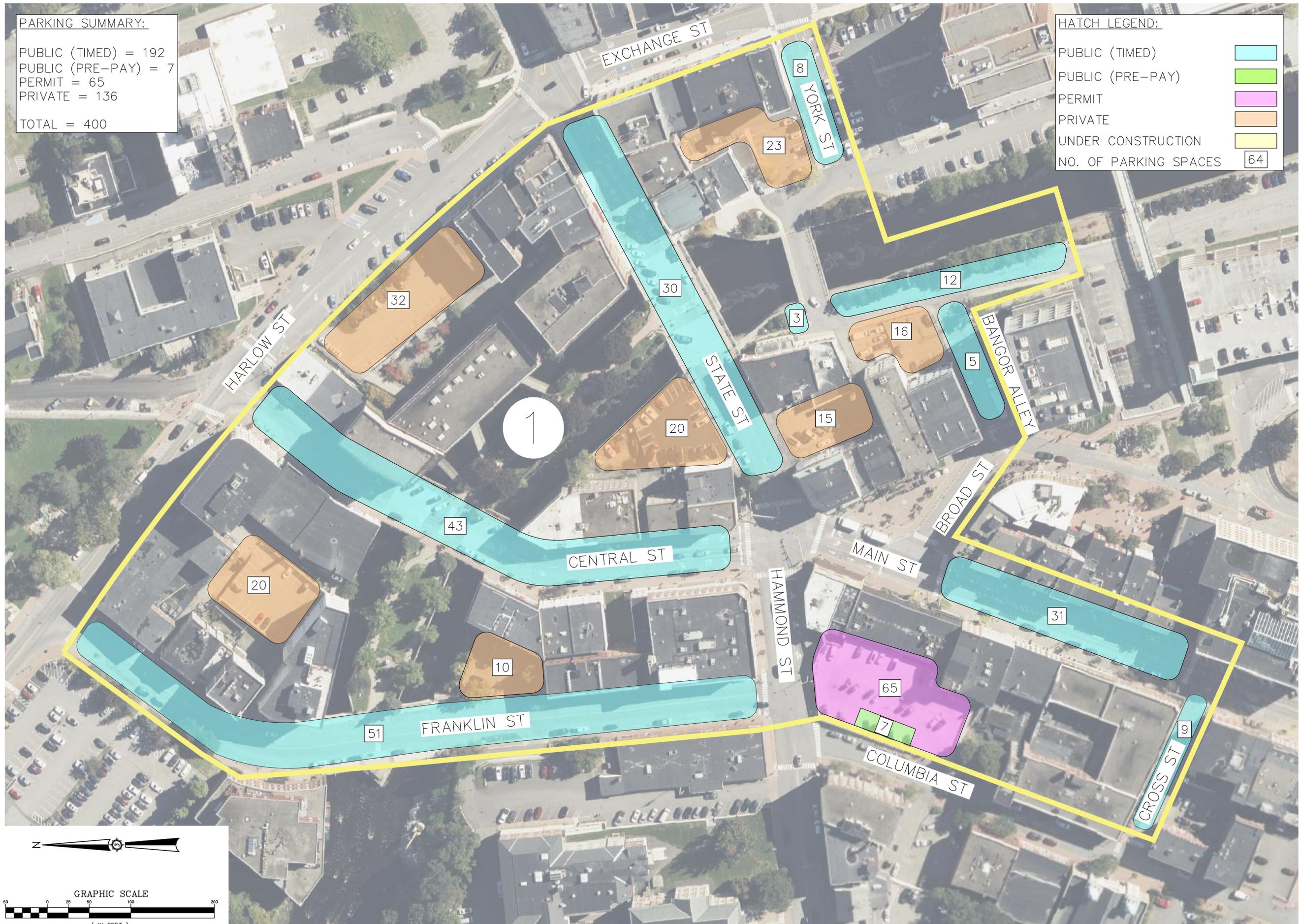
Phase

Sheet No. 0

**PARKING SUMMARY:**  
 PUBLIC (TIMED) = 192  
 PUBLIC (PRE-PAY) = 7  
 PERMIT = 65  
 PRIVATE = 136  
 TOTAL = 400

**HATCH LEGEND:**

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Date	
Drawn By	SAW
Checked	
Designated By	DM
Scale	AS SHOWN
Project Location	BANGOR, MAINE
Project Name	BANGOR DOWNTOWN PARKING STUDY
Project No.	123-24.01

**CITY OF BANGOR**  
**DOWNTOWN PARKING STUDY**  
 BANGOR, MAINE  
 282 HARLOW STREET  
 BANGOR, MAINE  
 Planning Department  
 Approved  
 Checked

