



CITY OF BANGOR

To: Honorable Chair and Members of the Bangor City Council
From: Carollynn Lear, City Manager
Subject: Weekly Meetings – **Feb. 2, 2026**
Date: Jan. 30, 2026

Feb. 2	(Mon)	5:15 P.M.	Finance Committee
		<i>Immediately following</i>	Business & Economic Development Committee
			Government Operations Committee
Feb. 3	(Tues)	7:00 P.M.	Planning Board
Feb. 4	(Wed)	5:30 P.M.	Board of Appeals
Feb. 6	(Fri)	8:30 A.M.	Commission on Cultural Development

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 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



**Finance Committee
February 2, 2026
Council Chambers, 73 Harlow St.
5:15 p.m.
Agenda**

1. Bids/Purchases

- a. AFM Plow Truck – Airport – Airport Technologies, Inc. - \$542,716
- b. Baggage Belt Upgrade – Airport – Harris Hill Automation, LLC - \$41,493
- c. Fuel Farm and Storage Facility Engineering Services Phase I – Airport – Stantec Consulting Inc - \$862,000
- d. Boom Flail Mower – Public Works – Alamo Group - \$43,981
- e. Emergency Truck – Public Works – Darling’s Ford - \$65,200
- f. Small Plow Truck – Public Works – Darling’s Ford - \$66,893
- g. Sanford Brook Stormwater Trunk Phase I – Stormwater – Sargent Corp - \$436,982



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: AFM - Plow Truck

DEPARTMENT: Airport

BUDGET AMOUNT: 705,000 **AMOUNT OF AWARD:** 542,716

ACCOUNT NUMBER: 8504-91001150

VENDOR(S) RECOMMENDED: Airport Technologies

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

An RFP for the purchase of an AFM - Plow Truck resulted in one bid from Airport Technologies for \$542,716.00 with an extended warranty. Per the NotifyME system on the City of Bangor website, 30 vendors received notification of this RFP.

The Airport budgeted the purchase of the AFM - Plow Truck for FY26.

Staff requests approval for the purchase of the AFM - Plow Truck from Airport Technologies for \$542,716.00.



CITY OF BANGOR

City of Bangor Bid Tabulation
 Bid: AFM Plow Truck
 Proposal No. P26-25

Bid Opening: January 21, 2026

	Airport Technologies
	Sothport, MB
AFM Plow Truck Price	\$ 523,516.00
Year:	2026
Make:	Snow Mauler
Model:	PV-400
Price for Extended Power Train Warranty	\$19,200.00
Grand Total with Extended Warranty	\$542,516.00
Estimated time of delivery	16 weeks
Length of Warranty	12 months



CITY OF BANGOR ORDER

02/09/2026

Date: 02/09/2026

Item No:

Assigned to Councilor:

Authorizing the Purchase of a 2026 Snow Mauler Plow Truck for the Airport from Airport Technologies, Inc. for \$542,716 Including Extended Warranty

Whereas, the City of Bangor bid out the purchase of a plow truck; and

Whereas, on January 21, 2026, the City received one bid from Airport Technologies with an extended warranty.

Be it Ordered by the City Council of the City of Bangor that, the bid for \$542,716 for the airport plow truck is hereby awarded to Airport Technologies Inc.



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: Baggage Belt Upgrade (Hardware & Software)

DEPARTMENT: Airport

BUDGET AMOUNT: \$ 41,493 **AMOUNT OF AWARD:** \$ 41,493

ACCOUNT NUMBER: 8506 - 73020600

VENDOR(S) RECOMMENDED: Harris Hill Automation, LLC.

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

Airport staff is requesting Finance Committee approval to award this contract for Baggage Belt Upgrade to Harris Hill Automation, Poland, ME.

Awarding of Contract to Harris Hill Automation, LLC. to provide and install primary and back-up baggage servers in the Transportation Security Administration baggage inspection room at Bangor International Airport (BGR). Three (3) bid responses were reviewed and evaluated based on the criteria outlined in the RFP. The bid selected met all criteria and was the lowest price bid.

Funds for this project have been identified from savings in other capital projects.

Airport staff will be available at the Finance Committee meeting to address any questions or concerns.



CITY OF BANGOR

City of Bangor Bid Tabulation
Bid: Airport International Baggage Upgrade
Proposal No. P26-21

Bid Opening: January 7, 2026

	Harris Hill Automation, LLC.	Control Touch Systems, LLC.	Industrial Builders, Inc.
	Poland, ME	Louisville, KY	Buffalo, MO
Backup Server Replacement Price	\$ 22,434.00	\$ 35,294.10	\$ 39,817.50
Primary Server Replacement Price	\$ 19,059.00	\$ 41,153.14	\$ 39,817.50
Total Project Cost	\$ 41,493.00	\$ 76,447.25	\$ 79,635.00



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: Fuel Farm and Storage Facility Engineering Services - Design Phase I

DEPARTMENT: Airport

BUDGET AMOUNT: \$ 900,000 **AMOUNT OF AWARD:** \$ 862,000

ACCOUNT NUMBER: 8589-91008375

VENDOR(S) RECOMMENDED: Stantec Consulting, Inc.

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

Airport staff is requesting Finance Committee approval to award this bid to Stantec Consulting, Inc., Portland, ME. Six (6) responses were received and reviewed. The Selection Committee evaluated the submissions based on the criteria outlined in the RFQ.

Stantec showed their expertise and exceeded expectations demonstrating a high degree of experience with fueling construction projects. Their engineers are based in their Portland office, providing proximity advantages.

The Airport conducted an Independent Fee Estimate (IFE) which came in at \$990,544.50. Stantec's proposal was well below the IFE at \$862,000 and as such, the Airport requests this bid be awarded to Stantec.

The City has a positive past experience with Stantec Consulting. They performed the transit study for the City's Community Connector in 2020. Airport staff will be available at the Finance Committee meeting to address any questions or concerns.



CITY OF BANGOR

City of Bangor Bid Tabulation
Bid: BGR - Engineering Services - Fuel Facility
Proposal #: P25-64

Bid Opening: July 9, 2025

Argus Consulting, Inc	PEMY Consulting	Stantec Consulting Services Inc	JET Infrastructure	Campos EPC
Overland Park, KS	Pleasant Hill, CA	Portland, ME	Highlands Park, CO	Denver, CO

Pond & Company
Peachtree Corners, GA



CITY OF BANGOR ORDER

02/09/2026

Date: 02/09/2026

Item No:

Assigned to Councilor:

Awarding Contract to Stantec Consulting Inc. to Provide Fuel and Storage Facility Engineering Services - Design Phase 1 for Bangor International Airport

Be it Ordered by the City Council of the City of Bangor to award a contract to Stantec Consulting Inc. to provide Fuel and Storage Facility Engineering Services - Design Phase 1 for Bangor International Airport (BGR) is hereby approved.



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: Boom Flail Mower

DEPARTMENT: Public Works

BUDGET AMOUNT: 75,000 **AMOUNT OF AWARD:** 43,981

ACCOUNT NUMBER: 7766-91001100

VENDOR(S) RECOMMENDED: Alamo Group

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

An RFP for the replacement of a Public Works boom flail mower resulted in one bid from Alamo Group for \$43,981.24. Per the NotifyME system on the City of Bangor website, 30 vendors received notifications of this RFP. Public Works budgeted the replacement of the boom flail mower for FY26. Staff requests approval for the purchase of the Public Works - boom flail mower from Alamo Group for \$43,981.24.



CITY OF BANGOR

City of Bangor Bid Tabulation
Bid: Boom Flail Mower
Proposal No. P26-24

Bid Opening: January 21, 2026

	Alamo Group
	Skowhegan, ME
Price	\$ 43,981.24
Estimated Delivery	Two to four weeks
Warranty in years	1 year
Service Address	9 Green St., Skowhegan, ME 04976



CITY OF BANGOR AWARD RECOMMENDATION

BID ITEMS: Emergency Truck

DEPARTMENT: Public Works

BUDGET AMOUNT: 76,875 **AMOUNT OF AWARD:** 65,200

ACCOUNT NUMBER: 7712-91001150

VENDOR(S) RECOMMENDED: Darling's Ford

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

An RFP for a Public Works - Emergency Truck resulted in three bids ranging from \$63,235.20 to \$66,514.00. Staff recommends awarding the vehicle purchase to Darling's Ford based on past positive experience, product quality, and extensive history with the City. Public Works - Emergency Truck and Small Plow Truck are budgeted for FY26 at a budget amount of \$153,750 for both (or \$76,875 each). Staff requests approval to purchase of the Public Works - Emergency Truck from Darling's Ford for \$65,200.00.



CITY OF BANGOR

City of Bangor Bid Tabulation

Bid: Emergency Truck

Proposal No. P26-26

Bid Opening: January 28, 2026

	Mohawk Chevrolet	O'Connor Auto Park	Darlings Ford
	Ballston Spa, NY	Augusta, ME	Bangor, ME
Price	\$ 63,235.20	\$ 66,514.00	\$ 65,200.00
Year	2026	2026	2026
Make	Chevrolet	GMC	Ford
Model	Silverado 2500 WT	Sierra 2500 Crew Cab	F250 Crew
Estimated delivery	120 days	90-120 days	16-18 weeks
Warranty terms in years	Five year Powertrain Three year bumper to bumper	Three years/36K miles bumper to bumper Five years/100K miles Powertrain	Three year/36K miles Five year/100K
Service address	Any Chevy Dealership	GM Dealers Nationwide	403 Hogan Rd., Bangor



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: Small Plow Truck

DEPARTMENT: Public Works

BUDGET AMOUNT: 76,875 **AMOUNT OF AWARD:** 66,893

ACCOUNT NUMBER: 7712-91001150

VENDOR(S) RECOMMENDED: Darling's Ford

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

An RFP for a Public Works - Small Plow Truck resulted in four bids ranging from \$66,893.00 to \$74,213.00. Staff recommends awarding the vehicle purchase to Darling's Ford based on past positive experience, product quality, and extensive history with the City.

Public Works - Emergency Truck and Small Plow Truck are budgeted for FY26 at a budget amount of \$153,750 for both (or \$76,875 each). Staff requests approval to purchase of the Public Works - Small Plow Truck from Darling's Ford for \$66,893.00.



City of Bangor Bid Tabulation
Small Plow Truck
Proposal No. P26-27

Bid Opening: January 28, 2026

CITY OF BANGOR

	Serra Chevrolet	Mohawk Chevrolet	O'Connor GMC	Darlings Ford
	Nashville, TN	Ballston Spa, NY	Augusta, ME	Bangor, ME
Price	\$ 73,215.00	\$ 74,213.00	\$ 66,957.00	\$ 66,893.00
Year	2026	2026	2026	2026
Make	Chevrolet	Chevrolet	GMC	Ford
Model	Silverado 2500 HD	Silverado 2500 WT	Sierra 2500 Regular Cab	F250 4X4
Esimated delivery	120 Days	120 Days	90-120 Days	12-14 Weeks
Warranty terms in years	Three years/36K miles bumper to bumper Five years/100K miles Powertrain	Three years/36K miles bumper to bumper Five years/100K miles Powertrain	Three years/36K miles bumper to bumper Five years/100K miles Powertrain	Three year/36K miles Five year/100K
Service address	293 Hogan Rd, Bangor	Any Chevy Dealership	GM Dealers Nationwide	403 Hogan Rd. Bangor



CITY OF BANGOR **AWARD RECOMMENDATION**

BID ITEMS: Sanford Brook Stormwater Trunk - Phase I

DEPARTMENT: Stormwater

BUDGET AMOUNT: 450,000 **AMOUNT OF AWARD:** 436,982

ACCOUNT NUMBER: Stormwater Unassigned Funds - Pending Council Approval

VENDOR(S) RECOMMENDED: Sargent Corp.

Past Experience with Vendor : Excellent Good Fair
 Poor None

OTHER COMMENTS:

The City Council will have a second reading to appropriate \$450,000 in Stormwater Unassigned Funds for this Project on February, 9, 2026. If funding is approved, we request that the construction contract be reviewed for approval in the February 9, 2026 City Council Meeting also.

This work is to install a stormwater trunk line from Main Street to Second Street across the YMCA site that is currently under construction in order to allow for future sewer separation. The project is located on privately owned property that is currently an active major construction site. Although there are extensive cost and logistical benefits to performing this work while the ground is already open for construction, doing so requires us to work with a small list of vendors approved by the property owner and their contractor. This requirement precludes the City from fully competitively bidding the project, and it therefore is a sole source procurement. The Director of Engineering requested and received 3 estimates from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. We hereby request approval to enter into a construction contract with the vendor that provided the lowest estimate, Sargent Corporation, of Stillwater, Maine in the amount of \$436,982.00, contingent upon approval of funding by City Council.



CITY OF BANGOR ORDER

02/09/2026

Date: 02/09/2026

Item No:

Assigned to Councilor:

Authorizing the City Manager to enter into a Contract with Sargent Corporation to Install a Stormwater Trunk Line at the Sanford Brook Drainage Area in the Amount of \$436,982

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

The City Manager enters into a Contract with Sargent Corporation in the Amount of \$436,982 to Install a Stormwater Trunk Line at the Sanford Brook Drainage area at the YMCA Site.



CITY OF BANGOR

AGENDA

Business & Economic Development Committee

Monday, February 2, 2026

73 Harlow Street – Council Chambers

Bangor, Maine

5:15 PM – may immediately follow other Committees

- 1. Overview of Removal of Barriers to Housing**
- 2. Community Development Block Grant Program – Housing Strategy**
Action request: Provide feedback to staff
- 3. General Updates**

Upcoming Items:

Commission on Cultural Development – Grant Procedures and Protocols – February 2026

2026 Department Goals – February 2026

Planning Division Overview of Procedures and Protocols – February 2026

Proposed Changes to Historic Preservation Commission Code – February 2026

More Updates in Implementation of 2024 Housing Production Study – March 2026

Feasibility Study Work on City-Owned Properties – March 2026

Code Division Overview of Procedures and Protocols – March 2026



CITY OF BANGOR

Anne M Krieg, AICP - Director

Community & Economic Development

Memorandum

To: BED

From: Anne Krieg

Date: January 30, 2026

Regarding: Removing Barriers to Housing Development in Bangor

Please accept this memorandum as a list that the community development and planning staff prepared outlining the changes to the Land Development Code to remove barriers to housing in Bangor.

Removal of Regulatory Barriers – 2019 to present day

The City established a number of regulatory goals in the 2020-2025 Consolidated Plan, which are also contained in the 2022 Comprehensive Plan. Housing is also called out as a priority in the City Council Goals for 2026. The effort commenced in 2019 after the release of the Recommendations from the 2018 Affordable Housing Work Group.

In 2020, the City identified opportunities for assessment and revision of development standards, including:

- (1) Barriers to new development;
- (2) Current zoning and land use policies;
- (3) Adaptive reuse and rehabilitation programs;
- (4) Density, particularly in single-family residential zones, and allowances in exchange for affordability commitments;
- (5) Transit-oriented residential development;
- (6) Dimensional requirements, height restrictions, and lot sizes;
- (7) Assessment of housing types to accommodate growing and changing population segments;
- (8) Protecting previously allowed setbacks, open space requirements, and parking when a home is demolished;
- (9) Engage abroad representation on the Comprehensive Plan Committee, including housing advocates and non-homeowners; and
- (10) Ensure that the updated Comprehensive Plan considers all types of residential development.

Dimensional Requirements

- A. November 2020: **Reduced the minimum lot size and other dimensional controls** (e.g. setbacks) in three urban residential zones.

- B. June 2021: **Relaxed dimensional controls for the primary multi-family zone** in the City (Multifamily & Service District), including reducing the minimum lot size per unit, reducing setbacks, allowing increased height along arterial streets, and reducing parking minimums. This zone is primarily located in the dense, urban core of the City, so the smaller lot sizes have enabled additional units to be added to buildings where they would not have been before.

Reducing the minimum lot size in the Urban Residence 1, Urban Residence 2, and Multifamily & Services zones has affected 48% of the City's total lots.

Parking Requirements

- A. November 2019 and June 2022 – **Relaxed requirements for driveway buffers** and the use of driveway area to meet parking requirements for residential zones
- B. March 2021 – **Allowance for shared parking** on or off-site for multiple uses
- C. June 2024: **Reduced parking minimums** for residential buildings:
 - i. Reduced from 1.5 spaces to 1 per dwelling unit.
 - ii. According to the new rule, other types of residential living situations, such as boarding homes, subsidized senior housing, and congregate housing, have even lower parking requirements.

Housing Typology

- A. December 2019 – **Accessory Dwelling Units** allowance
- B. June 2022: Adopted an ordinance to allow **boarding homes** in additional zones.
- C. October 2022 and 2023: Ordinances creating the use of **permanent supportive housing**, defined this use and added it as a conditional use to the multiple zones.
- D. October 2022: Ordinance creating a new use of **“tiny home” parks** and allowing these by right in multiple zones.
- E. March 2024: Defined the use of **“co-living” (dormitories)** to allow this use in multiple zones.
- F. August 2023 and 2024: Revised the requirements for **manufactured/mobile home parks** to be less restrictive and in compliance with State law, as well as to allow them in additional zones. The ordinance allows manufactured homes on any lot where single-family homes are allowed.

Density

- A. June 2023: **Adopted an ordinance to allow multi-family residential and mixed commercial-residential uses by right in two primary commercial zones** – Shopping & Personal Service District (S&PS) and General Commercial & Service District (GC&S).
- B. September 2023: Increased the number of units allowed on undeveloped lots to 4 and implemented an affordable housing density bonus, permitting a multiplier of up to 2.5 when at least 51% of the planned units are affordable to low- and moderate-income households.
- C. September 2023 and April 2024: **Reduced restrictions on ADUs** to eliminate parking minimums and to increase flexibility for placement on a lot.
- D. August 2024: Revised the Code to **eliminate the requirement** for renovation of a multi-unit building, or the addition of a unit that results in a building having 3 or more units, to receive a **Land Development Permit**.
- E. May 2023 and May 2024: Modified ordinance on **non-conforming land uses, structures, and lots to facilitate the preservation of existing housing and the addition of new units**.

Land Use Changes

- A. October 2023: The City's Code of Ordinances was updated to clarify the definition of **emergency shelters** and to allow this use in the Government & Institutional Service District (G&ISD) with stipulations around siting and layout.
- B. October 2023: The City adopted regulations and limits on **short-term rentals** to ensure preservation of the supply of long-term rental housing.

Pending Changes

Recent changes to state statutes will necessitate additional updates to the Land Development Code. Staff anticipates these will be presented to the Council and Planning Board within the next two months.



Community & Economic Development

CITY OF BANGOR

Anne M Krieg, AICP - Director

Memorandum

To: BED
From: Anne Krieg
Date: January 30, 2026
Regarding: Economic Development Fund

Please find attached the Council Order that established the Economic Development Fund. The order outlines the use and management of the funds. In looking for this order, there are other instances where funds were placed into this fund; however, to the best of my knowledge, funds have not left this fund to be placed in the capital or general fund.

amk

COUNCIL ACTION

Date: 12-09-96

Item No. 97-49

Item/Subject: ORDER, Establishing an Economic Development Fund

Responsible Department: City Manager

Commentary:

Earlier this year, the City received a release deed from the Federal Aviation Administration for certain land at Bangor International Airport. The effect of this release was to free this property from existing restrictions requiring all revenue produced from these properties to remain with the Airport. At that time, we discussed the possibility of establishing a separate economic development fund which would administer these properties, and hopefully, develop sufficient resources to support a portion of our economic development efforts.

The attached Order would establish an Economic Development Fund as a separate Enterprise Fund of the City. The effective date would be January 1, 1997. Staff is currently in the process of developing a proposed budget for this fund and dealing with a range of technical issues involved in separating these properties from the current Airport Fund.