Project No. 123-24.01

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Phase

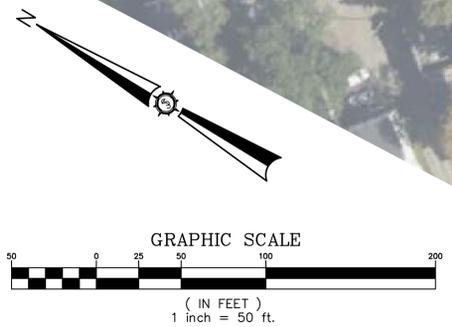
Sheet No. **1**



**PARKING SUMMARY:**  
 PUBLIC (TIMED) = 144  
 PUBLIC (PRE-PAY) = 26  
 PERMIT = 40  
 PRIVATE = 356  
 TOTAL = 566

**HATCH LEGEND:**

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Rev. #	Drawn By	Description	Date

<b>CITY OF BANGOR</b> <b>DOWNTOWN PARKING STUDY</b> <small>BANGOR, ME</small> <small>282 HARLOW STREET</small> <small>BANGOR, MAINE</small>	Designed By DM	Drawn By SAW
	Date 9/25/2024	Scale AS SHOWN
Planning Department <b>BANGOR DOWNTOWN PARKING</b> <b>MANAGEMENT DISTRICT - REGION 3</b>	Approved AS SHOWN	Checked [Signature]

Project No. **123.24.01**

Phase

Sheet No. **3**

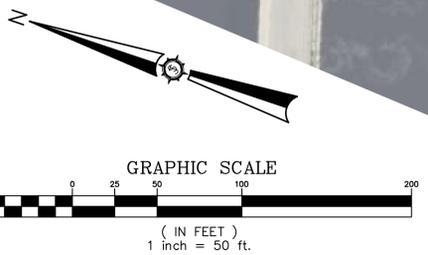
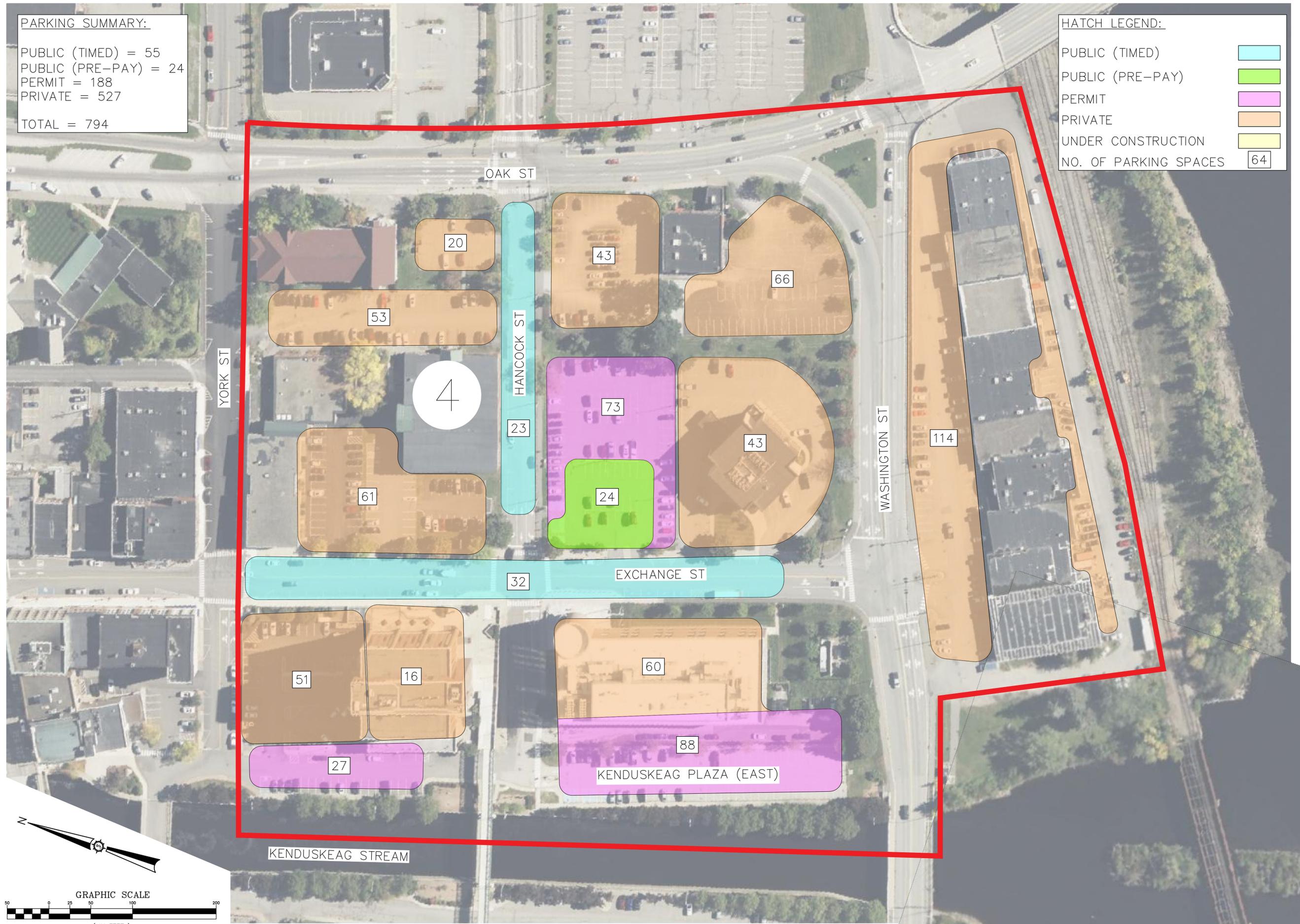
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**PARKING SUMMARY:**  
 PUBLIC (TIMED) = 55  
 PUBLIC (PRE-PAY) = 24  
 PERMIT = 188  
 PRIVATE = 527  
 TOTAL = 794

**HATCH LEGEND:**

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	

NO. OF PARKING SPACES 64



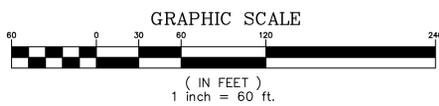
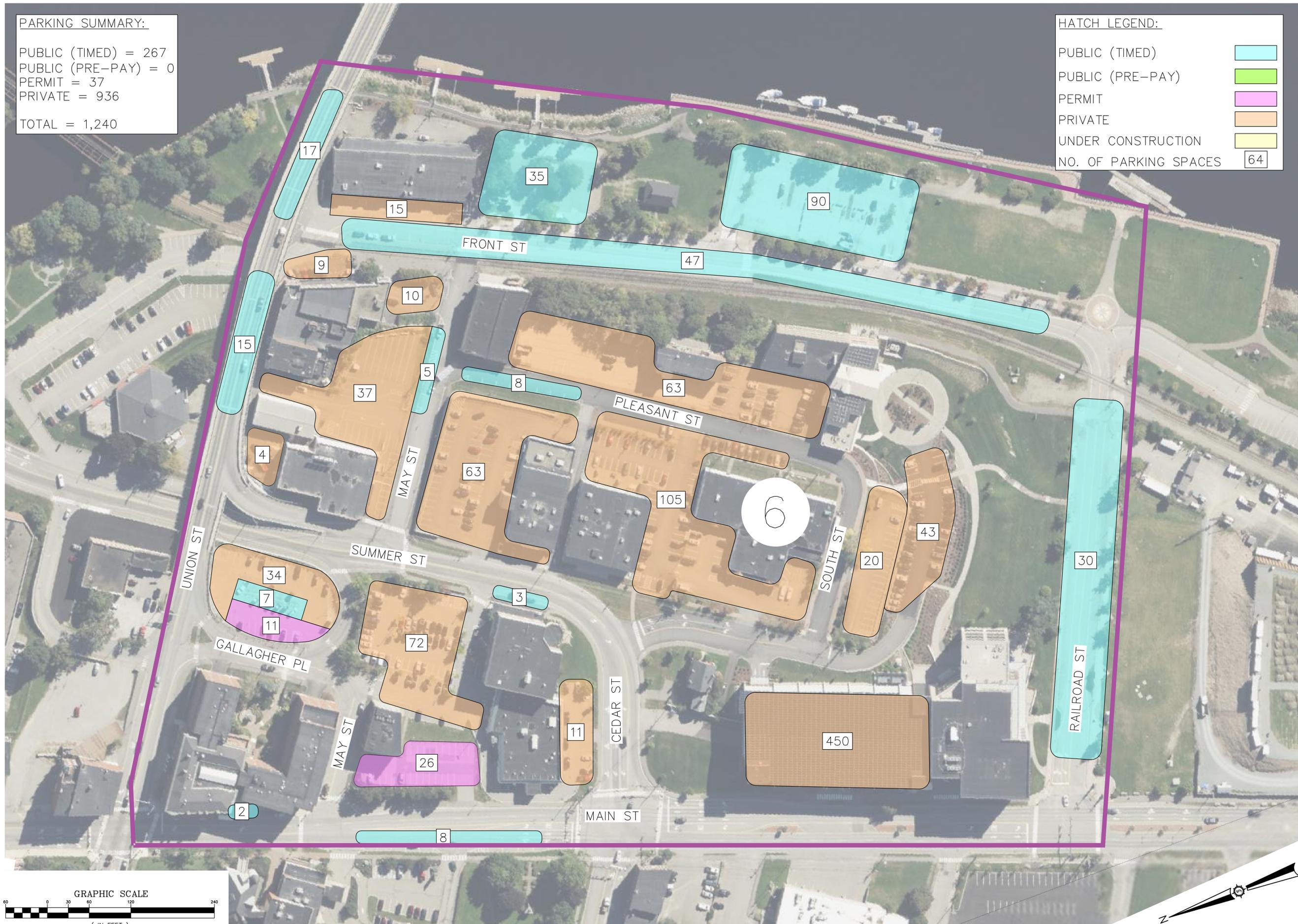
<b>Project No.</b> 123.24.01	<b>Phase</b> 	<b>Sheet No.</b> 4	<b>Drawn By</b> SAW
<b>Engineer</b> ENGINEERING	<b>Checked</b> 	<b>Scale</b> AS SHOWN	<b>Approved</b> 
<b>Project Location</b> 282 HARLOW STREET BANGOR, MAINE		<b>City of Bangor</b> DOWNTOWN PARKING STUDY BANGOR, ME	
<b>Company</b> Sewal ENGINEERING www.sewal.com		<b>Project Name</b> BANGOR DOWNTOWN PARKING MANAGEMENT DISTRICT - REGION 4	
<b>Surveying</b> SURVEYING 1 800 648 4202		<b>Date</b> 	