This item will be forwarded to the Finance Committee for review and recommendation.

[Signature]
DEPARTMENT HEAD

Manager's Comments: This has been received by Finance and is recommended for your approval.

[Signature]
CITY MANAGER

Associated Information: ORDINANCE

Budget Approval:

[Signature]
FINANCE DIRECTOR

Legal Approval:

[Signature]
CITY SOLICITOR

- Introduced For
- Passage
[X] First Reading
[X] Referral to Finance

Assigned to Councilor Tyler

December 9, 1996



CITY OF BANGOR

(TITLE.) **Order,** Establishing an Economic Development Fund

By the City Council of the City of Bangor:

ORDERED,

THAT

WHEREAS, by Council Resolve 96-308, the City of Bangor accepted the release of certain deed restrictions on an area of revenue producing and vacant properties located at or near Bangor International Airport; and

WHEREAS, the major effect of this action was to eliminate the then existing requirement that revenues and expenditures associated with these properties be assigned to and remain with the Airport Fund; and

WHEREAS, in addition, the General Fund's Department of Community and Economic Development currently contracts with the Bangor Airport Civic Development Corporation, d.b.a. BanAir Corporation, for the management and marketing of other properties located at or near Bangor International Airport; and

WHEREAS, the City has adopted a long-range development plan for these properties designed to create jobs, enhance economic development, and coordinate such development with the needs and operating requirements of Bangor International Airport; and

WHEREAS, economic development and job creation are a priority need of our community;

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

Section 1. Creation of Economic Development Fund

As of January 1, 1997, there is hereby created an Economic Development Fund, separate from other funds of the City, for the purpose of managing and developing certain properties at and adjacent to Bangor International Airport, to support economic development efforts throughout the City of

Bangor, to create job opportunities, increase personal income, and add to the City's property tax base.

Section 2. Fund Revenues.

Revenues received from the lease and/or sale of General Fund properties at the Airport, as well as management fees received for the management and marketing of these properties or other properties controlled by the Airport Fund or the BanAir Corporation shall be assigned to this Fund.

Section 3. Fund Expenditures.

The Economic Development Fund may make expenditures, in accordance with an adopted budget or specific appropriation resolve of the City Council, for the following purposes:

- 3.1 Maintenance, repair, renovation, and operation of properties assigned to the Fund.
- 3.2 Marketing, sales and promotion efforts designed to develop or redevelop these properties.
- 3.3 Repayment to the Airport Department of previously expended Airport Funds associated with the development of the Maine Business Enterprise Park.
- 3.4 Payments to the Airport Department for land or building leases associated with other City functions or economic development efforts involving Airport property.
- 3.5 Expenses associated with attracting or maintaining tenants for these properties to include the expenditure of funds necessary and appropriate to attract and retain businesses to these properties.
- 3.6 Expenses associated with attracting or maintaining tenants for other properties remaining under the control of the Airport Fund.
- 3.7 Expenses associated with economic development efforts throughout the corporate limits of the City of Bangor.
- 3.8 Contributions to regional entities whose primary focus is economic development.

3.9 Contributions to the Airport Fund when and if necessary to defray or offset General Fund contributions which may be required should the Airport Fund operate at a deficit.

3.10 Reasonable and appropriate administrative and service charges allocated to the Fund in return for services provided by the General Fund, Airport Fund, or any other Fund of the City.

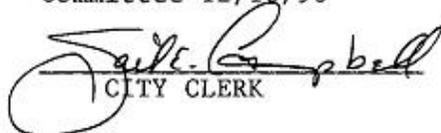
Section 4. Fund Administration

The Economic Development Fund shall be administered by the City's Department of Community and Economic Development.

Section 5. Excess Revenues

Any annual excess of revenues over expenditures shall be assigned to a reserve for economic development. The purpose of this reserve is to provide a potential source of funds to supplement annual General Fund appropriations for the purposes outlined in section 3 above. Expenditures may be made from this Fund in accordance with an appropriation resolve adopted by the City Council.

IN CITY COUNCIL
December 9, 1996
First Reading
Referred to Finance
Committee 12/16/96


CITY CLERK

IN CITY COUNCIL
December 23, 1996
Passed

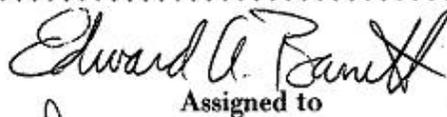

CITY CLERK

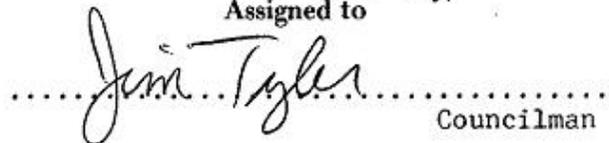
97-49
O R D E R

Title, Establishing an Economic De-
velopment Fund

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Assigned to


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Councilman



CITY OF BANGOR

Government Operations Committee
Monday, February 2, 2026
73 Harlow Street, Council Chambers
May immediately follow another Committee

AGENDA

1. Order: Accepting the 2026 Annual Report for the Advisory Committee on Racial Equity, Inclusion, and Human Rights
2. Ordinance: Amending the Code of the City of Bangor to Repeal Article VI of Chapter 23, Which Established the Advisory Committee on Racial Equity, Inclusion, and Human Rights
3. Order: Authorizing the City Manager to Execute a Subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center to Receive up to \$50,000 from the State of Maine Overdose Response Pilot Grant
4. Public Health Update
5. Ordinance: Amending the Code of the City of Bangor to Create a Standing Legislative Committee
6. Ordinance: Amending the Code of the City of Bangor to Create a Standing Committee on Homelessness and Affordable Housing
7. Order: Authorizing an Update to the Public Use of City Hall Policy

Upcoming Items (subject to change)

(Items may go to Government Operations Committee or be moved to another committee, depending on timing.)

- *Police Dept. Update (including crime reporting information)*
- *Community Connector Update*
- *Built for Zero – HUB 7 Update*



CITY OF BANGOR ORDER

02/09/2026

Date: 02/09/2026

Item No:

Assigned to Councilor:

Accepting the 2025 Annual Report from the Advisory Committee on Racial Equity, Inclusion, and Human Rights

WHEREAS the Advisory Committee on Racial Equity, Inclusion, and Human Rights is charged by the City Council with preparing and submitting an annual report to the City Council outlining its activities; and

WHEREAS the Advisory Committee on Racial Equity, Inclusion, and Human Rights' mission is to cultivate a shared culture that embraces differences in age, race, gender, ethnicity, religion, sexual orientation, gender expression, sexual identity, ability, language, family circumstances, and cultural backgrounds;

Be it Ordered by the City Council of the City of Bangor that the 2025 Annual Report from the Advisory Committee on Racial Equity, Inclusion, and Human Rights is accepted.

Advisory Committee on Racial Equity, Inclusion, and Human Rights

Annual Report to the Bangor City Council — 2025

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.

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.

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.

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.

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.

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.



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-

Responsible Dept: City Manager

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending the Code of the City of Bangor to Repeal Article VI of Chapter 23, Which Established the Advisory Committee on Racial Equity, Inclusion, and Human Rights

Summary

In October 2020, the City of Bangor’s Advisory Committee on Racial Equity, Inclusion, and Human Rights (ACREIHR) was established with a mission to broadly engage on issues of equity, inclusion, and diversity with a focus on City policies, procedures, ordinances and other City matters.

In May 2025, the Committee ordinance was amended to establish standards for attendance and a process for removal to address the Committee’s ongoing challenges with member attendance and quorum.

The Council has selected homelessness and affordable housing as its two top priorities for the upcoming year, which will include the creation of an Advisory Committee to evaluate and make recommendations that will in many cases overlap with the issues and concerns recently undertaken by the ACREIHR Committee.

Council anticipates that the recommendations from this new Advisory Committee on homelessness and affordable housing will be a primary focus for Council and City staff in the upcoming year.

To ensure the most efficient uses of Council and City staff time in a way that is aligned with Council’s established priorities, the City Council finds it appropriate to repeal the Article establishing the ACREIHR Committee.

Committee Action

Committee: Government Operations

Meeting Date: February 2, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor:

ORDINANCE, Amending the Code of the City of Bangor to Create a Standing Legislative Committee

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

The Code of Ordinances of the City of Bangor is hereby amended to delete Article VI of Chapter 23.



CITY OF BANGOR ORDER

02/09/2026

Date: 02/09/2026

Item No:

Assigned to Councilor:

Authorizing the City Manager to Execute a Subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center to Receive Up to \$50,000 from the State of Maine Overdose Response Pilot Grant

Be it Ordered by the City Council of the City of Bangor that, the City Manager is authorized to execute a subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center in the amount of up to \$50,000 from the state of Maine-funded Overdose Response Pilot grant to employ a recovery coach to support the project.



CITY OF BANGOR

Jennifer Gunderman, Director
Public Health & Community Services
Phone: 207-992-4550
Jennifer.gunderman@bangormaine.gov

To: Government Operations Committee

From: Jennifer Gunderman, Director Public Health and Community Services

Date: January 30, 2026

RE: Public Health and Community Services Update (PH&CS)

The following are updates from Public Health and Community Services:

- HIV/HCV Outbreak: As of 1/22, Maine CDC is reporting 35 cases- 21 (60%) cases reported in 2025. US CDC team in Bangor for 2 weeks to conduct interviews, observations, and education. Key takeaways include: reducing stigma, improving system efficiencies (blood draw, PrEP), including HCV strategies in response efforts. Highlighted the benefits of the case management program. As a result, we are revamping self-testing program, planning expansion of clinical services, supporting increased testing and education.
- Syringe Service Programs (SSP): Maine CDC has approved 3 brick and mortar SSP locations- Wabanaki on Hancock Street; NeedlePoint Sanctuary at Ohio Street and UU Church. The City has no role in SSP certification process. SSPs need to follow City ordinances and zoning. New changes to SSP state rules will allow SSPs to expand services without CDC approval; allow for delivery; and other program changes. With these changes we are exploring options for becoming a certified SSP to allow for flexibility in filling SSP gaps, provide additional funding, and strengthen existing activities- testing and referral.
- Federal Funding:
 - o Maine Continuum of Care Rental Assistance Program: After court intervention, we expect the second year of funding as originally granted. New HUD NOFO expected in fall of 2026.
 - o SAMSHA: On 1/14/26 we received notification that our programs funded by SAMSHA were cut immediately. Later in the day funding was restored. We would have list significant funding that supports our substance use disorder activities.
- Maternal and Child Public Health Nursing (PHN): PHNs launched the lactation clinic in December 2025. Have received referrals from health care, social service agencies, and self-referrals. Currently it is free and researching billing companies.
- Warming Centers:
 - o Mansion: Averaging about 18 people/night. Last week, number of people has increased.
 - o Brick Church: 129 unique individuals served Nov-Dec representing 1,728 bed stays, avg 36/night
 - o Together Place: 312 unique individuals served Nov-Dec representing 1,225 bed stays, avg 36/night
 - o Total (Nov.-Dec.): 2,953 bed stays; \$31,156 spent; \$11 a bed stay
 - o Challenges: people with complex needs; consistent volunteers; transportation
 - o Positive: significant collaboration among warming shelters; “active engagement point”
 - o The Well: Averaging 60-70 people a day
 - o Needlepoint Sanctuary/UU Church: Hosted a warming shelter 1/24 due to extreme cold.

From Together Place Report: *Since opening, the warming shelter has demonstrated significant impact in a short period of time. Within the first 35 days, the shelter helped avoid more than 10 hospital admissions through ER diversion, reduced EMS calls, and decreased police wellness checks. During that same period, more than 500 meals were served, 10 individuals were diverted to treatment, and at least 10 guests were directly connected to recovery supports.*



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-

Responsible Dept: City Manager

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending the Code of the City of Bangor to Create a Standing Legislative Committee

Summary

Following City Council’s annual meeting with the City’s state legislative delegation, City Council expressed an interest in the creation of a new standing committee to discuss and coordinate responses to state-level legislation with an impact on the City of Bangor.

The Legislative Committee will: (1) liaise with the City’s state legislative delegation on legislative matters of City interest; (2) provide the City’s state legislative delegation with input on legislative proposals; and (3) seek sponsorship of legislation that is in the City’s interest.

Committee Action

Committee: Government Operations

Meeting Date: February 2, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor:

ORDINANCE, Amending the Code of the City of Bangor to Create a Standing Legislative Committee

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 9 City Council

...

Article I Rules and Orders

...

§ 9-8. Standing committees.

There shall be ~~five~~ six standing committees of the City Council, to be known as the:

- (1) Finance Committee.
 - (2) Government Operations Committee.
 - (3) Business and Economic Development Committee.
 - (4) Infrastructure Committee.
 - (5) Personnel Committee.
 - (6) Legislative Committee.
- A. With the exception of the Personnel Committee, each committee shall consist of three to five members appointed by the Council Chair from the City Council membership. The Personnel Committee shall be composed of the Council Chair and five other members appointed by the Council Chair from the City Council membership. Committee members shall be appointed as soon as possible after the annual election of the Council Chair. They shall serve terms of one year each and until their successors are appointed. The Council Chair shall also appoint one member of each committee to serve as its Chair, with the Council Chair to serve as the Chair of the Personnel Committee. Each committee, with the exception of the Personnel Committee and the Legislative Committee, shall meet at least once per month, unless the Chair of the committee deems a meeting unnecessary due to lack of business. The Personnel Committee and the Legislative Committee shall meet as required. A majority of the members appointed to a committee shall constitute a quorum. In the absence of any member of a committee, any member or members of the Council, including the Council Chair, may be designated by the Chair of the Committee to temporarily serve as a member of the committee. Each committee shall perform the following tasks and functions and such other tasks and functions as may be delegated to it by the City Council from time to time.

....

- H. Legislative Committee. The Legislative Committee shall have the following duties and responsibilities:

- (1) To liaise with the City's state legislative delegation on legislative matters of City interest.
- (2) To provide the City's state legislative delegation with input on legislative proposals.
- (3) To seek sponsorship of legislation that is in the City's interest.

Additions underlined, deletions ~~struck through~~



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-

Responsible Dept: City Manager

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending the Code of the City of Bangor to Create a Standing Committee on Homelessness and Affordable Housing

Summary

During City Council’s annual priority setting session in December, City Council selected homelessness and affordable housing as two of its three top priorities for the coming year.

In subsequent discussions, Council coalesced around the creation of a standing committee to help advise Council on its approach to these two extremely important and persistent challenges.

This 15-member standing committee would be staffed primarily by the City’s Homeless Response Coordinator and would include a mix of experts in homelessness, experts in affordable housing development, individuals with lived experience with homelessness or housing instability, peer municipalities, and community members impacted by homelessness and affordable housing issues.

The Committee’s initial charge is to create a strategic plan for the City’s response to homelessness that is data driven, evidence informed, and that considers regional and structural coordination. Following completion of this initial charge, the Committee’s mission is broadened to more expansively consider issues impacting homelessness and affordable housing including: better regional and structural coordination, identifying and quantifying gaps, recommending sustainable funding strategies, reviewing state legislative proposals, reviewing and providing feedback on housing-related items coming before Council and community stakeholder engagement.

Committee Action

Committee: Government Operations

Meeting Date: February 2, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor:

ORDINANCE, Amending the Code of the City of Bangor to Create a Standing Committee on Homelessness and Affordable Housing

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 23 Boards, Committees and Commissions

...

Article VII Advisory Committee on Homelessness and Affordable Housing

...

§ 23-47. Committee establishment; membership; and mission.

- A. There is hereby established the Advisory Committee on Homelessness and Affordable Housing. The Committee's initial task will be to create a strategic plan for the City's response to homelessness that is data driven, evidence informed, and that considers regional and structural coordination. After the completion of this initial task, the Committee will broaden its scope to developing and advising on strategies and policies to prevent and end homelessness and increasing the availability of all forms of affordable housing within the City.
- B. The Committee shall consist of fifteen regular members and shall include:
 - (1) Two individuals currently living with housing instability.
 - (2) An individual that is a landlord or represents the interests of landlords in the City.
 - (3) A Bangor business-owner impacted by the City's homelessness crisis.
 - (4) A Bangor employer with an interest in workforce housing.
 - (5) A resident of Bangor with school-aged children attending Bangor Schools.
 - (6) An at-large Bangor property owner.
 - (7) A local service provider with experience managing a shelter for the unhoused population in Bangor.
 - (8) A local service provider that provides direct service outreach to the unhoused population in Bangor.
 - (9) A local service provider with experience providing mental health treatment or support to the unhoused population in Bangor.
 - (10) A local service provider with experience providing treatment or support to individuals that are unhoused and with substance use disorders.
 - (11) The Penobscot County Administrator, or designee.
 - (12) The Manager, or designee of a municipality adjacent to Bangor.
 - (13) The Chief Executive of BangorHousing, or designee.
 - (14) The Chief Executive (or designee) of Northern Light EMMC, St. Joseph Healthcare, or Penobscot Community Health Center.
- C. For those seats to be filled by a named individual or organization, the individual or organization will make a nomination for Council confirmation. For the remaining seats, the City shall solicit interest through a public application and nomination process. Applicants will be interviewed and recommended

for appointment by the Personnel Committee and appointed by the City Council.

- D. The City's Homeless Response Coordinator shall remain on the permanent standing committee as a nonvoting member and shall coordinate with other necessary City staff, as well as regional and state-level experts and representatives to ensure that the Committee has adequate information and input to perform their charge.
- E. The Council Chair may annually appoint a Bangor City Councilor, as a non-voting member to act as a liaison between the Council and the Committee.

§ 23-48. 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. Committee members shall receive no compensation for their service.

§ 23-49. Terms of office.

- A. For initial appointment, Council shall appoint five representatives for a term of one year, 5 representatives for a term of two years, and 5 representatives for a term of three years. Thereafter, the term of each regular member shall be for three years or until their successor has been appointed.
- B. Any vacancy shall be filled in the same manner for the unexpired term.

§ 23-50. Officers.

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

§ 23-51. Meetings; quarterly report; quorum; cause for removal.

- A. The Committee shall meet at least six times annually, but more frequent meetings may occur.
- B. Beginning three months following the date of the first Committee meeting, and quarterly thereafter, the Committee shall prepare and submit to the City Council a report outlining its activities during the preceding calendar quarter that specifically addresses each prong of the Committee's mission outlined in § 23-52, below.
- C. A quorum shall consist of a simple majority of the Committee's members.

§ 23-52. Mission.

- A. The Committee's initial charge is to create a strategic plan for the City's response to homelessness that is data driven, evidence informed, and that considers regional and structural coordination. Critical components will include specific strategies for homelessness prevention, encampment response, and other necessary City policies needed to effectively address homelessness within the City. The Committee shall submit a strategic plan for Council review and adoption not later than twelve months from the Committee's first meeting.
- B. Following the completion of the Committee's initial charge, the Committee's mission is to:
 - (1) Consider and recommend ways to ensure better regional and structural coordination on homelessness and housing which may include evaluating the policies and ordinances in surrounding municipalities and at the county-level, advocating for a fairer regional sharing of investments, and evaluating how the City can better align with state-level efforts.
 - (2) Identify and quantify specific gaps in the local housing inventory for all housing types and recommend to Council specific policies and ordinances to help incentivize investment in needed housing types.
 - (3) Recommend a sustainable municipal funding strategy for housing investment, which may include, but is not limited to, a housing bond or other methods of City participation in financing to incentivize the creation of affordable housing, planning for changes to state and federal funding to the existing voucher system, researching and presenting creative and non-traditional funding mechanisms, and reviewing opportunities to leverage existing and future City investments to prioritize affordable housing.
 - (4) Review state legislative proposals that impact homelessness and affordable housing and make

recommendations to Council regarding legislative proposals that the City should consider supporting or opposing. The Committee may also make recommendations to Council regarding legislative proposals that the City should consider seeking sponsorship.