**PARKING SUMMARY:**  
 PUBLIC (TIMED) = 267  
 PUBLIC (PRE-PAY) = 0  
 PERMIT = 37  
 PRIVATE = 936  
 TOTAL = 1,240

**HATCH LEGEND:**

PUBLIC (TIMED)	
PUBLIC (PRE-PAY)	
PERMIT	
PRIVATE	
UNDER CONSTRUCTION	
NO. OF PARKING SPACES	64



Rev. #	Drawn By	Description	Date

<b>CITY OF BANGOR</b> <b>DOWNTOWN PARKING STUDY</b> <small>282 HARLOW STREET        BANGOR, ME</small>	Drawn By SAU
	Checked [ ]
Project Location BANGOR, MAINE	Scale AS SHOWN
Designing Organization <b>BANGOR DOWNTOWN PARKING          MANAGEMENT DISTRICT - REGION 6</b>	Approved [ ]

Project No.	123-24.01
Phase	
Sheet No.	6

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**BANGOR SCHOOL COMMITTEE AGENDA**  
**REGULAR MEETING**  
7:00 p.m., **Thursday, January 29, 2026**  
**City Hall Council Chambers**

Strategic Goals  
(E) Excellence  
(TL) Teaching and Learning  
(ER) Engaged Relationships  
(SW) Safety and Well-being

*Mission: We provide educational opportunities that inspire students and adults to grow every day,  
to thrive over time, and to aspire continuously for excellence as learners and people*

**A. Call to Order**

1. Welcome
2. Pledge of Allegiance

**B. Adjustments to the Agenda**

**C. Public Comments** (Public participation procedures are listed in the Bangor School Committee brochure.) Meeting is broadcast live in Bangor on the Educational Channel 1302 and streamed through Bangor School Department Facebook page.

**D. Superintendent's Proposals and Updates**

1. Action Items
2. Informational Items
  - a. Update on the Community of Belonging Committee – E, TL, ER, SW
  - b. Superintendent's Update – E, TL, ER, SW
  - c. Report of Resignation(s)

**E. Business Actions Items**

1. Action Items
  - a. Minutes
    1. Regular Meeting of January 14, 2026
  - b. Financial Report
    1. November Financial Report
    2. December Financial Report
  - c. Personnel
    1. Extra-Duty Assignment(s)
  - d. Second Reading of Revised Policies
    1. Revised Policy EFF – Meal Prices
    2. Revised Policy GDB-10 – Educational Technology Staff Compensation Guide
    3. Revised Policy ICA – 2026-2027 School Calendar
    4. Revised Policy IHBG – Home Schooling
    5. Revised Policy IHBGA – Home Schooling – Participation in School Programs
    6. Revised Policy KBF – Parent Involvement in Title I
  - e. Donations
2. Introduction Items

**F. Committee Updates**

1. Committee Appointments
2. Representatives' Reports – E, TL, ER, SW
  - a. Dropout Prevention
  - b. United Technology Center
  - c. Scholarship
  - e. Other
3. Student Committee Member Updates

**G. Reports**

**H. Questions and Comments from the Committee**

**I. Information Items**

1. Important Dates:
  - Wednesday, February 11, 2026 Budget Workshop – 7 p.m. Council Chambers
  - Wednesday, February 25, 2026 Regular Meeting – 7 p.m. Council Chambers
  - Wednesday, March 4, 2026 Budget Workshop – 7 p.m. Council Chambers
  - Wednesday, March 11, 2026 Regular Meeting – 7 p.m. Council Chambers
  - Wednesday, March 25, 2026 Regular Meeting – 7 p.m. Council Chambers

**J. Adjournment**