- (5) Review, consider, and provide feedback on all housing-related items that Council refers to the Committee for this purpose.
- (6) Proactively engage the City's diverse community stakeholders to incorporate broad community input into the recommendations made to Council

Additions underlined, deletions ~~struck through~~



CITY OF BANGOR ORDER

02/02/2026

Date: 02/02/2026

Item No:

Assigned to Councilor:

Authorizing an Update to Policy Governing Public Use of City Hall

Be it Ordered by the City Council of the City of Bangor that, the City of Bangor's Public Use of City Hall Policy is hereby amended as indicated in the attached, revised Public Use of City Hall.



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**Notable additions are underlined.*

PUBLIC USE OF CITY HALL

1.0 PURPOSE

The purpose of this policy is to outline the circumstances under which groups or organizations may use City Hall and its meeting facilities and to provide guidance to those members of City staff responsible for scheduling and coordinating the use of the building. Further, it is the intent of this policy to specifically limit the use of City Hall as a general public forum in order to ensure that the building remains easily accessible to citizens wishing to do business with the City and to give priority for use of meeting rooms to the City Council and its committees, appointed Boards and Commissions, and other groups and organizations which are directly sponsored by the City or to which the City is a member.

2.0 POLICY

It is the general policy that City Hall shall be made available for use by not-for-profit organizations, other government agencies and officials, and civic organizations only when such use can be accommodated without interfering with citizens wishing to transact business at City Hall or with the needs of the City, its Boards and Commissions, and affiliated groups and organizations. In addition, such uses must meet the following general guidelines:

- 2.1 Any meetings held or information displayed by such organizations must be open and available to the general public or be intended, through the various media, to provide information to the general public.
- 2.2 Such meetings and information shall be non-partisan in nature.
- 2.3 Such meetings and information shall be educational in nature and shall avoid advocacy of a particular position in areas of public policy dispute or controversy.
- 2.4 Such meetings and information shall be non-commercial in nature.
- 2.5 Such meetings and information should be reasonably related to public interests of the City of Bangor and its residents.

In addition to these general principles, more specific guidelines can be found below which relate to particular uses of various areas or facilities of City Hall.

3.0 CITY HALL CONFERENCE ROOMS

3.1 Priorities for Use: The following list expresses the priority of uses, with the highest priority use being stated first, in descending order of priority, with the lowest priority use stated last:

- 3.1.1 City Council or Council Committee meetings;
- 3.1.2 Meetings of City Boards or Commissions;



CITY OF BANGOR

**Notable additions are underlined.*

- 3.1.3 Meetings of groups to which the City is a sponsor or member;
- 3.1.4 Meetings of City staff;
- 3.1.5 Uses requested by agencies or officials of County, State, or Federal Governments;
- 3.1.6 Not for Profit and Civic Organizations where the meeting is open to the general public or which are intended, through the various media, to provide information to the general public.

3.2 Procedure and Limitations

- 3.2.1 Meeting space for non-City uses will be scheduled on a space-available basis and may not be reserved more than thirty days in advance.
 - 3.2.1.1 Requests must be directed to the City Manager's Office (city.manager@bangormaine.gov or 207-992-4204) and include date, start time, end time, and purpose of meeting.
- 3.2.2 If meeting occurs outside of normal business hours, entrance to City Hall will be by the side entrance facing Exchange Street only. Regular meetings of such groups may not be scheduled. The use of City meeting space is intended for unusual or one-time events.
- 3.2.3 The City Manager's Office shall maintain a schedule for the use by third parties.
- 3.2.4 The use of City Hall meeting space by for-profit entities is not authorized.
- 3.2.5 Meeting space shall be provided at a cost designed to recover direct City expenses associated with scheduling, preparing, and cleaning the room involved. The charges shall be initially set at \$25 per hour of use during City Hall business hours and \$50 per hour of use outside of business hours.
- 3.2.6 Use of the space requires prior approval by the City and execution of an agreement with proof of insurance sufficient to cover any damages that result from the use of the space. Any damage incurred during the period of use will be the sole responsibility of the user.
- 3.2.7 The City reserves the right to deny meeting space access on the basis of limited staff, scheduling conflict, budget limitation, or any other reason



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****Notable additions are underlined.***

deemed in good faith to be reasonable and in the best interests of the City by the City Manager or designee.

4.0 CITY HALL STEPS AND PORCH AREA

The use of City Hall Steps and Porch area for non-City sponsored public gatherings is generally discouraged due to restrictions such activities place on public access, safety, and liability concerns. Permission shall not be granted for using this area without authorization of City Council's Government Operations Committee. Permission shall be granted only after the group sponsoring such event has applied for and met the requirements for a City Event Permit, including the provision of liability insurance.

5.0 MAIN ENTRY LOBBY

5.1 Public Events/Gatherings

The main entry lobby on the first floor shall not be used for non-City sponsored gatherings or events. Small weddings with parties of no more than six (6) individuals shall be allowed when conducted by the City Clerk's office.

5.2 Petition Signature Gathering

Petition signature gathering is permitted only on Election Day when City Hall is utilized as a polling place.

5.3 Informational Booth or Displays

Non-City sponsored informational booths or displays are not permitted. Static displays designed to educate the public may be permitted at the sole discretion of the appropriate Council Committee.

5.4 School Department/Parks and Recreation Department Displays

The School Department, Parks and Recreation Department, and other City Departments are authorized to use the lobby for static displays specifically related to their programs and functions.

6.0 OTHER AREAS OF CITY HALL

No other areas of City Hall are available for use for meetings or gatherings by outside individuals or organizations. The City of Bangor, in the performance of its public functions, may host or sponsor meetings at City Hall by outside individuals or organizations.

7.0 PUBLICATIONS AND POSTERS



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**Notable additions are underlined.*

The City does not permit any outside publications or posters to be displayed at City Hall and reserves the right to remove any and all third-party posters.

8.0 RESPONSIBILITY FOR REVIEW

The City Manager shall periodically review this policy and, when necessary, recommend changes or revisions to the City Council.

This policy replaces former Public Use of City Hall Policy (CO 97-149).



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

PLANNING BOARD AGENDA TUESDAY, FEBRUARY 3, 2026, 7:00 P.M. COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET

1. **CHAIR INTRODUCTION**
2. **OLD BUSINESS**
 - A. **Adoption of Findings & Decision for 861 Broadway and Map-Lot R21-009 – Pushaw Road**
 - B. **Meeting Minutes – January 20, 2026**
3. **NEW BUSINESS**
 - A. **Land Development Code Amendments**
 - i. **Amending the Land Development Code, Section 165-139 Development Requirements to allow short-term rentals in tiny home parks and amending the Short-Term Rental Licenses Code, Section 254-4 Licensing to add a cap for short-term rentals in tiny home parks and manufactured home parks.**
 - B. **Land Development Permits**
 - i. **Land Development Permit – Minor Site Development and Conditional Use – 57 Bangor Mall Boulevard – Map-Lot R61-015** - Land Development Permit Application – Minor Site Development and Conditional Use for the renovation of an existing 4,128sqft commercial building with a drive-through service and associated site improvements at a property located at 57 Bangor Mall Blvd, Map-Lot R61-015, in the Shopping and Personal Service and Stream Protection districts (S&PS/SP). Applicant/Owner: Jason Cole.
 - ii. **Land Development Permit – Major Site Development and Planned Group Development – Odlin Road – Map-Lots R10-010-A & R10-010-B** - Land Development Permit Application – Major Site Development and Planned Group Development for the construction of two 250 foot by 60 foot warehouse facilities, each with 10 individual warehouse units with a single, shared driveway at a property located on Odlin Rd, Map-Lot R10-010-A & R10-010-B, in the Urban Industry District (UID). Applicant/Owner: Bernard Holdings, LLC.

City of Bangor Planning Division

Planning Board Agenda -- Tuesday, February 3, 2026

Zoom meeting information posted day of the meeting at bangormaine.gov

4. OTHER BUSINESS

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



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

PLANNING BOARD AGENDA TUESDAY, FEBRUARY 3, 2026, 7:00 P.M. COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET

1. CHAIR INTRODUCTION

2. OLD BUSINESS

A. **Adoption of Findings & Decision for 861 Broadway and Map-Lot R21-009 – Pushaw Road**

B. **Meeting Minutes** – January 20, 2026

3. NEW BUSINESS

A. Land Development Code Amendments

i. **Amending the Land Development Code, Section 165-139 Development Requirements to allow short-term rentals in tiny home parks and amending the Short-Term Rental Licenses Code, Section 254-4 Licensing to add a cap for short-term rentals in tiny home parks and manufactured home parks.**

- a. In October of 2022, the City adopted an ordinance creating 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.
- b. 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. Additionally, there is interest by some in the community to use homes in a tiny home park for short-term rentals.
- c. This ordinance change would amend the tiny home ordinance to permit short-term rentals and would change the short-term rental ordinance to cap short-term rentals in both tiny home parks and manufactured home parks at 30% of the homes in the park or 5 homes, whichever is less.

B. Land Development Permits

- i. **Land Development Permit – Minor Site Development and Conditional Use – 57 Bangor Mall Boulevard – Map-Lot R61-015** - Land Development Permit Application – Minor Site Development and Conditional Use for the renovation of an existing 4,128sqft commercial building with a drive-through service and associated site improvements at a property located at 57 Bangor Mall Blvd, Map-Lot R61-015, in the Shopping and Personal Service and Stream Protection districts (S&PS/SP). Applicant/Owner: Jason Cole.
- a. The applicant seeks to renovate an existing 4,128sqft commercial building with a drive-through service and associated minor site improvements. This building was previously used as a drive-through, but the site was vacant for a number of years and therefore its conditional use approval as a drive-through, as well as its Maine DOT traffic movement permit, lapsed.
 - b. Staff review focused primarily on lighting, signage, trees required for the Type E buffer along the street, conditional use standard clarification for traffic flow, and the need for a traffic movement permit since the previous one had expired. As of the writing of this memo, the applicant satisfied the majority of staff comments; however, staff are still waiting on the applicant to provide new specifications for the new building-mounted lighting that meets the City's lighting code.
 - c. Staff requests that the Board condition approval of the plan on the applicant receiving approval for their Maine DOT traffic movement permit. Staff have inserted another potential condition on the lighting fixtures, dependent on whether new specifications are received from the applicant prior to the Planning Board meeting.
- ii. **Land Development Permit – Major Site Development and Planned Group Development – Odlin Road – Map-Lots R10-010-A & R10-010-B** - Land Development Permit Application – Major Site Development and Planned Group Development for the construction of two 250-foot by 60-foot warehouse facilities, each with 10 individual warehouse units with a single, shared driveway at a property located on Odlin Rd, Map-Lot R10-010-A & R10-010-B, in the Urban Industry District (UID). Applicant/Owner: Bernard Holdings, LLC.

- a. The applicant seeks to construct two 250-foot by 60-foot warehouse/storage facilities, each with 10 individual warehouse/storage units with a single, shared driveway. Since this development spans two parcels, this project must be considered a Planned Group Development, and must therefore meet the requirements of §165-69. Additionally, this development isn't a typical warehouse operation since it contains individual units that are used as both storage and working space for the tenants; therefore, some of the Land Development Code standards that mention warehouses aren't applicable.
- b. Staff review focused primarily on stormwater requirements, proposed grading, gutter installation, buffer requirements of a Type E buffer for the parking, lighting clarification, recommendation of a second entrance to benefit traffic flow, and dumpster pad placement. Staff also requested building elevations to demonstrate that the buildings meet the building envelope standards in Article XIX.
- c. Staff resolved with the applicant all questions regarding completeness and compliance for the project.

4. OTHER BUSINESS

A. 2022 Comprehensive Plan Implementation Update

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

B. Follow Up/Thoughts on Land Use Plan Updates

C. Adjournment



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

February 3, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner: 861 Broadway, LLC
802 Stillwater Avenue
Bangor, Maine 04401

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

Property Address: 861 Broadway, Map-Lot R41-005

Zoning District: Shopping and Personal Service District (S&PS)

Permit Request: Land Development Permit for Major Site Development

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

Public Hearing Date: January 20, 2026

Permitting Requirements: §165.111.A.(3)(5) & §165-114

Board Members Present: Chair Boucher, Vice Chair Jonas and Members Brush, Hobson, Huhn and Whitford

Board Vote: Motion carried 6-0 to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

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

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

II. Project Description and Permit Requirements

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

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

III. Procedural Background

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

IV. Applicable Provisions and Findings

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

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

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

The Board finds that, based on Exhibits 2, 8, and 12, the applicant satisfied § 165-135 of the Land Development Code regarding height limits, floor area ratio, impervious surface ratio, and buffer yards.

Part 3 – The Project meets the requirements of § 165-101 – Shopping and Personal Service District (S&PS)

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

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

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

V. Decision

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

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- C. The applicant should contact Engineering to get an address for the new building.
- D. Applicant must commence construction within one year from the date of approval and complete the project by January 20, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).
- F. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

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

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

Sincerely,

City of Bangor Planning Board

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

Building Permit and Certificate of Occupancy Checklist

Before applying for a Building Permit:

- Please contact the Engineering Department for an address and payment of the sewer connection fee.

Before applying for a Certificate of Occupancy:

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



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

February 3, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner:

John Karnes
343 Hammond Street
Bangor, Maine 04401

Agent:

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

Property Address:

Pushaw Rd, Map-Lot R21-009

Zoning District:

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

Permit Request:

Land Development Permit for Final Major Subdivision

Description:

Proposal for the construction of a 30-unit tiny home park and 2 additional single family home lots

Planning Board Review Date: January 20, 2026

Permitting Requirements: §165.111.A.(7) & §165-128G

Board Members Present:

Chair Boucher, Vice Chair Jonas and Members Brush, Hobson, Huhn and Whitford

Board Vote:

Motion carried 6-0 to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Final subdivision land development permit application, submitted by Artifex on 12.30.25
2. Final subdivision plan, submitted by Artifex on 01.15.26
3. Payment received by Planning staff on 12.30.25

4. Final subdivision letter, submitted by Artifex on 12.30.25
5. Lot 1 deed description, submitted by Artifex on 01.02.26
6. Lot 2 deed description, submitted by Artifex on 01.02.26
7. Easement description, submitted by Artifex on 01.02.26
8. Land development permit checklist, sent by Planning staff on 01.09.26
9. Engineer’s report, received on 01.16.26
10. Preliminary subdivision findings and decision, made by the Planning Board 12.16.25
11. Email regarding easements and sewer system access for Lots 1 and 2, received by Planning staff on 01.15.26

II. Project Description and Permit Requirements

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

The project will take place on Map-Lot R21-009, which is in the Low-Density Residential and Resource Protection Districts (LDR/RP), with proposed development solely in the Low-Density Residential District. As a tiny home park use in this district and a project that creates a private street, the proposed development must meet the requirements for a Land Development Permit (§165.111.A.(7) & a major subdivision §165-128G).

III. Procedural Background

1. The application was deemed complete on January 20, 2026.
2. The applicant paid all applicable fees (Exhibit 3).
3. The proposed project is a Final Major Subdivision.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the requirements of §165-128G

1. The Board finds that based on Exhibits 2, 4-7, and 10, the applicant satisfied Land Development Code §165-128G(1)’s requirements by providing a final plat for a major subdivision with the necessary contents of §165-128E(4).
2. The Board finds that based on Exhibits 2 and 9, the applicant satisfied Land Development Code §165-128G(3)’s requirements for the plan to be reviewed by the City Engineer for compliance with health, sanitation and engineering standards, and for receiving written approval from the City Engineer.
3. The Board finds that based on Exhibits 2 and 10, the applicant satisfied Land Development Code §165-128G(4)’s requirements for meeting the standards for preliminary plat approval and §165-128G(5)’s requirement that the plan not be

substantively changed from the preliminary subdivision plat.

V. Decision

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

- 1. The proposed easement to the City for sewer access, snow storage, and plow truck turnaround is finalized, approved by the City Engineering Department, and executed.**
- 2. The application for the proposed well system is approved by the State of Maine.**

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- C. The applicant must contact the Engineering Office for E911 addresses for the new dwelling units.
- D. Applicant must commence construction within one year from the date of approval and complete the project by January 20, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision which has not been recorded in the Penobscot County Registry of Deeds.
- F. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision until all infrastructure needed to support said structure has been constructed, installed, and inspected by the appropriate City authority. Infrastructure includes, but is not limited to, public and private roads; sewer, water and electric mains; and stormwater infrastructure designed to treat water from the subdivision.

- G. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City’s Land Development Code](#).

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

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

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

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____
_____	_____

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

Building Permit and Certificate of Occupancy Checklist

Before applying for a Building Permit:

- The final subdivision plan must be recorded at the Registry of Deeds.
- The proposed easement to the City for sewer access, snow storage, and plow truck turnaround is finalized, approved by the City Engineering Department, and executed.
- The Engineering Office must be contacted for E911 addresses for the dwelling units and any additional fees that may be needed (e.g. sewer connection fee).
- The application for the proposed well system is approved by the State of Maine.
- All infrastructure needed to support said structure has been constructed, installed, and inspected by the appropriate City authority.

Before applying for a Certificate of Occupancy:

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



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

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

MEETING MINUTES

Board Members Present:

Chair Jonathan Boucher
Vice Chair Janet Jonas
Ted Brush
Greg Hobson
Ken Huhn
Ross Whitford

City Staff Present:

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

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

OLD BUSINESS

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

Member Huhn moved to approve the minutes of January 6, 2026, seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

NEW BUSINESS

PUBLIC HEARING – LAND DEVELOPMENT PERMITS

- #### 2. **Land Development Permit – Major Site Development – 861 Broadway – Map-Lot R41-005** – Land Development Permit Application – Major Site Development Plan for development of a new office building with a total floor area of 8,900sqft, additional parking, and the removal of a one-way exit onto Broadway, at property located on 861 Broadway, at Map-Lot R41-005, in the Shopping and Personal Service District (S&PS). Applicant/Owner: 861 Broadway, LLC.

Chair Boucher introduced the agenda item and offered to the applicant to postpone this agenda item due to there only being six Board members in attendance. Applicant Agent Andy Johnston presented to the podium and confirmed they will proceed with application review at this meeting.

Chair Boucher asked the Board if there were any potential conflicts of interest – there were none.

Vice Chair Jonas moved that the Board find that the application was deemed complete on January 20, 2026, the applicant paid all applicable fees, and the proposed project is a Major Site Development. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Agent Johnston returned to the podium and provided an overview of the application.

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

Chair Boucher asked the Board for any questions or comments.

Member Huhn asked about the existing radio tower at the rear of the property – Applicant Agent Johnston confirmed that the tower has been removed.

Chair Boucher asked about the proposed use of the building – Applicant Agent Johnston confirmed that it will be a wealth management company.

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

Chair Boucher asked for any final questions or comments from Board members – there were none.

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

Member Brush moved that the Board find that, based on Exhibits 1, 2, 7, 8, 12, and 13, the applicant satisfied Land Development Code §165-72's minimum parking requirements for office buildings, §165-73's requirements regarding parking area location, setbacks, and screening, and §165-74's requirements of design, construction, and maintenance. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board find that, based on Exhibits 1, 2, and 16-18, the applicant satisfied Land Development Code §165-79 requiring adequate utility services and §165-80 requiring adequate water and sewer services. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibits 1 and 2, the applicant satisfied Land Development Code §165-81 requiring appropriate outdoor lighting and preventing light pollution and trespass. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibits 2 and 11, the applicant satisfied Land Development Code §165-82 requiring adequate fire protection. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, January 20, 2026

Vice Chair Jonas moved that the Board find that, based on Exhibits 1 and 2, the applicant satisfied Land Development Code §165-83 requiring adequate electrical services. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibits 1, 2, 4, and 18, the applicant satisfied Land Development Code §165-84 requiring adequate storm drainage and stormwater offset. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board find that, based on Exhibits 1 and 18, the applicant satisfied land Development Code §165-85 requiring submitting information of anticipated sanitary and §165-86 requiring compliance with sewer regulations. Seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board find that, based on Exhibits 2, 8, and 12, the applicant satisfied § 165-135 of the Land Development Code regarding height limits, floor area ratio, impervious surface ratio, and buffer yards. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of § 165-101.C(1) for uses within the Shopping and Personal Service District (S&PS). Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibits 2, 15, and 18, the applicant satisfied Land Development Code §165-114.B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration, including the provision for safe pedestrian travel to all on-site uses. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board find that, based on Exhibits 2, 9, and 18, the applicant satisfied Land Development Code §165-114.C's requirement that all proposed access drives from the site to any public right-of-way are reasonably necessary and safe. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that, based on Exhibits 1, 2, 4, and 18, the applicant satisfied Land Development Code §165-114.D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams, or brooks and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects. Seconded by Member Whitford. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibits 1 and 2, the applicant satisfied Land Development Code §165-114.E's requirement that all outdoor lighting is situated and properly screened

to avoid adverse effects on adjacent properties and that the proposed outdoor lighting is designed to avoid unreasonable light pollution. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board find that, based on Exhibits 2, 8, and 12, the applicant satisfied Land Development Code §165-114.F's requirements for landscaping. Seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

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

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

City Engineer Jefferson Davis clarified the applicant will need to pay the sewer connection fee prior to construction.

3. Land Development Permit – Final Major Subdivision – Pushaw Road – Map-Lot R21-009 –
Land Development Permit Application – Final Major Subdivision for development of a tiny home park with 30 units and 2 additional single-family home lots, at property located on Pushaw Road, at Map-Lot R21-009, in the Low-Density Residential District (LDR) and Resource Protection District (RP). Applicant/Owner: John Karnes.

Chair Boucher introduced the agenda item and offered to the applicant to postpone this agenda item due to there only being six Board members in attendance. Applicant Agent Rayshelly Lizotte presented to the podium and confirmed they will proceed with application review at this meeting.

Chair Boucher asked the Board if there were any potential conflicts of interest – there were none.

Vice Chair Jonas moved that the Board find that the application was deemed complete on January 20, 2026, the applicant paid all applicable fees, and the proposed project is a Final Major Subdivision. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Agent Lizotte returned to the podium and provided an overview of the application.

Chair Boucher asked staff for any comments – City Engineer Jefferson Davis provided an overview of the proposed approval conditions. Applicant Agent Lizotte requested that the second condition regarding the sale of Lots 1 and 2 be removed due to the potential timing of these sales. Davis suggested a note

regarding this be added to the final recorded subdivision plan – Lizotte responded and clarified existing notes on the subdivision plan, and Davis confirmed these would be sufficient. Boucher asked for additional clarification – Lizotte responded and clarified. Member Huhn asked to confirm that the first and third approval conditions will remain – Davis responded and confirmed.

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

Chair Boucher asked for any final questions or comments from Board members – there were none.

Member Huhn moved that the Board find that, based on Exhibits 2, 4-7, and 10, the applicant satisfied Land Development Code §165-128G(1)'s requirements by providing a final plat for a major subdivision with the necessary contents of §165-128E(4). Seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board find that, based on Exhibits 2 and 9, the applicant satisfied Land Development Code §165-128G(3)'s requirements for the plan to be reviewed by the City Engineer for compliance with health, sanitation and engineering standards, and for receiving written approval from the City Engineer. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Vice Chair Jonas moved that the Board find that, based on Exhibits 2 and 10, the applicant satisfied Land Development Code §165-128G(4)'s requirements for meeting the standards for preliminary plat approval and §165-128G(5)'s requirement that the plan not be substantively changed from the preliminary subdivision plat. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board find that the project meets the requirements for a Final Major Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project with the following conditions:

1. The proposed easement to the City for sewer access, snow storage, and plow truck turnaround is finalized, approved by the City Engineering Department, and executed.
2. The application for the proposed well system is approved by the State of Maine.

Seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

3. 2022 Comprehensive Plan Implementation Update

Vice Chair Jonas moved to postpone the agenda item to the February 3, 2026 meeting. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

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

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, January 20, 2026

Chair Boucher updated the Board that the proposed Land Use Code amendment regarding major arterials was postponed by City Council – Assistant Solicitor Grace Innis confirmed when this will be voted on.

Meeting adjourned at 7:48 pm.

Respectfully submitted,

Sarah Maquillan,
Development Assistant
Planning Division



CITY COUNCIL ACTION

Council Meeting Date: January 26, 2026

Item No: 26-073

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

Title, 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

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.

Committee Action

Committee: Planning Board

Meeting Date: February 3, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

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 OF BANGOR

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, February 3, 2026, beginning at 7 p.m. in the Council Chambers on the first floor of City Hall (73 Harlow Street) and will consider the following application:

Amending the Land Development Code, Section 165-139 Development Requirements to allow short-term rentals in tiny home parks and amending the Short-Term Rental Licenses Code, Section 254-4 Licensing to add a cap for short-term rentals in tiny home parks and manufactured home parks.

To receive a copy of the proposed amendments or to submit comments, please call 207.992.4257 or email planning@bangormaine.gov. Please submit any comments by 4 pm on February 2, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff. Bangor City Hall is open to attend the meeting in person. Interested parties may also attend the meeting on Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, February 3rd at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The meeting may also be streamed live via the City of Bangor's YouTube page; however, comments are not enabled on this page. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: _____

Date: _____

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

Applicant: Jason Cole (Maine Wings Management) Telephone No.: 207-888-2314

Address: 222 Auburn St., Suite 101 Portland, ME 04103

Location of Site: 57 Bangor Mall Blvd., Bangor, ME 04401 Map: R61 Lot: 015

Watershed: Penobscot River Total Area Proposed to be Disturbed: _____

Owner of Site if different from applicant: Z&S Realty Estate, Inc Zoning District: S&PS

Address: 18 Hillside Drive, Veazie, ME 04401

Primary Contact Person: Jamie Pierce (Design and Engineering, Inc.) jpierce@dandainc.us 615-364-78

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):
Lease If not owner include copy of said agreement

Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):

Proposed 2,240 SF Arby's Restaurant tenant infill

LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.

Were LID techniques used on this project? No If not, why? Existing site with no increase in impervious area or stormwater modifications

Projected Starting Date: 01/01/2026 Projected Completion Date: 05/01/2025

Signature of applicant(s) or agent: *Jason Cole* Printed Name: Jason Cole

Submittal Requirements

Submittal Requirements of development types are described in the Land Development Code for:

- 1. Site Development Plan, Chapter 165, Article XVI, Section 112
- 2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
- 3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: _____ Advertising Fees: _____

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

Date Received by Planning Division Office: _____

Decision and reason of Code Enforcement Office for Conditional Use: _____

Action taken by Planning Board: _____

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



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

February 17, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner:

Jason Cole
222 Auburn St, Suite 101
Portland, Maine 04103

Agent:

Design and Engineering, Inc
c/o Jamie Pierce
4103 Aspen Grove, Suite 300
Franklin, Tennessee 37067

Property Address:

57 Bangor Mall Boulevard, Map-Lot R61-015

Zoning District:

Shopping and Personal Service District & Stream Protection
District (S&PS/SP)

Permit Request:

Land Development Permit for Minor Site Development and
Conditional Use

Description:

Proposal for the renovation of an existing 4,128sqft
commercial building with a drive-through service and
associated minor site improvements.

Public Hearing Date:

February 3, 2026

Permitting Requirements:

§169-9, §165.111.A.(1)(3)(5) & §165-114

Board Members Present:

██████████

Board Vote:

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

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit application, submitted by Design & Engineering on 12.23.2025
2. Revised site layout plan, submitted by Design & Engineering on 01.16.2026
3. Revised grading and utilities plan, submitted by Design & Engineering on 01.16.2026
4. Receipt for payment received by staff on 12.24.2025
5. Revised narrative, submitted by Design & Engineering on 01.21.2026
6. Land Development Permit checklist, sent to Design & Engineering via email on 01.09.2026
7. Applicant response to checklist, submitted by Design & Engineering on 01.16.2026
8. Fire Prevention sign-off, received via email on 01.16.2026
9. Bangor Water District sign-off, received via email on 01.16.2026
10. Code Enforcement sign-off, received via email on 01.16.2026
11. Comments from engineering, received and sent to Design & Engineering on 01.28.2026
12. List of abutters within 500ft of the subject property, generated by staff on 01.21.2026
13. Public notice sent to abutters within 500ft of the subject property on 01.22.2026
14. Notice of mailing by Planning Assistant Sarah Maquillan on 01.22.2026
15. Proof of ad run in the *Bangor Daily News* on 01.24.2026
16. Email from John Theriault with Maine DOT regarding applicant's Traffic Movement Permit and driveway layout, received on 01.06.2026
17. Email correspondence between Planning and applicant regarding lighting and traffic movement permit, received on 01.29.2026
18. Statement on existing light fixtures, received from the applicant on 01.29.2026
19. Proposed building-mounted light fixture specifications, received from the applicant on 01.29.26
20. Revised proposed building-mounted light fixture specifications

II. Project Description and Permit Requirements

The Project will consist of the renovation of an existing 4,128sqft commercial building with a drive-through service and associated site improvements. The project will take place on Map-Lot R61-015, which is in the Shopping and Personal Service and Stream Protection Districts (S&PS/SP). As an allowed under §165-101, this project must also meet the requirements of Article II through XII and any applicable development standards of Article XIX of Chapter 165.

The building on the site was previously used as a drive-through, but the site was vacant for a number of years and therefore its conditional use approval as a drive-through, as well as its Maine DOT traffic movement permit, lapsed. Therefore the project must receive conditional use approval per §165-9 and a new traffic movement permit.

III. Procedural Background

1. The Application was deemed complete on February 3, 2026.
2. The Applicant paid all applicable fees (Exhibit 4).
3. The proposed Project is a Minor Site Development and Conditional Use.

IV. Applicable Provisions and Findings

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

1. The Board finds the, based on Exhibits 3 and 11, the applicant satisfied §165-33.1 of the Land Development Code requirements surrounding Erosion and Sediment Control.
2. The Board finds that, based on Exhibits 2 and 7, the applicant satisfied §165-72 of the Land Development Code requirements of required number of parking spaces for a restaurant, §165-73's requirements for parking area location and screening and §165-74's requirements of design, construction and maintenance.
3. The Board finds that, based on Exhibits 3, 5, and 9, the applicant satisfied §165-79 of the Land Development Code requirements for providing adequate utility services and §165-80's requirements for using public water and sewerage services when possible, and §165-83's requirements regarding providing adequate electrical service..
4. The Board finds that, based on Exhibits 2, 7, 17, 18, and 20, the applicant satisfied §165-81's requirements of providing adequate outdoor lighting and preventing light trespass and pollution.
5. The Board finds that, based on Exhibits 3, 5, and 11, the applicant satisfied §165-84 of the Land Development Code requirements regarding providing adequate storm drainage and stormwater offset andand §165-86's requirements on compliance with sewer regulations.

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

The Board finds that, based on Exhibits 2, 5, 7, and 10, the applicant satisfied § 165-135 of the Land Development Code regarding impervious surface ratio and buffer yards.

Part 3 – The Project meets the requirements of § 165-101 – Shopping and Personal Service District (S&PS)

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

2. The Board finds that, based on Exhibit 2, the Project meets the requirements of §165-101D(4) for drive-in businesses uses within the Shopping and Personal Service District (S&PS).

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

1. The Board finds that, based on Exhibits 2, 5, 7, 11, and 16, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration and §165-114C's requirement that all proposed access drives are reasonably necessary and safe.
2. The Board finds that, based on Exhibits 2, 3, and 11, the applicant satisfied Land Development Code §165-114D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams or brooks, and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects.
3. The Board finds that, based on Exhibits 2, 7, 17, 18, and 20, the applicant satisfied Land Development Code §165-114E's requirements that all outdoor lighting shall be designed, installed and maintained to avoid unreasonable adverse effects from light pollution.
4. The Board finds that, based on Exhibits 2, 5, 7, and 10, the applicant satisfied Land Development Code §165-114F's requirements for landscaping.
5. The Board finds that, based on Exhibits 2, 3, and 11, the applicant satisfied Land Development Code §165-114H's requirements regarding preventing unreasonable adverse environmental impacts and §165-114I's regarding preventing unreasonable adverse impacts on nearby water resources.

Part 5 – The Project meets the criteria for a Conditional Use under of §165-9A

1. The Board finds that, based on the findings made in Parts 1-4, the applicant satisfied Land Development Code §165-9A(1)'s requirements on not requiring a variance of development or other standards.
2. The Board finds that, based on Exhibits 2, 5, 11, and 16, the applicant satisfied Land Development Code §165-9A(2)'s requirements of not creating unreasonable traffic congestion or hazardous conditions on contiguous or adjacent streets.
3. The Board finds that, based on the findings in Parts 1-4 of Section IV of this document, the applicant satisfied Land Development Code §165-9A(3)'s

requirements for providing and maintaining adequate and appropriate utilities, fire protection, drainage, parking and loading and other necessary site improvements.

4. The Board finds that, based on Exhibits 2 and 5, the applicant satisfied Land Development Code §165-9A(4)'s requirements on the proposed use being appropriate for the location in which it is sought.

V. Decision

The Board finds that the project meets the requirements for a Land Development Permit for a Minor Site Development and Conditional Use and therefore, the Board grants the Land Development Permit for the proposed Project with the following condition:

1. The applicant must provide evidence of an approved Maine DOT Traffic Movement Permit prior to construction.
2. The proposed building-mounted light fixtures meet the standards in §165-81 and §165-114E.

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. Prior to construction, the applicant must provide the City with evidence of an approved Maine DOT traffic movement permit.
- C. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- D. Applicant must commence construction within one year from the date of approval and complete the project by February 3, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).
- F. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered

professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

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

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

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____
_____	_____

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

Building Permit and Certificate of Occupancy Checklist

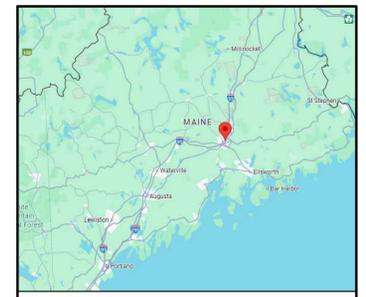
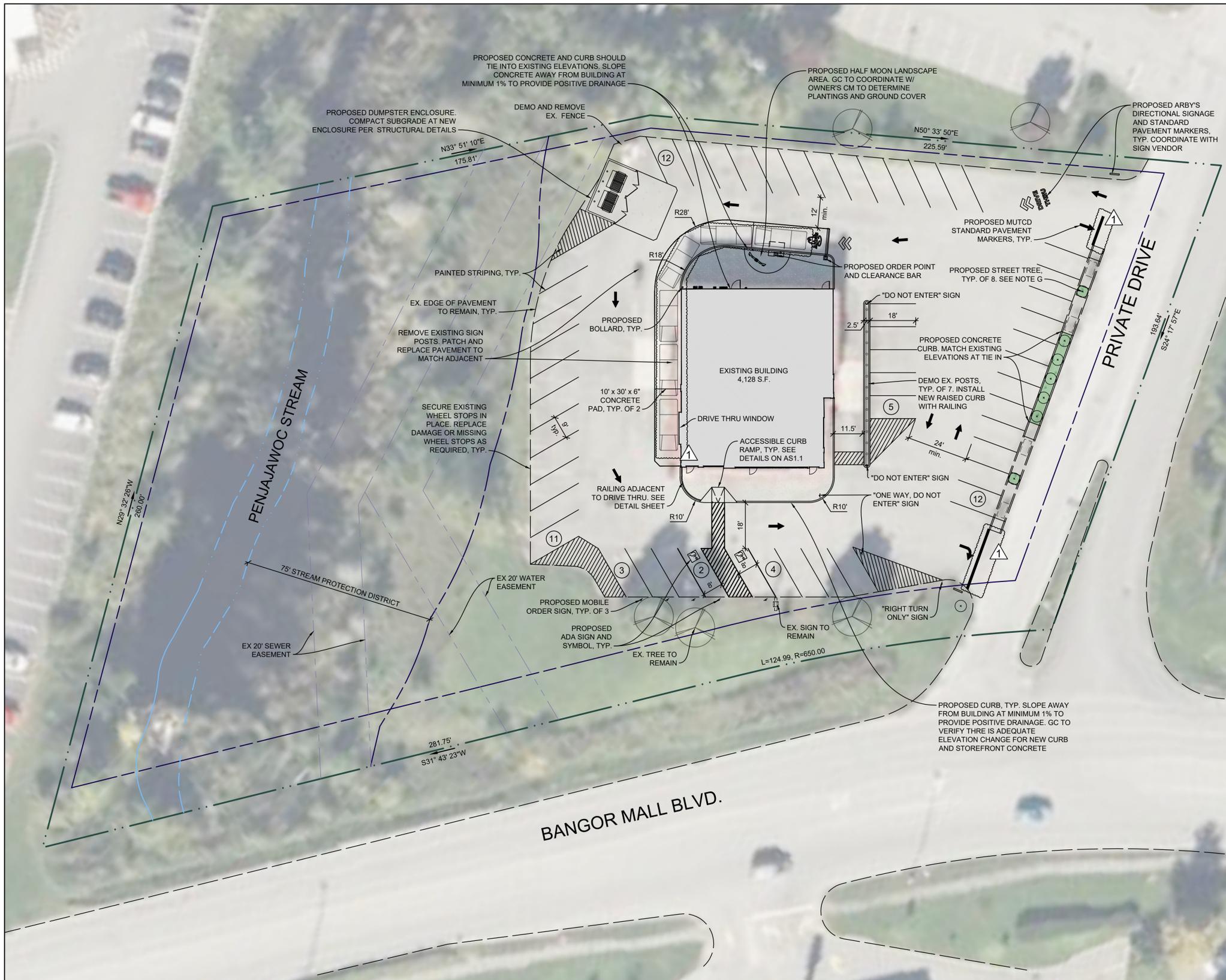
Before applying for a Building Permit:

- Please contact the Engineering Department for an address.
- Provide evidence of an approved Maine DOT Traffic Movement Permit.

Before applying for a Certificate of Occupancy:

- Digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating

that the site development has been completed in accordance with the approved revised plan.



NOTE:
THE CONTRACTOR SHALL VERIFY EACH TIE-IN POINT AND REPORT TO THE ENGINEER OF RECORD ALL DISCREPANCIES PRIOR TO CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UTILITIES, DRIVE INGRESS / EGRESS, STORM SEWER MANHOLE TOP AND INVERTS, SANITARY SEWER MANHOLE TOP AND INVERTS, ALL TIE-IN POINTS.

EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT EL.*	SPOT EL.*
STORM SEWER	STORM SEWER
SANITARY SEWER	SANITARY SEWER
MANHOLE	MANHOLE
CLEAN OUT	CLEAN OUT
WATER LINE	WATER LINE
OVERHEAD WIRES	OVERHEAD WIRES
UNDERGROUND ELEC.	UNDERGROUND ELEC.
UNDERGROUND GAS	UNDERGROUND GAS
FENCE	FENCE
POND	POND
EASEMENT	EASEMENT
SETBACK	SETBACK
N/A LIMITS OF DISTURBANCE	LD
N/A SILT FENCE	SF
CATCH BASIN	CATCH BASIN
GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
N/A PARKING COUNT	12
FLOW ARROW	FLOW ARROW
FLOOD ROUTING	FLOOD ROUTING

* SPOT ELEVATION ABBREVIATIONS:
 TC - TOP OF CURB
 BC - BOTTOM OF CURB
 TR - TOP OF RAMP
 BR - BOTTOM OF RAMP
 TW - TOP OF WALL
 BW - BOTTOM OF WALL
 HP - HIGH POINT

NOTES

- A. OWNER: MAINE RB ENTERPRISES IV LLC
22 AUBURN ST., SUITE 101
PORTLAND, ME 04103
CONTACT: JASON COLE
TELEPHONE: (612)-2009-3583
- CIVIL ENGINEER: DESIGN AND ENGINEERING INC.
4031 ASPEN GROVE DR., SUITE 300
FRANKLIN, TN 37067
CONTACT: WILL CRAIG
TELEPHONE: (615)-370-1779
- B. TOTAL SITE AREA: 1.98 ACRES
- C. PARKING SUMMARY:
47 PARKING SPACES FOR CARS
02 ACCESSIBLE PARKING SPACES
49 TOTAL PARKING SPACES
- BUILDING AREA: 2,240 S.F.
- D. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
- E. ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.33%. SLOPES WITHIN ACCESSIBLE SPACES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS. SIDEWALKS IN THE ACCESSIBLE PATH SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. CONTRACTOR TO NOTIFY ENGINEER IF SITE CONDITIONS PREVENT COMPLIANCE.
- F. STREET BUFFER REQUIREMENT: 4 TREES PER 100 FEET
184' x (4/100)' = 8 TREES REQUIRED
- G. STREET TREES SHALL BE A SMALL STREET-TREE SPECIES THAT IS BOTH DROUGHT-TOLERANT AND SALT-TOLERANT, SELECTED FROM THE CITY OF BANGOR'S RECOMMENDED TREE LIST. NO INVASIVE TREE SPECIES SHALL BE USED. REMOVE EXISTING PAVEMENT AS NEEDED TO PROVIDE A MINIMUM 4' x 4' PLANTING AREA PER TREE. FILL THE PLANTING AREA TO THE TOP OF CURB WITH CLEAN, DEBRIS-FREE TOPSOIL. GC SHALL COORDINATE WITH OWNER'S CM AND FOLLOW ALL PLANTING RECOMMENDATIONS FOR THE SELECTED TREE SPECIES.
- H. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.

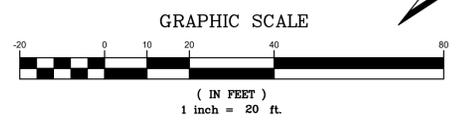
CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

These design documents are the exclusive property of Design and Engineering, Inc. The information shown may not be used or the drawings reproduced without written permission of Design and Engineering, Inc.

DRAWN BY: CA
 CHECKED BY: WC
 JOB NO.: 27F0006

CITY OF BANGOR SCHEDULE		
ZONE - S & PS	CONDITIONAL USE	PROPOSED
MIN. LOT AREA	20,000 SF	95,385 SF
MIN. FRONT YARD DEPTH	20'	
MIN. SIDE YARD DEPTH	10'	
MIN. REAR YARD DEPTH	10'	
MAX. HEIGHT	40'	20.4'
MAX. LOT COVERAGE	25%	4.3%
MAX. FLOOR RATIO	0.4	0.043
MAX. IMPERVIOUS RATIO	0.70	0.52
MIN. LOT WIDTH	100'	183'



DESIGN AND ENGINEERING INC.
 4031 Aspen Grove Dr., Suite 300, Franklin, TN 37067
 Phone: 615.370.1779 www.dandenginc.com



DO NOT SCALE DRAWINGS
 CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

ARBY'S RESTAURANT

57 BANGOR MALL BLVD.
 BANGOR, ME 04401
 INSPIRE 2.0 V/E
 2025 V1.2.0

NO	DESCRIPTION	DATE
1	LDP SET	12/19/2025
1	LDP COMMENTS	1/14/2026

SITE LAYOUT PLAN
 PROJECT NUMBER
27F0006
 SHEET NUMBER
C100



DESIGN AND ENGINEERING INC.

4031 ASPEN GROVE DR., SUITE 300
FRANKLIN, TN 37067
(615) 370-1779

Pinnacle

45698

87-863/640

CHECK DATE

December 16, 2025

PAY One Thousand Seven Hundred Ninety and 00/100 Dollars

TO City of Bangor
45 Commerce Drive
Suite 1
Augusta, ME 04333

AMOUNT \$1,790.00



Bayan A. B. Omer

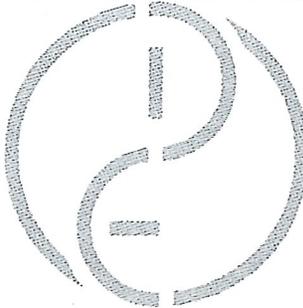


DESIGN AND ENGINEERING INC.

45698

Check Date: 12/16/2025

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
121625Bangor	12/16/2025	000000037574	\$1,790.00			\$1,790.00
City of Bangor		TOTAL	\$1,790.00			\$1,790.00
Pinnacle Financial Partners 1		CITY OF BANGOR				



RECEIVED
DEC 24 2025



January 21, 2026

City of Bangor – Planning Division
73 Harlow St.
Bangor, ME 04401

Re: Arby's (Conversion)
57 Bangor Mall Blvd

Attention Planning Division,

Please accept this formal submittal for a Land Development Permit (Minor Site Development and Conditional Use) for the renovation of an existing 4,128 SF commercial building to accommodate a new Arby's restaurant with drive-through service in 2,240 SF of the building.

Site improvements include minor pavement and curb modifications, closure of the middle driveway access to Bangor Mall Boulevard, re-stripping of parking and circulation, installation of required street trees for the landscaping buffer, and associated features such as a new dumpster enclosure, grease trap, gas and water service, directional signage, and bollards. No building expansion or increase in impervious area is proposed.

The property is in the S & PS zoning district, where drive-through service is not a standard use. Although the site previously operated as an Arby's with drive-through service, that use was discontinued for more than 12 consecutive months and is considered abandoned. Conditional Use approval is requested for the proposed drive-through.

The proposed Conditional Use meets the standards outlined in [Chapter 165-9A](#) as follows:

A(1) The project reuses an existing shell building and complies with all applicable development standards of the S & PS zoning district, including dimensional requirements, parking, landscaping, buffering, access, and performance standards. No variances or waivers are requested, and there is no increase in building footprint, height, impervious area, or site intensity.

A(2) The proposed drive-through will not create unreasonable traffic congestion or hazardous conditions on adjacent streets. Closure of an existing driveway will reduce curb cuts and improve safety along Bangor Mall Boulevard. All drive-through queuing and vehicular circulation are fully accommodated on site and will not interfere with public rights-of-way.

Per the 11th edition of the ITE Trip Generation Manual, the Arby's has been calculated to generate 95 peak hour trips. The adjacent tenant planned for future development (not a part of this scope of work) is expected to generate 103 peak hour trips. Therefore, the proposed total site will be below 200 peak hour trips.

A(3) Adequate public utilities, including water, sewer, gas, and electric, are available to support the proposed use. Fire protection access and stormwater drainage conditions remain unchanged and compliant. Parking, loading, refuse storage, and service areas meet all ordinance requirements.

A(4) While drive-thru service is not appropriate for every site in the S & PS zoning district, it is suitable here due to this project being the re-development of a former Arby's restaurant that operated with a drive-thru and the site's location within a commercial corridor. Also, existing businesses in the adjacent area and same zoning are currently operating with drive-thru service.

The building's architectural style, materials, height, bulk, land-to-building ratio, and intensity of use are consistent with surrounding properties within 500 feet. The proposed Conditional Use is compatible with the existing development pattern and will not create adverse impacts to the area.

Should you have any questions regarding this letter or need additional information, please contact our office at your earliest convenience.

Respectfully Submitted,



Clara Arcement
Project Manager

cc: Jamie Pierce – Project Coordinator
Jason Cole – Client
General Contractor
Vendors



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Pre-application Meeting Date 11.21.25

Date submitted 12.23.25

Date Reviewed 1.8.26

Initials MRA

Project: Arby's Restaurant

Project Location: 57 Bangor Mall Blvd

Applicant: Jason Cole

Applicant Representative: Jamie Pierce

Phone Number or Email: jpierce@danadeinc.us

Project Zoning District: S&PS

Allowed Use: Restaurant

Conditional Use: Drive-in business

Site Plan Requirement Reference §165-112B(1) & §165-9A

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



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
X			Erosion and sedimentation
X			Stormwater
X			Manholes/catch basins
X			Sewer
X			Water
		X	Fire Hydrants fire pond?
X			Electric/Communication
X			Curbs and gutters
X			Paved/un-vegetated/vegetated areas
X			Trash
		X	Outdoor display/storage
X			Existing trees
		X	Deed or other instrument allowing pursuit of permits
X			Topo
X			Adjacent buildings and features
X			Traffic
		X	Location sketch
		X	Post Construction StormWater Maintenance Plan
		X	Building Permit Application
		X	Fire Comments
		X	Shoreland delineation/zoning compliance
		X	FloodPlain location
		X	Effects on scenic, etc
X			Table showing compliance with dimensional Requirements
X			Table showing compliance with Parking Requirements
		See Comments	Additional Conditional Use General Requirements Traffic Study Support Letter for paragraph (4)
		See Comments	Additional Conditional Use Specific Requirements for Use or District



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

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

Staff Comments

Is any new exterior lighting proposed?

Is the sign for the business moving?

Please add to the note on tree species type that no invasive species will be used.

Need to show the # of cars that can fit into the drive-thru lane to show compliance with Chapter 165-101D(4-a): <https://ecode360.com/6892294#6892325>

Please provide traffic permitting info/application.

Please provide a narrative of how the conditional use standards in [Chapter 165-9A](#) are met.

From Engineering:



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Please show existing utilities.

We suggest stop bars on the exits; however, this is not required.

Possible Planning Board agenda: 2.3.26

Deadline to advertise: 1.23.26 (for posting), 1.21.26 to send in

Deadline to post to abutters: 1.22.26

Deadline for edits or amendments: 1.16.26



January 16, 2026

City of Bangor – Planning Division
73 Harlow St.
Bangor, ME 04401

RE: Re: Arby's (Conversion)
57 Bangor Mall Blvd

Planning Division:

The following is a response to the comments received from your office on January 9, 2026. Below is a list of each comment with responses in bold.

Staff Comments:

1) Is any new exterior lighting proposed?

Response: Per note M on sheet C101, existing site lighting poles are to remain and be reused where feasible. New exterior building-mounted fixtures are proposed.

2) Is the sign for the business moving?

Response: No.

3) Please add to the note on tree species type that no invasive species will be used.

Response: Note G on sheet C100 has been updated.

4) Need to show the # of cars that can fit into the drive-thru lane to show compliance with Chapter 165-101D(4-a): <https://ecode360.com/6892294#6892325>

Response: Cars have been added to sheet C100 to show compliance with stacking requirements.

5) Please provide traffic permitting info / application.

Response: MaineDOT traffic permit application is currently in progress. We will provide the traffic permitting information as soon as it becomes available.

6) Please provide a narrative of how the conditional use standards in [Chapter 165-9A](#) are met.

Response: A narrative demonstrating how the conditional use standards are met has been included with this resubmittal.

Engineering Comments:

1) Please show existing utilities.

Response: Existing utilities are shown on sheet C101.

2) We suggest stop bars on the exits; however, this is not required.

Response: Stop bars have been added to sheet C100.

Revised sheets have been resubmitted to ensure your office has the latest set of drawings and a copy of this letter will be provided to the client and the contractor as part of final construction documents. Should you have any questions regarding this letter or need additional information, please contact our office at your earliest convenience.

Respectfully Submitted,



Clara Arcement
Project Manager

cc: Jamie Pierce – Project Coordinator
Jason Cole – Client
General Contractor
Vendors

Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

From Vachon, Adam <adam.vachon@bangormaine.gov>

Date Fri 1/16/2026 2:29 PM

To Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>; matthew.murray@bangorwater.org <matthew.murray@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

Cc Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

No additional comments from fire.

Adam



CITY OF BANGOR

Adam Vachon

Fire Inspector, CFI-1

Fire Prevention Division

Phone: 207-992-4180

Fax: 207-945-4449

<http://www.bangormaine.gov>

adam.vachon@bangormaine.gov

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

Sent: Friday, January 16, 2026 2:24 PM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>; matthew.murray@bangorwater.org <matthew.murray@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May,

Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

Cc: Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hi, please let us know as soon as possible if you have any remaining comments on these, or if you're all set since we have to send out the ad early next week if they're ready to go.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

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

Sent: Friday, January 16, 2026 2:01 PM

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

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

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hi all,

Attached are the revisions for the proposed project on 57 Bangor Mall Blvd.

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

From Vaughan Littlefield <vaughan@bangorwater.org>

Date Fri 1/16/2026 2:35 PM

To Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Matthew Murray <matthew.murray@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

Cc Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

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

Bangor Water has no additional comments.

Regards,

Vaughan Littlefield

Project Manager

Bangor Water District

PO Box 1129

Bangor, ME 04402-1129

TEL (207)947-4516 EXT. 208

FAX (207)947-5707

CELL (207)299-6309

EMAIL: vaughan@bangorwater.org

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

Sent: Friday, January 16, 2026 2:24 PM

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

Cc: Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hi, please let us know as soon as possible if you have any remaining comments on these, or if you're all set since we have to send out the ad early next week if they're ready to go.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

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

Sent: Friday, January 16, 2026 2:01 PM

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

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

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hi all,

Attached are the revisions for the proposed project on 57 Bangor Mall Blvd.

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

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

Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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

Date Fri 1/16/2026 3:44 PM

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

As long as the sign meets the 20' setback I am fine

Best Regards,



CITY OF BANGOR

Brenda Hanscom Bilotta

Deputy Director of Code Enforcement

Code Enforcement Office

Phone: 207-992-4224

Fax: 207-992-4196

<http://www.bangormaine.gov>



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

Sent: Friday, January 16, 2026 2:01 PM

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

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

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hi all,

Attached are the revisions for the proposed project on 57 Bangor Mall Blvd.

Best,



CITY OF BANGOR

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

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Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Jamie Pierce <jpierce@dandainc.us>

Sent: Friday, January 16, 2026 1:50 PM

To: Collette, Anja <anja.collette@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Tanner Reif <treif@dandainc.us>; Clara Arcement <carcement@dandainc.us>

Subject: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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

Good afternoon All,

The below link contains revisions to address Staff comments issued for the **Arby's Bangor Mall Blvd.** Please also reference the Updated Narrative and Response Letter.

[Arbys Bangor ME Planning RESubmittal 2026_0116](#)

We would like to keep the proposed timeline if at all possible (with possible Planning Board agenda as 2/3/26) and look forward to hearing from you once you have a received/reviewed.

[@Collette, Anja](#) – if you see that there is anything else at all needed from us on this resubmittal, please reach out and we'll get it taken care of.

Thanks again and hope you all have a great weekend.

jamie

Jamie L. Pierce | Lead Project Coordinator

Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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

Date Wed 1/28/2026 10:13 AM

To Jamie Pierce <jpierce@dandainc.us>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc Tanner Reif <treif@dandainc.us>; Clara Arcement <carcement@dandainc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

A couple more comments:

-Regarding the lighting, Jeff in Engineering brought up a good point about two of the lights being on an adjacent property. Since that property is owned by a different entity now, they may decide in the future to remove those lights, which would impact this property. Unless there's a formalized agreement to use that lighting, it might be beneficial for your client to add new lighting to this property. If they do, the locations and lighting specs would need to be noted on the plans.

-Has a traffic movement permit been submitted to the State yet? If so, could a copy be sent to us? Just as an fyi, we will be requesting the Board make a condition that no construction start until the this permit has been approved by the State.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

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

Sent: Tuesday, January 27, 2026 3:13 PM

To: Jamie Pierce <jpierce@dandainc.us>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Tanner Reif <treif@dandainc.us>; Clara Arcement <carcement@dandainc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hi Jamie, referring to the ordinance provision you pointed out, Code isn't sure this would count as "continued use" since the property was vacant for some time. Do you know if the lighting was in use while the property was vacant?



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

From: Jamie Pierce <jpierce@dandainc.us>

Sent: Tuesday, January 27, 2026 2:08 PM

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

Cc: Tanner Reif <treif@dandainc.us>; Clara Arcement <carcement@dandainc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: RE: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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Thank you Anja for that update. Great news about the 3rd planning Board. Please do let us know if you run into any questions (about lighting) that we can help with.

Appreciate your response today.

jamie

Jamie L. Pierce | Lead Project Coordinator



Design and Engineering, Inc.

Architects | Civil and Structural Engineers

4031 Aspen Grove Dr., Suite 300

Franklin, TN 37067

Office 615.370.1779

Cell 615.364.7809



www.dandainc.us

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

Sent: Tuesday, January 27, 2026 12:37 PM

To: Jamie Pierce <jpierce@dandeinc.us>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>
Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hi Jamie, this is confirmed for the February 3rd Planning Board meeting. I do just need to talk with Code about the lighting before we get back to you on that.



CITY OF BANGOR

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

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

From: Jamie Pierce <jpierce@dandeinc.us>
Sent: Monday, January 26, 2026 11:09 AM
To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>
Subject: RE: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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

Good morning All,

Trust you are staying safe in this weather from the weekend.

We wanted to check in to see if Engineering had had a chance to review the below? (to address their questions)

Also [@Altiero, Matthew](#) – checking to see if there might be any confirmation yet of Agenda date?

Thanks everyone and appreciate your help on this!
jamie

Jamie L. Pierce | Lead Project Coordinator



Design and Engineering, Inc.
Architects | Civil and Structural Engineers
4031 Aspen Grove Dr., Suite 300
Franklin, TN 37067
Office 615.370.1779

Cell 615.364.7809



www.dandeinc.us

From: Jamie Pierce

Sent: Thursday, January 22, 2026 3:27 PM

To: 'Altiero, Matthew' <Matthew.Altiero@bangormaine.gov>

Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: RE: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Importance: High

Hi Matthew and Planning Dept,

Re: Arby's Bangor Mall Blvd – **Responding to Engineering comment**

We wanted to circle back to respond to the Engineering comment issued. Our team has reviewed and offers the following:

Per Chapter 165-81-3(A) of the code, *“The continued use of nonconforming luminaires legally existing as of the effective date of this section shall be permitted unless determined to be a safety hazard.”* This provision was adopted in 2006, and it is our understanding that the existing flood lights were installed prior to that date.

Based on this, we believe the existing lighting complies with the current standards and should be allowed to remain as-is.

Thanks and please let us know if this response satisfies the comment, or if there are any additional questions.

We appreciate your help on this!

jamie

Jamie L. Pierce | Lead Project Coordinator



Design and Engineering, Inc.

Architects | Civil and Structural Engineers

4031 Aspen Grove Dr., Suite 300

Franklin, TN 37067

Office 615.370.1779

Cell 615.364.7809



www.dandeinc.us

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

Sent: Wednesday, January 21, 2026 10:02 AM

To: Jamie Pierce <jpierce@dandeinc.us>

Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hello,

I have received the following comments from Engineering:

- "We are requesting that this is approved with the condition that no construction can begin without a signed Traffic Movement Permit from the Maine DOT. The only other comment we have is does the existing site lighting meet our current standards. They have flood lights on some of the poles which are not considered full cut off. It also appears that two of the flood light are on the adjacent property. I do not believe the comments should prevent this application from being advertised. We can work through the lighting before the planning board. "

If you have any questions, feel free to reach out. As long as the traffic comment I sent over earlier today is addressed, we can still keep this on track to be on the 2/3 Planning Board agenda.

Best,



CITY OF BANGOR

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

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

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

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

Sent: Wednesday, January 21, 2026 10:01 AM

To: Jamie Pierce <jpierce@dandeinc.us>

Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Hello,

Code, Fire, and the Water District have no further comments. We still need Engineering comments and approval to the revisions. Regarding the revised narrative, we will need traffic numbers on part A(2) or information from the traffic movement permit. We would need to submit the ad for the conditional use today for the project to be on the 2/3 Planning Board agenda but need Engineering approval first. I will work on getting an update from them.

Best,



CITY OF BANGOR

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

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

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Jamie Pierce <jpierce@dandeinc.us>
Sent: Wednesday, January 21, 2026 9:46 AM
To: Collette, Anja <anja.collette@bangormaine.gov>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>
Subject: RE: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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

Good morning Anja,

I wanted to follow up on the below to confirm receipt and also to check in to see when confirmation might be given as far as meeting agenda?

We have a call with our client this morning and any feedback you might have would be greatly appreciated.

Thanks in advance,
jamie

Jamie L. Pierce | Lead Project Coordinator



Design and Engineering, Inc.
Architects | Civil and Structural Engineers
4031 Aspen Grove Dr., Suite 300
Franklin, TN 37067
Office 615.370.1779
Cell 615.364.7809



www.dandeinc.us

57 BANGOR MALL BOULEVARD -- ABUTTERS WITHIN 500FT

Owner	Owner 2	Owner Address 1	Owner Address 2
M & M REALTY INC		11 BANGOR MALL BLVD	BANGOR ME 04401
EREMITA & VALLEY PROPERTY COMPANY LLC		11 BANGOR MALL BLVD SUITE 1	BANGOR ME 04401
Z & S REALTY ESTATE, INC		18 HILLSIDE DRIVE	VEAZIE ME 04401
CLENDENNING REALTY TRUST	COLBY CLENDENNING TRUSTEE	333 WHITE POINT ESTS	LINCOLN ME 04457
BANGOR MALL REALTY LLC	Bangor CH, LLC & Bangor Nassim, LLC	ATTN: NAMDAR REALTY GROUP 150 GREAT NECK ROAD SUITE 304	GREAT NECK NY 11021
NNN REIT, INC MAINE CHARTER 19970247F		450 S. ORANGE AVE SUITE 900	ORLANDO FL 32801
RESTWEND LLC		36 ANTHONY AVENUE	AUGUSTA ME 04330
WATERSTONE BANGOR, LLC		c/o ONYX PARTNERS LTD 220 RESERVOIR STREET, SUITE #3	NEEDHAM MA 02494
QV REALTY TRUST	JOHN J, ROBERT S & THOMAS C QUIRK TRUSTEES	P O BOX 1386	BANGOR ME 04402 1386
HAMOVER ASSOCIATES		C/O NEW COMFORT INN 11 BANGOR MALL BLVD SUITE 1	BANGOR ME 04401
BANGOR MALL INVESTMENTS, LLC		375 COMMERCE PARK ROAD	NORTH KINGSTOWN RI 02852
MAINE CENTRAL REALTY, LLC		1308 CLINTON AVENUE	BENTON ME 04901
CABREL COMPANY		P O BOX 2400	BANGOR ME 04402-2400
GOODWILL INDUSTRIES OF		NOTHERN NEW ENGLAND 34 HUTCHERSON DR UNIT 1	GORHAM ME 04038
B&L PROPERTIES LLC		PO BOX 539	OLD TOWN ME 04468
ESP BANGOR HANNAFORD LLC	DEERFIELD 165 STATE LLC	120 EXCHANGE STREET	PORTLAND ME 04101



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

PUBLIC NOTICE

Date: January 22, 2026

Dear Property Owner:

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, February 3, 2026, beginning at 7:00 p.m. in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Minor Site Development and Conditional Use for the renovation of an existing 4,128sqft commercial building with a drive-through service and associated site improvements at a property located at 57 Bangor Mall Blvd, Map-Lot R61-015, in the Shopping and Personal Service and Stream Protection districts (S&PS/SP). Applicant/Owner: Jason Cole.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, February 2nd, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, February 2nd at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
City of Bangor



COMMUNITY & ECONOMIC DEVELOPMENT

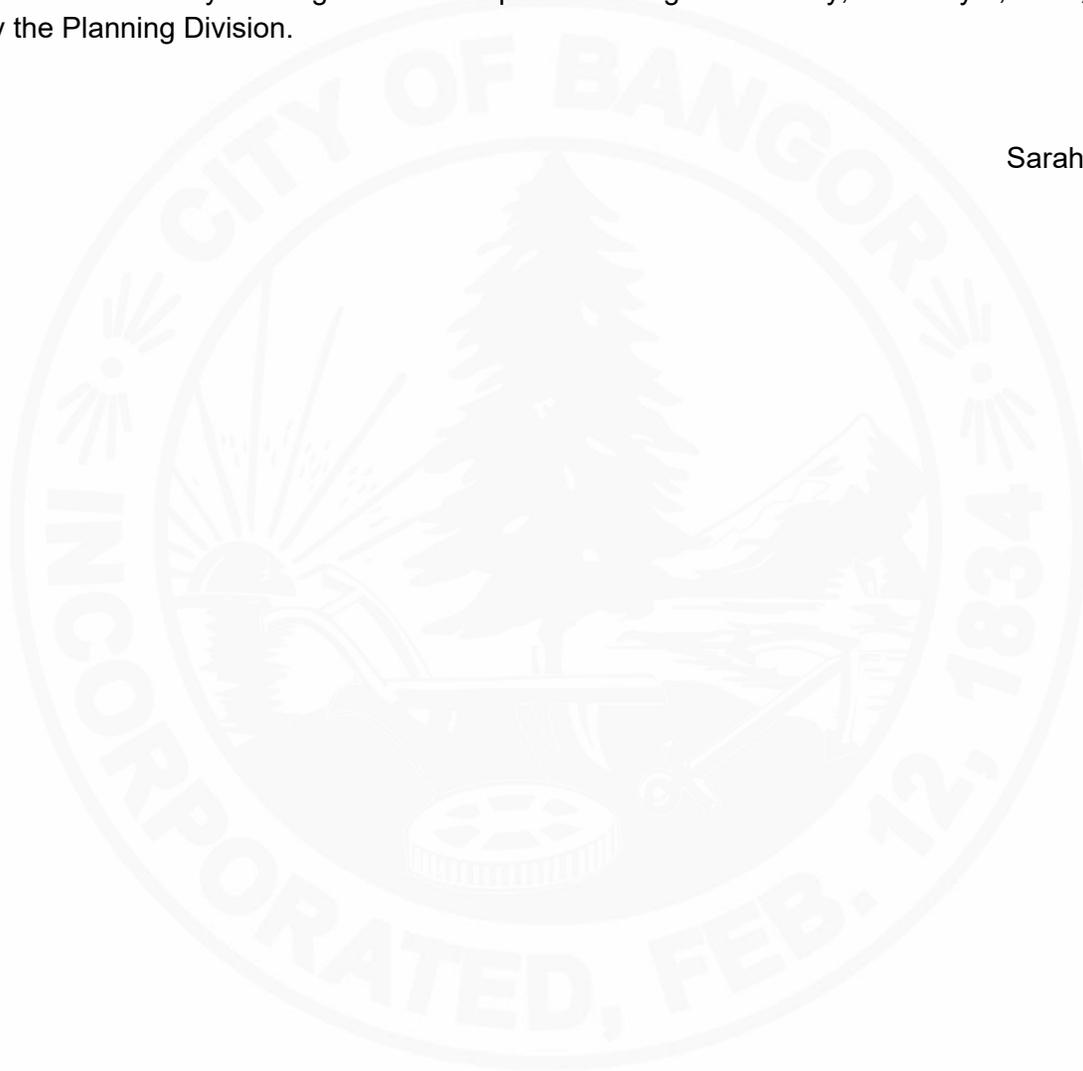
CITY OF BANGOR

PLANNING DIVISION

Re: SDP-CU – 57 Bangor Mall Boulevard – Jason Cole – Notice of Mailing

On January 22, 2026, the Public Notice for 57 Bangor Mall Boulevard – Jason Cole, advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, February 3, 2026, was mailed by the Planning Division.

Sarah Maquillan



Legal Notices



CITY OF BANGOR

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, February 3, 2026, beginning at 7 p.m. in the Council Chambers on the first floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Minor Site Development and Conditional Use for the renovation of an existing 4,128sqft commercial building with a drive-through service and associated site improvements at a property located at 57 Bangor Mall Blvd, Map-Lot R61-015, in the Shopping and Personal Service and Stream Protection districts (S&PS/SP). Applicant/Owner: Jason Cole.

To receive a copy of the proposed amendments or to submit comments, please call 207.992.4257 or email: planning@bangormaine.gov. Please submit any comments by 4 p.m. on February 2, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff. The public is welcome to attend the meeting in person at Bangor City Hall or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, February 3rd at:

<https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The meeting may also be streamed live via the City of Bangor's YouTube page; however, comments are not enabled on this page. Please call our office if you have questions about the process or participation in the hearing process.

A handwritten signature in black ink, appearing to read "Anja Collette".

Anja Collette
Planning Officer

January 24, 2026

RE: Development Team

Organizer Maquillan, Sarah <sarah.maquillan@bangormaine.gov>
Meeting time This event occurred 3 weeks ago (Thu 1/8/2026 1:00 PM - 2:00 PM)
Location Paul Bunyan Room
My response Accepted
Required attendees Maquillan, Sarah, Altiero, Matthew, Chuck Harrison, Collette, Anja, Davis, Jefferson, Hanscom Bilotta, Brenda, Holmquist, Jim, John Theriault, Krieg, Anne M., Matthew Murray, May, Richard, Miller, John, Peasley, Hannah, Smith, Amanda, Vachon, Adam, Vaughan Littlefield, Patrick Later
Optional attendees Innis, Grace
Message sent Tue 1/6/2026 9:21 AM

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

Hi Anja and Jeff,

Thank you for the invite. The only project that MaineDOT has input on is the proposed Arby's. This project requires Traffic Movement Permit from MaineDOT and the Applicant's engineer has been in touch with us regarding the permit. I am glad to see that they show closing of the center driveway of their site. This will be a requirement of the MaineDOT permit. Hope your 2026 is off to a good start.

John Theriault
561-5439

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Monday, January 5, 2026 7:09 PM
To: Maquillan, Sarah <sarah.maquillan@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Chuck Harrison <chuck@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Grunder, Stan <stan.grunder@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Hernandez-Smith, Biguita <Biguita.Hernandez-Smith@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; Innis, Grace <grace.innis@bangormaine.gov>; Theriault, John <John.Theriault@maine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>; Matthew Murray <Matthew.Murray@bangorwater.org>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Stanicki, Robyn <robyn.stanicki@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>; Wall, Brad <brad.wall@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>
Subject: Re: Development Team

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi all, we'll try to review the attached plans as well as the previous ones I sent.

RE: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

From Jamie Pierce <jpierce@dandeinc.us>

Date Thu 1/29/2026 2:31 PM

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

Cc Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

 1 attachment (81 KB)

SHUNBIN CHEN Light fixture statement_encrypted_.pdf;

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

Good afternoon Anja,

We appreciate your patience. Attached are the team's responses to the outstanding items and questions. Thank you for your help finalizing things for 2/3.

It looks like this light fixture shines light upwards as well as down. Can you confirm this? Our ordinance requires that all exterior lighting be downward facing and full cut-off.

Response: We are in conversation with the Owner confirm which updated fixture they would like to use. We will forward specification upon confirmation.

Also, can you speak to the question about whether the pole lighting on this property was in use while the property was vacant? If it was in use during that time, I believe Code Enforcement is okay with allowing it to continue. But if it was not in use, they will likely as for it to be replaced with full cutoff lighting.

Response: Please see attached Letter from Landlord concerning the use of the existing lighting.

Jamie L. Pierce | Lead Project Coordinator



Design and Engineering, Inc.
Architects | Civil and Structural Engineers
4031 Aspen Grove Dr., Suite 300
Franklin, TN 37067
Office 615.370.1779
Cell 615.364.7809



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

Sent: Thursday, January 29, 2026 11:10 AM

To: Jamie Pierce <jpierce@dandeinc.us>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>
Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |
Importance: High

Hi Jamie, thank you for this information. A couple things - it looks like this light fixture shines light upwards as well as down. Can you confirm this? Our ordinance requires that all exterior lighting be downward facing and full cut-off.

Also, can you speak to the question about whether the pole lighting on this property was in use while the property was vacant? If it was in use during that time, I believe Code Enforcement is okay with allowing it to continue. But if it was not in use, they will likely as for it to be replaced with full cutoff lighting.



CITY OF BANGOR

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

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

From: Jamie Pierce <jpierce@dandeinc.us>
Sent: Thursday, January 29, 2026 11:41 AM
To: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>
Subject: RE: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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

Good morning Anja,

Circling back to what we understand to be all outstanding questions/items on the Arby's for Bangor Mall. We do appreciate your working with us to keep things tracking for the Planning Board meeting.

[Below and attached are responses to items requested:](#)

City Comment: Regarding the lighting, Jeff in Engineering brought up a good point about two of the lights being on an adjacent property. Since that property is owned by a different entity now, they may decide in the future to remove those lights, which would impact this property. Unless there's a formalized agreement to use that lighting, it might be beneficial for your client to add

new lighting to this property. If they do, the locations and lighting specs would need to be noted on the plans.

RESPONSE: *We are in coordination with the property owner to confirm if a formal agreement was established to use the existing lighting on the adjacent property.*

City Comment: Has a traffic movement permit been submitted to the State yet? If so, could a copy be sent to us? Just as an fyi, we will be requesting the Board make a condition that no construction start until the this permit has been approved by the State.

RESPONSE: *We have engaged a third-party firm to manage the TMP permit submittal. The formal TMP submittal is anticipated within approximately four weeks.*

City Comment: I noticed on your narrative that new exterior building lighting fixtures are proposed. Can you send the specifications for those?

RESPONSE: *See attached Lighting Fixture Specification*

Thank you and please let us know if you understand there to be any other outstanding items that we can address prior to Planning Board.

Jamie

Jamie L. Pierce | Lead Project Coordinator



Design and Engineering, Inc.
Architects | Civil and Structural Engineers
4031 Aspen Grove Dr., Suite 300
Franklin, TN 37067
Office 615.370.1779
Cell 615.364.7809
  www.dandeinc.us

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

Sent: Thursday, January 29, 2026 9:31 AM

To: Jamie Pierce <jpierce@dandeinc.us>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Tanner Reif <treif@dandeinc.us>; Clara Arcement <carcement@dandeinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Importance: High

Thank you. Apologies, but I have one more item. I noticed on your narrative that new exterior building lighting fixtures are proposed. Can you send the specifications for those?



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

From: Jamie Pierce <jpierce@dandinc.us>

Sent: Thursday, January 29, 2026 10:11 AM

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

Cc: Tanner Reif <treif@dandinc.us>; Clara Arcement <carcement@dandinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: RE: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

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

Thank you for confirming. Yes, understood that responses need to be provided on our end. We've been in conversation with the Owner to confirm his feedback and will respond back to you all as soon as possible.

Appreciate the follow up.

Jamie

Jamie L. Pierce | Lead Project Coordinator



Design and Engineering, Inc.

Architects | Civil and Structural Engineers

4031 Aspen Grove Dr., Suite 300

Franklin, TN 37067

Office 615.370.1779

Cell 615.364.7809



www.dandinc.us

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

Sent: Thursday, January 29, 2026 8:51 AM

To: Jamie Pierce <jpierce@dandinc.us>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Tanner Reif <treif@dandinc.us>; Clara Arcement <carcement@dandinc.us>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: Re: Re-Submittal for Minor Site Plan (with Change of Use) Arbys | Bangor Mall |

Importance: High

SHUNBIN CHEN

Z & S Realty Estate Inc.
18 Hillside Drive.
Veazie, maine, 04401

January 29, 2026

**RE: Property Owner Statement Regarding Site Lighting Property
Address: 57 Bangor Mall Blvd, Bangor, ME 04401**

To Whom It May Concern,

I, **Shunbin Chen**, Owner of the property located at **57 Bangor Mall Blvd, Bangor, ME 04401**, submit this statement regarding the status of the existing exterior site lighting.

The exterior lighting fixtures at this location have been utilized to support site security and general property management throughout the building's vacancy. These fixtures remained available and operational for use during periodic site visits, inspections, and the ongoing preparation of the property for future occupancy.

This statement is provided to verify that the site lighting has been maintained as a functional component of the property's safety and management operations.

Respectfully,

29/01/2026

1/29/2026

Shunbin Chen

Z & S Realty Estate Inc

Property Owner

Signature: *Shunbin Chen*
Shunbin Chen (Jan 29, 2026 13:55:22 EST)

Email: zhi.292@hotmail.com



Project / Job Name: _____

Location: _____

Fixture Type: _____

Notes: _____

62-1144R1 - 2 Light; LED Large Up and Down Sconce Fixture; Black Finish; 20W; 120/277V



GENERAL

Company	NUVO
EA Height	12.8
EA Width	5.71
EA Length	5.91
Mounting Height	4.53
Mounting Width	4.53
Bulb Included	Integrated
Diameter	3.35
Extenders (in)	4.21
Material	Die-cast Aluminum
Fixture Type	Sconce
Status	Active
Style	Utility
Up Down Installation	Universal
CCT Selectable	False
Wattage Selectable	False
Finish Family	Black
Amps	0.167/0.072A
Has Camera	False
IOT Enabled	False
Photo Cell	No Photocell
Power Factor	>0.9
SDS Class	LED_Fixture
Indoor Outdoor	Outdoor
Product Technology	LED
Fixture Lamp Count	2
Incandescent Equivalent	100W

ELECTRICAL

CCT (Kelvin Temp)	3000K
Dimmable	Non-Dimmable
Hours Rated	50000
Beam Angle (degree)	40
Color Temp	Warm White
CRI	90+
Operating Frequency	50/60Hz
Operating Temp	-30C (-22F) to +50C (+122F)
Lumens	1800L
Volts	120V/277V
Watts	20W

PHYSICAL

Lamp Base	Integrated
Finish	BLACK
ANSI Base	Integrated
Lamp Type	Integrated LED

ADDITIONAL INFO

Warranty	5-Years
Installation Notes	Mounts Up and Down

PACKAGING

UPC	045923680908
Case Cube	1.5875
Case Height	13.98
Case Length	29.33
Case Quantity	5
Case UPC	10045923680905
Case Weight	16.98
Case Width	6.69
EA Cube	0.25
EA Height	12.8
EA Length	5.91
EA Quantity	1
EA Weight	3.17
EA Width	5.71
Inner Cube	0.0
Inner Height	0.0
Inner Length	0.0
Inner Quantity	0
Inner Weight	0.0
Inner Width	0.0
Pack Type	Box
Web Height	11.69
Web Width	4.53

COMPLIANCE

ADA Compliant	False
CA Regulations	T20 Exempt - Fixtures Not Regulated
CA Prop 65	Lead
CA Status	Lawful for sale in California
FCC Compliant	True
IP Rating	IP65
Location Rating	Wet
ROHS Compliant	Yes
Safety Listing	cULus - Certified
CA Compliance Text	Lawful for sale
UL Application	Outdoor
DLC Approved	False
Energy Star Certified	No
Title 20	Exempt
T24 Compliant	False



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

February 17, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner: Bernard Holdings, LLC
550 Odlin Road
Bangor, Maine 04401

Agent: Hinckley Hill Designs, LLC
c/o Justine Drake
3409 Union Street
Levant, Maine 04456

Property Address: Odlin Road, Map-Lot R10-010-A & R10-010-B

Zoning District: Urban Industry District (UID)

Permit Request: Land Development Permit for Major Site Development and Planned Group Development

Description: Proposal for construction of two 250-foot by 60-foot warehouse facilities, each with 10 individual warehouse units with a single, shared driveway

Public Hearing Date: February 3, 2026

Permitting Requirements: §169-69, §165.111.A.(3)(5) & §165-114

Board Members Present: [REDACTED]

Board Vote: Motion carried [REDACTED] to **approve/deny** the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit application, submitted by Hinckley Hill Designs on 01.16.2026
2. Revised site plans, submitted by Hinckley Hill Designs on 01.16.2026
3. Proof of payment received by Planning Analyst Matt Altiero on 01.07.2026
4. Agent authorization, submitted by Hinckley Hill Designs on 01.16.2026
5. Narrative, submitted by Hinckley Hill Designs on 01.16.2026
6. Location map, submitted by Hinckley Hill Designs on 01.16.2026
7. Deed, submitted by Hinckley Hill Designs on 01.16.2026
8. Proof of water capacity, submitted by Hinckley Hill Designs on 01.16.2026
9. Proof of sewer capacity, submitted by Hinckley Hill Designs on 01.16.2026
10. Lighting cut sheets, submitted by Hinckley Hill Designs on 01.16.2026
11. Revised stormwater permit application, submitted by Hinckley Hill Designs on 01.16.2026
12. Land Development Permit checklist, sent to Hinckley Hill Designs via email on 01.09.2026
13. Engineering comments & applicant responses, received via email on 01.12.2026
14. Applicant response to comments, submitted by Hinckley Hill Designs on 01.16.2026
15. Code Enforcement sign-off, received via email on 01.20.2026
16. Bangor Water District sign-off, received via email on 01.21.2026
17. Engineering sign-off, received via email on 01.21.2026
18. Fire Prevention sign-off, received via email on 01.21.2026
19. List of abutters within 100ft of the subject property, generated by staff on 01.21.2026
20. Public notice sent to abutters within 100ft of the subject property on 01.22.2026
21. Notice of mailing by Planning Assistant Sarah Maquillan on 01.22.2026
22. Building elevations, submitted by Hinckley Hill Designs on 01.28.2026

II. Project Description and Permit Requirements

The Project will consist of the construction of two 250-foot by 60-foot warehouse/storage facilities, each with 10 individual warehouse/storage units with a single, shared driveway. The project will take place on Map-Lot R10-010-A and R10-010-B, which is in the Urban Industry District (UID).

This use is allowed under §165-96C.(1). As a use in the Urban Industry District, per §165-96B, this project must also meet the requirements of Article II through XII and any applicable development standards of Article XIX of Chapter 165. Additionally, since the development spans two parcels, this project must be considered a Planned Group Development, and must therefore meet the requirements of §165-69.

III. Procedural Background

1. The Application was deemed complete on February 3, 2026.
2. The Applicant paid all applicable fees (Exhibit 3).
3. The proposed Project is a Major Site Development and Planned Group Development.

IV. Applicable Provisions and Findings

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

1. The Board finds that, based on Exhibits 2, 11, and 17, the applicant satisfied §165-33.1 of the Land Development Code regarding best management practices of Erosion and Sediment Control.
2. The Board finds that, based on Exhibit 2, the applicant satisfied §165-65 of the Land Development Code regarding yard space for group buildings.
3. The Board finds that, based on Exhibit 2, the applicant satisfied §165-68 of the Land Development Code regarding minimum lot frontage.
4. The Board finds that, based on Exhibit 2, the applicant satisfied §165-69 of the Land Development Code regarding the requirements for planned group developments.
5. The Board finds that, based on Exhibits 2, 5, and 15, the applicant satisfied §165-72 of the Land Development Code regarding the required number of parking spaces, §165-73's requirements regarding parking area location and screening, and §165-74's requirements regarding parking area design, construction and maintenance.
6. The Board finds that, based on Exhibits 2, 5, and 17, the applicant satisfied §165-79 of the Land Development Code regarding providing the necessary utility services required, §165-80's requirements regarding providing adequate water and sewerage services, and 165-83's requirements regarding providing adequate electrical service.
7. The Board finds that, based on Exhibit 2, 5, and 10, the applicant satisfied §165-81 of the Land Development Code regarding providing adequate lighting and preventing light pollution and trespass.
8. The Board finds that, based on Exhibits 2, 5, and 18, the applicant satisfied §165-82's requirements regarding having adequate fire protection.
9. The Board finds that, based on Exhibits 2, 5, 9, 11, and 17, the applicant satisfied §165-84 of the Land Development Code regarding adequate storm drainage and stormwater offset, §165-85's requirements regarding anticipated type and volume of sanitary flows and §165-86's requirements regarding compliance with sewer regulations.

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

The Board finds that, based on Exhibits 2 and 22, the applicant satisfied § 165-135 of

the Land Development Code regarding height limits, floor area ratio, impervious surface ratio, and buffer yards.

Part 3 – The Project meets the requirements of § 165-69 – Urban Industry District (UID)

The Board finds that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of § 165-96.C(1) for uses within the Urban Industry District (UID).

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

1. The Board finds that, based on Exhibits 2 and 17, the applicant satisfied Land Development Code §165-114.B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration and §165-114C's requirement that all proposed access drives are reasonably necessary and safe.
2. The Board finds that, based on Exhibits 2, 11, and 17, the applicant satisfied Land Development Code §165-114D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams or brooks, and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects.
3. The Board finds that, based on Exhibits 2, 5, and 10, the applicant satisfied Land Development Code §165-114E's requirements that all outdoor lighting shall be designed, installed and maintained to avoid unreasonable adverse effects from light pollution.
4. The Board finds that, based on Exhibit 2, 5, 14, and 15, the applicant satisfied Land Development Code §165-114F's requirements for landscaping.
5. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G's requirement for the building setbacks and location to avoid unreasonable adverse effects on adjacent properties or public rights-of-way.
6. The Board finds that, based on Exhibits 2, 11, and 17, the applicant satisfied Land Development Code §165-114K's requirements regarding site plans needing approval under the provisions of 38 M.R.S.A. §420-D, as amended.

V. Decision

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

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- C. The applicant should contact Engineering to get an address for the new buildings.
- D. Applicant must commence construction within one year from the date of approval and complete the project by February 3, 2028, unless extensions of time are granted per the provisions of Chapter 165-113E.
- E. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).
- F. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

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

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

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____
_____	_____

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

Building Permit and Certificate of Occupancy Checklist

Before applying for a Building Permit:

- Please contact the Engineering Department for an address.
- Contact the Code Enforcement and Engineering Departments for any other permits that may be necessary.

Before applying for a Certificate of Occupancy:

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

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: _____
Date: _____

Site Development Plan: X *Conditional Use: _____ *Both: _____
Subdivision Development: _____ *Preliminary: _____ Final: X
*Mobilehome Park: _____

Applicant: Bernard Holdings, LLC Telephone No.: 207-852-7080
Address: 550 Odlin Road, Bangor, Maine 04401
Location of Site: Odlin Road Map: 10 Lot: 10A & 10B
Watershed: Sucker Brook Total Area Proposed to be Disturbed: 110,028 SF
Owner of Site if different from applicant: N/A Zoning District: Urban Industry District
Address: N/A

Primary Contact Person: Justine Drake, PE (Hinckley Hill Designs, LLC); 207-659-9719

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):
 Owner If not owner include copy of said agreement

Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):
 The project will involve construction of two 250-foot by 60-foot (15,000 square foot) warehouse facilities, each with 10 individual warehouse units that will be available to the public for lease. The project Site spans two parcel with a single driveway entrance, and as a result, will be a Planned Group Development. LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.
Were LID techniques used on this project? Yes If not, why? N/A

Projected Starting Date: Spring 2025 Projected Completion Date: Fall 2026

Signature of applicant(s) or agent:  Printed Name: Justine Drake, PE

Submittal Requirements

Submittal Requirements of development types are described in the Land Development Code for:

1. Site Development Plan, Chapter 165, Article XVI, Section 112
2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: \$690.00 Advertising Fees: N/A

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

Date Received by Planning Division Office: _____

Decision and reason of Code Enforcement Office for Conditional Use: _____

Action taken by Planning Board: _____

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

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
BENCHMARK	⊕	⊕
MANHOLE	⊕	⊕
UTILITY POLE	⊕	⊕
WATER VALVE	⊕	⊕
HYDRANT	⊕	⊕
CURB STOP	⊕	⊕
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	---100---	---100---
MINOR FOOT CONTOUR	---98---	---98---
WATERLINE	W	W
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
SILT FENCE	---	---
TREE LINE	---	---



PLAN REFERENCE

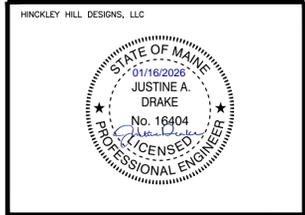
- THE EXISTING CONDITIONS WERE COMPILED FROM TOPOGRAPHIC DATA COLLECTED FROM THE STATE OF MAINE GEOLOGICAL DATA CATALOG, INCLUDE PARCEL DATA AND LIDAR. THE PARCEL BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM THE DEED (PENOBSCOT REGISTRY OF DEEDS BOOK 17099 PAGE 183-188) AND ROTATED TO ALIGN WITH PROPERTY MARKERS.
- THE UNDERLYING COORDINATE SYSTEM IS BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 DATUM.

NOTES

- AS A PLANNED GROUP DEVELOPMENT, CURRENT AND FUTURE OWNERS WILL HAVE SHARED ACCESS TO THE DRIVEWAY, PARKING AND COMMON AREAS/OPEN SPACES.
- THE TYPE E BUFFER ALONG ODLIN ROAD SHALL CONSIST OF FOUR (4) STREET (DECIDUOUS) TREES PER ONE HUNDRED FEET OF BUFFER LENGTH. NATIVE SPECIES ARE ENCOURAGED AND INVASIVE SPECIES IDENTIFIED ON THE STATE OF MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY MAINE NATURAL AREAS PROGRAM INVASIVE PLANT FACT SHEETS LIST ARE PROHIBITED FROM BEING PLANTED.
- THERE MAY BE ADDITIONAL UNDERGROUND WIRES, CABLES, UTILITIES AND/OR STRUCTURES NOT SHOWN ON THE PLAN. THE LOCATION SHOWN HEREON ARE BASED UPON DIGITALLY AVAILABLE INFORMATION AND VISIBLE SURFACE FEATURES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF EXISTING CONDITION INVESTIGATIONS TO VERIFY AND/OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION BY CONTRACTING THE APPROPRIATE UTILITY COMPANY OR BY CALLING DIG-SAFE AT 1-888-344-7233.
- CONFIRM SANITARY SEWER SLOPES WITHIN THE PROPOSED BUILDING FOOTPRINT AND CORRELATING EXTERIOR SEWER LINES PRIOR TO ORDERING SEWER MANHOLES.
- EXISTING BOULDERS ALONG THE NORTHERLY PROPERTY BOUNDARIES SHALL REMAIN AND BE RELOCATED AS NECESSARY TO COMPLETE RE-GRADING AND PROPOSED IMPROVEMENTS.

FOR PERMITTING (NOT FOR CONSTRUCTION)

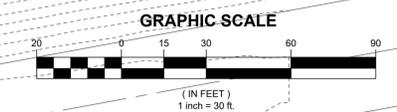
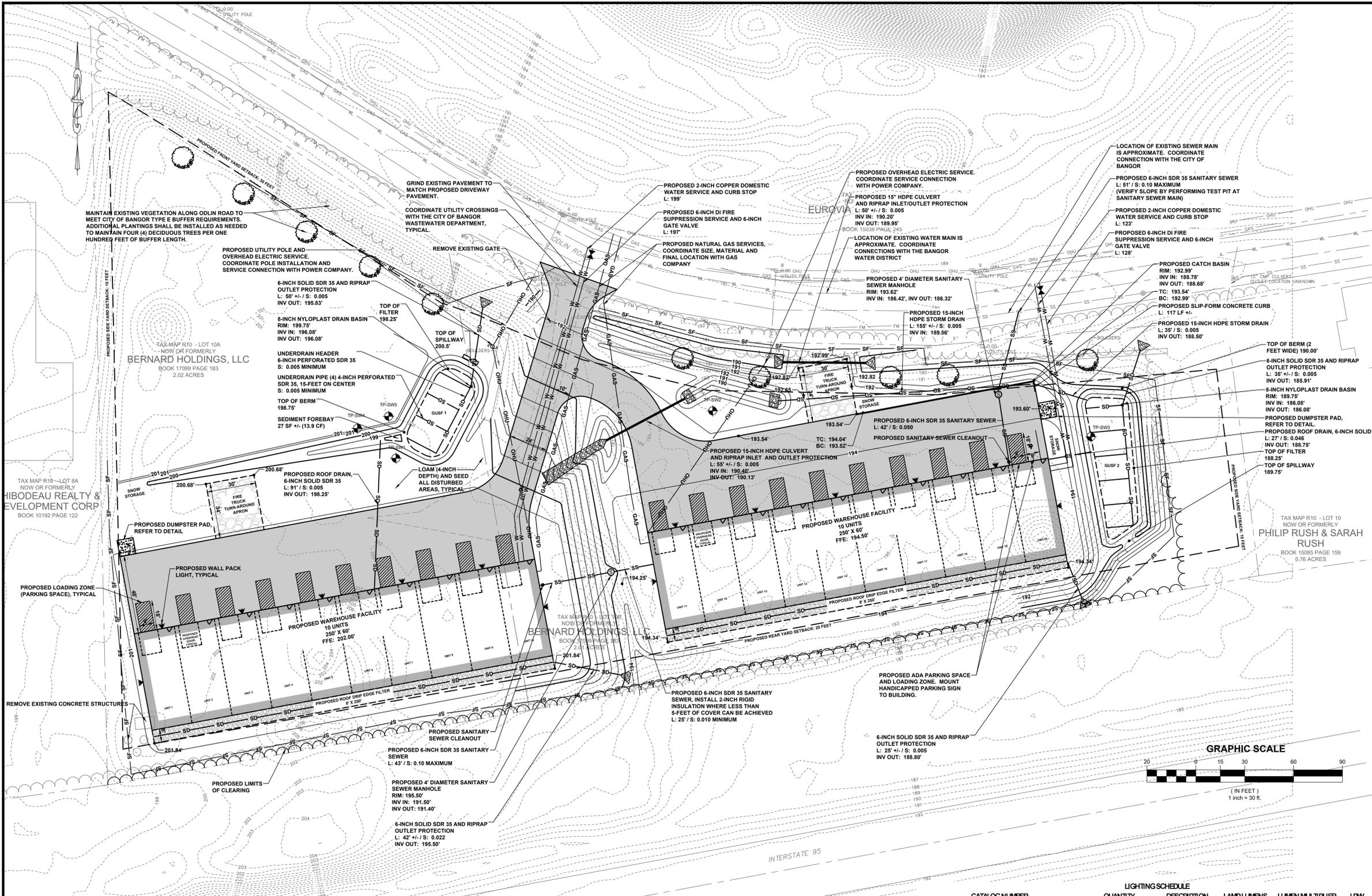
No.	Revision/Issue	Date
1	Per City Comments	1.16.26



Project Name and Address
LAND DEVELOPMENT APPLICATION
PLANNED GROUP DEVELOPMENT
ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401

Property Owner / Applicant
BERNARD HOLDINGS, LLC

Title	
SITE PLAN	
Drawn By	Sheet
JAD	C101
Date	
12/10/2025	



LIGHTING SCHEDULE

QUANTITY	DESCRIPTION	LAMP LUMENS	LUMEN MULTIPLIER	LPW	WATTS
14	WALLPACK	739	0.845	106	7W

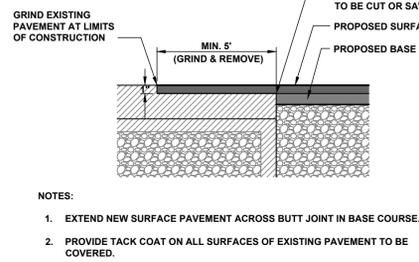
CATALOG NUMBER
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CITY OF BANGOR DIMENSIONAL REQUIREMENTS

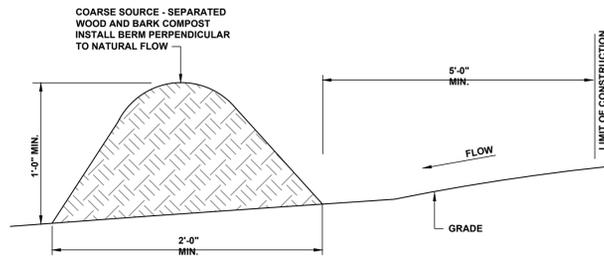
REQUIRED	PROPOSED	UNITS
40	17.1	%
50	>50	FEET
30	80	FEET
10	16	FEET
20	76	FEET
1	0.17	N/A
14 (1 PER 1.5 UNITS)	20	EACH
1	1	EACH

NOTES:
 1) LOT SIZE AND ASSOCIATED CALCULATIONS ARE APPROXIMATE, ARE BASED OFF AVAILABLE TAX INFORMATION, AND ARE BASED OFF COMBINED LOT DIMENSIONS.
 2) *THE APPLICANT IS REQUESTING TO REDUCE THE NUMBER OF PROPOSED DECIDUOUS TREES TO TWO PER 100- FEET OF BUFFER LENGTH. EXISTING VEGETATION ALONG ODLIN ROAD WILL BE MAINTAINED.

OWNER/ APPLICANT	PARCEL DATA	PROPOSED BUILDING
BERNARD HOLDINGS, LLC	ZONE: URBAN INDUSTRY DISTRICT	30,000 SQUARE FEET
ATTN: TIM BERNARD	PARCEL IDS: MAP 10 AND LOTS 10A & 10B	FOOTPRINTS (COMBINED)
550 ODLIN ROAD	PARCEL SIZE (COMBINED): 4.03 ACRES +/-	PROPOSED IMPERVIOUS AREA: 61,834 SQUARE FEET
BANGOR, MAINE	PUBLIC WATER & SEWER: YES	PROPOSED DEVELOPED AREA: 110,028 SQUARE FEET
ENGINEER: HINCKLEY HILL DESIGNS, LLC	EXISTING USE: VACANT	
JUSTINE@hinckleyhill.com	PROPOSED USE: WAREHOUSE FACILITY	
207-659-9719	PLANNED GROUP DEVELOPMENT	

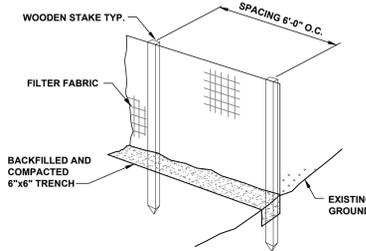


TYPICAL ASPHALT PAVEMENT GRINDING DETAIL
N.T.S.



NOTE: THE EROSION CONTROL MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>4") OR LARGE AMOUNTS OF FINES (SILTS AND CLAYS). IN STUMP GRINDING, THE MINERAL SOIL ORIGINATES FROM THE ROOT BALL AND SHOULD NOT BE REMOVED BEFORE GRINDING. THE MIX SHOULD BE FREE OF REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR UNSUITABLE MATERIAL (BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS).

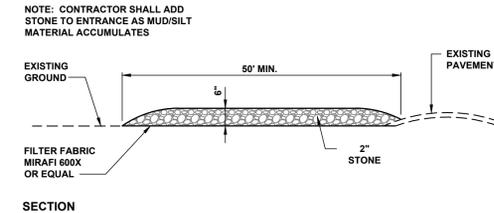
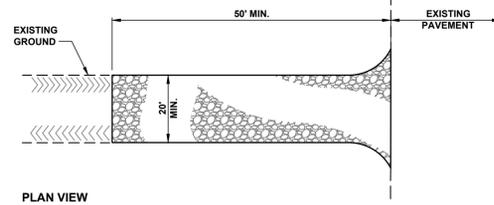
EROSION CONTROL MIX BERM DETAIL
N.T.S. (MAY BE USED AS AN ALTERNATE TO SILT FENCE)



NOTES:

1. KEY FABRIC IN A 6"x6" TRENCH W/BACKFILL AND COMPACT.
2. SILT FENCE SHALL BE A 3' FENCE WITH A MINIMUM GRAB STRENGTH OF 120 LBS.

SILT FENCE DETAIL
N.T.S.

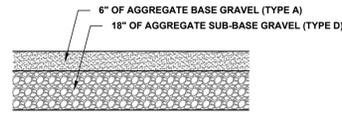


STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

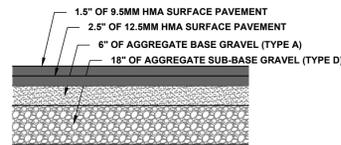
EROSION CONTROL NOTES

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPs), PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
2. SILT FENCE WILL BE INSPECTED, REPLACED AND/OR REPAIRED IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR LOSS OF SERVICEABILITY DUE TO SEDIMENT ACCUMULATION. AT A MINIMUM, ALL EROSION CONTROL DEVICES WILL BE OBSERVED WEEKLY.
3. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO CONSTRUCTION SITE.
4. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY A SUITABLE GROWTH OF GRASS. ONCE A SUITABLE GROWTH OF GRASS HAS BEEN OBTAINED, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED BY THE CONTRACTOR. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THEY ARE REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, SEEDED, AND MULCHED IMMEDIATELY.
5. ALL DISTURBED AREAS WILL BE SEEDED WITH 2.5 LBS. RED FESCUE AND 0.5 LBS. RYE GRASS PER 1,000 SQUARE FEET AND MULCHED AT A RATE OF 90 LBS. PER 1,000 SQUARE FEET OR EQUIVALENT APPLICATION OF SEED AND MULCH.
6. A SUITABLE BINDER SUCH AS CURASOL OR TERRTACK WILL BE USED ON THE HAY MULCH FOR WIND CONTROL.
7. IF FINAL SEEDING OF DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15th OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREAS WILL BE GRADED AND SEEDED WITH WINTER RYE AT THE RATE OF 112 POUNDS PER ACRE OR 3 POUNDS PER 1000 SQUARE FEET. THE RYE SEEDING WILL BE PRECEDED BY AN APPLICATION OF 3 TONS OF LIME AND 800 LBS. OF 10-20-20 FERTILIZER OR ITS EQUIVALENT. MULCH WILL BE APPLIED AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
8. IF THE RYE SEEDING CANNOT BE COMPLETED BY OCTOBER 1st OR IF THE RYE DOES NOT MAKE ADEQUATE GROWTH BY DECEMBER 1st, THEN ON THOSE DATES, HAY MULCH WILL BE APPLIED AT 150 POUNDS PER 1000 SQUARE FEET.
9. ALL CATCH BASINS ARE TO BE PROTECTED BY STRAW BALE OR SILT FENCE IN ACCORDANCE WITH SECTION B-3 STORM DRAIN INLET PROTECTION OF THE MAINE BMP HANDBOOK. SURROUNDING AREAS CAN BE EXCAVATED OR LEFT LOW AS A SEDIMENT TRAP. CURB INLETS SHALL BE PROTECTED BY GUTTERGATORS, OR APPROVED EQUIVALENT.
10. INTERIOR SILT FENCES ALONG CONTOUR DIVIDING FLAT AND STEEP SLOPES, AREAS WITH DIFFERENT DISTURBANCE SCHEDULES, AROUND TEMPORARY STOCKPILES OR IN OTHER UNSPECIFIED POSSIBLE CIRCUMSTANCES SHOULD BE CONSIDERED BY THE CONTRACTOR. THE INTENT OF SUCH INTERIOR SILT FENCES IS TO LIMIT SEDIMENT TRANSPORT WITHIN THE SITE TOWARD THE PROTECTED CATCH BASIN INLETS TO MINIMIZE SEDIMENT REMOVAL REQUIRED BY THE EROSION CONTROL. NOTE 9 PROTECTIONS AND EXTEND LIFE OF SUCH DEVICES.
11. THE CONTRACTOR SHALL PROVIDE A SEDIMENT BASIN FOR ALL WATER PUMPED FROM EXCAVATIONS. BASIN SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES". THE CONTRACTOR SHALL SUBMIT FOR REVIEW/APPROVAL PRIOR TO BEGINNING ANY PROJECT WORK.
12. CONTRACTOR TO PROVIDE SEDIMENT SACKS IN ALL EXISTING BASINS PRIOR TO CONSTRUCTION.
13. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

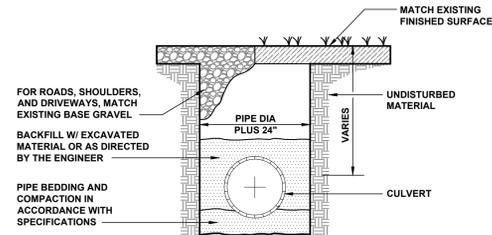
CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROCEDURES FOUND IN THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (PUBLISHED MARCH 2015), THE PUBLICATION CAN BE FOUND AT: [HTTP://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/INDEX.HTML](http://www.maine.gov/dep/land/erosion/escbmps/index.html)



TYPICAL FIRE TRUCK APRON BUILDUP DETAIL
N.T.S.



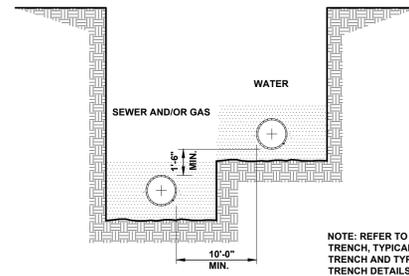
TYPICAL PAVEMENT BUILDUP DETAIL
N.T.S.



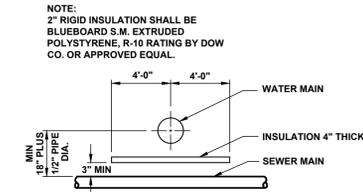
NOTE:

1. PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

TYPICAL CULVERT TRENCH DETAIL
N.T.S.



TYPICAL UTILITY SEPARATION DETAIL
N.T.S.



NOTES:

1. 2" RIGID INSULATION SHALL BE BLUEBOARD S.M. EXTRUDED POLYSTYRENE, R-10 RATING BY DOW CO. OR APPROVED EQUAL.
2. INSULATION TO BE 2 FEET WIDE FOR PIPES LESS THAN 6 INCHES IN DIAMETER AND 4 FEET WIDE FOR PIPES 6 INCHES IN DIAMETER AND LARGER, OR AS DIRECTED BY THE ENGINEER.

TYPICAL SEWER/WATER CROSSING DETAIL
N.T.S.

FOR PERMITTING (NOT FOR CONSTRUCTION)

No.	Revision/Issue	Date

HINCKLEY HILL DESIGNS, LLC

JUSTINE A. DRAKE
No. 16404
LICENSED PROFESSIONAL ENGINEER

Project Name and Address

LAND DEVELOPMENT APPLICATION

PLANNED GROUP DEVELOPMENT

ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401

Property Owner / Applicant
BERNARD HOLDINGS, LLC

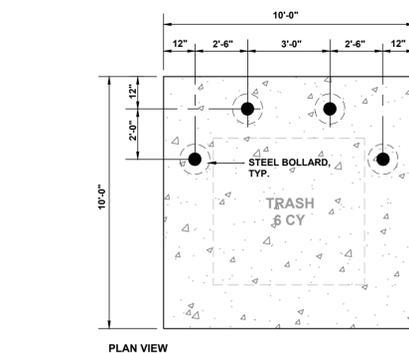
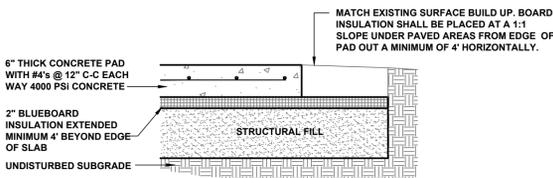
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DETAILS

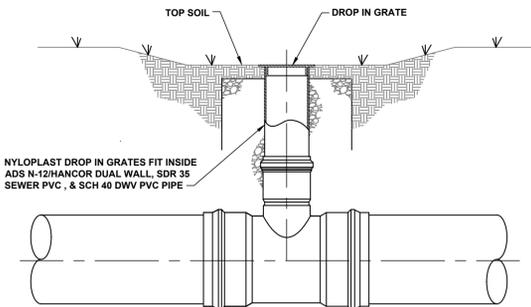
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Date: **12/10/2025**

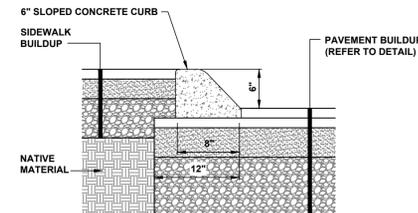
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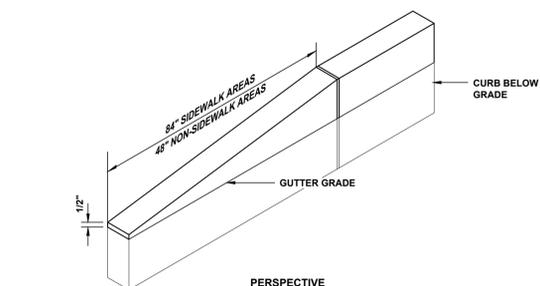
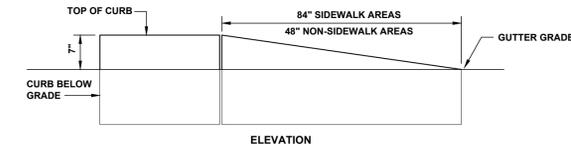
DUMPSTER PAD DETAIL
N.T.S.



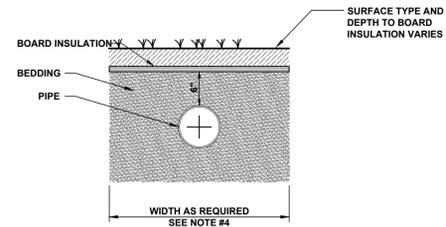
NYLOPLAST 6" DROP IN GRATE INSTALLATION DETAIL
N.T.S.



SLIP FORM CONCRETE CURB DETAIL
N.T.S.



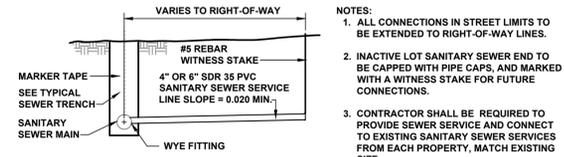
TYPICAL CURB TERMINATION DETAIL
N.T.S.



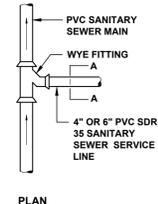
- NOTES:
1. WATER AND SEWER PIPING SHALL BE INSULATED WITH 2" RIGID INSULATION BLUE BOARD BY DOW CO. SM. EXTRUDED POLYSTYRENE, (OR APPROVED EQUAL) TO BE USED IF EARTHEN COVER IS LESS THAN 5'-0".
 2. CONTRACTOR MAY HAVE TO SUPPLY MORE THAN ONE LAYER OF BLUE BOARD INSULATION, IN AREAS THAT HAVE MINIMAL EARTHEN COVER TO MAINTAIN THE INSULATION VALUE OF 5'-0" COVER. 1" BLUE BOARD INSULATION HAS THE INSULATION VALUE OF APPROXIMATELY 1'-0" OF EARTHEN COVER. INSULATE PIPE TO EQUAL 5'-0" OF COVER.
 3. MAINTAIN A MINIMUM OF 12" OF EARTHEN COVER OVER INSULATION AS A MECHANICAL PROTECTION. LOAM AND SEED AS NECESSARY TO PREVENT EROSION.
 4. INSULATION TO BE 2 FEET WIDE FOR PIPES LESS THAN 6 INCHES IN DIAMETER AND 4 FEET WIDE FOR PIPES 6 INCHES IN DIAMETER AND LARGER, OR AS DIRECTED BY THE ENGINEER.
 5. CENTER INSULATION OVER PIPES.
 6. WHERE EARTHEN COVER IS LESS THAN 3'-0" INSULATE TRENCH WALLS TO BOTTOM OF TRENCH.

TYPICAL TRENCH PIPE INSULATION DETAIL

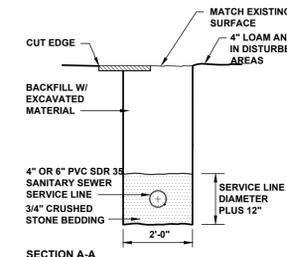
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ELEVATION



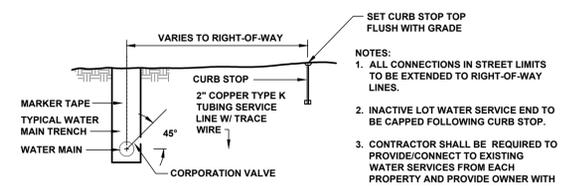
PLAN



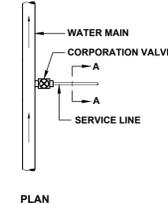
SECTION A-A

TYPICAL SANITARY SEWER SERVICE DETAIL

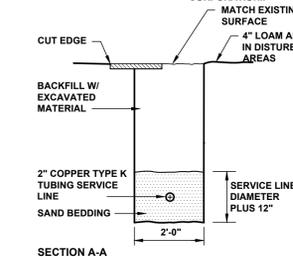
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ELEVATION



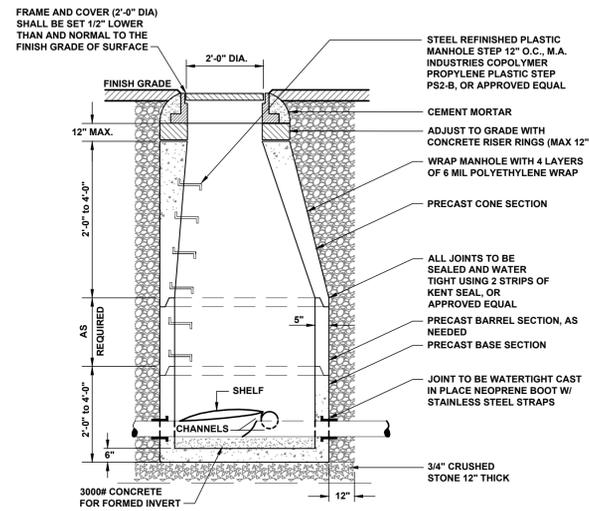
PLAN



SECTION A-A

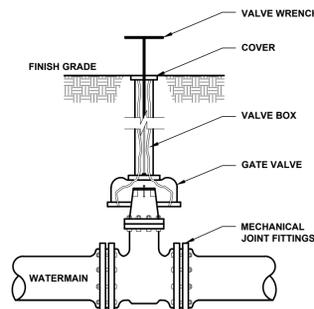
TYPICAL DOMESTIC WATER SERVICE DETAIL

N.T.S.



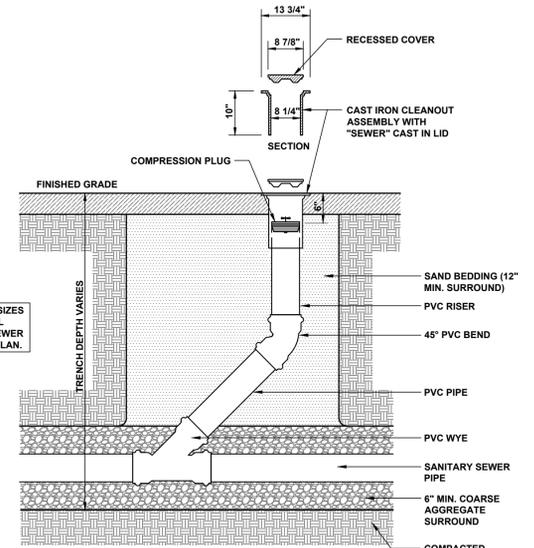
TYPICAL MANHOLE DETAIL

N.T.S.



TYPICAL GATE VALVE DETAIL

N.T.S.



SANITARY SEWER CLEANOUT DETAIL

N.T.S.

FOR PERMITTING
(NOT FOR CONSTRUCTION)

No.	Revision/Issue	Date

HINCKLEY HILL DESIGNS, LLC

Project Name and Address

LAND DEVELOPMENT APPLICATION

PLANNED GROUP DEVELOPMENT

ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401

Property Owner / Applicant
BERNARD HOLDINGS, LLC

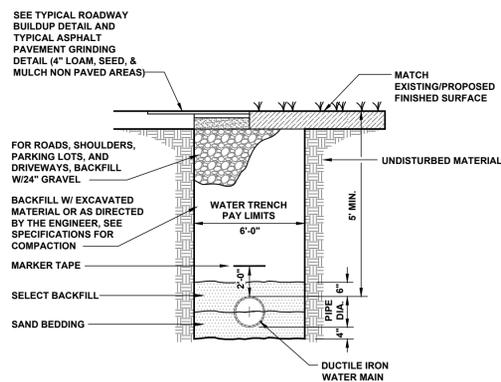
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DETAILS

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Date: **12/10/2025**

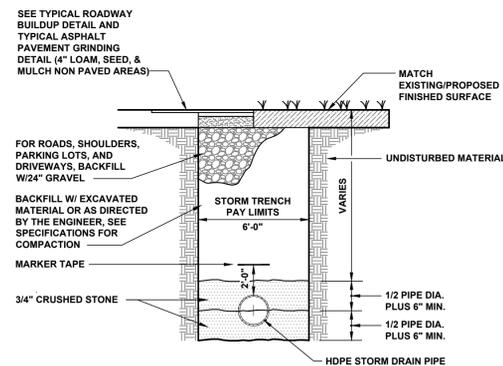
C502



- NOTE:
1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL TRENCH DETAIL - DUCTILE IRON WATER MAIN

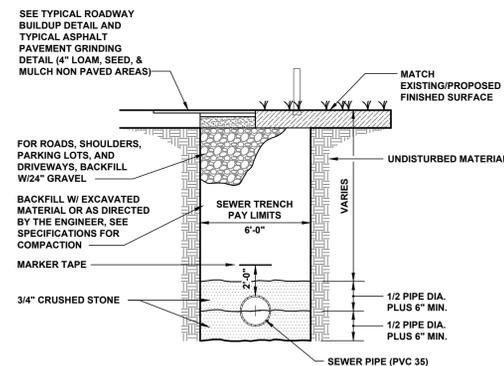
N.T.S.



- NOTE:
1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL STORM DRAIN TRENCH DETAIL

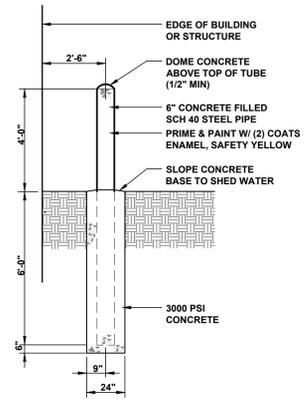
N.T.S.



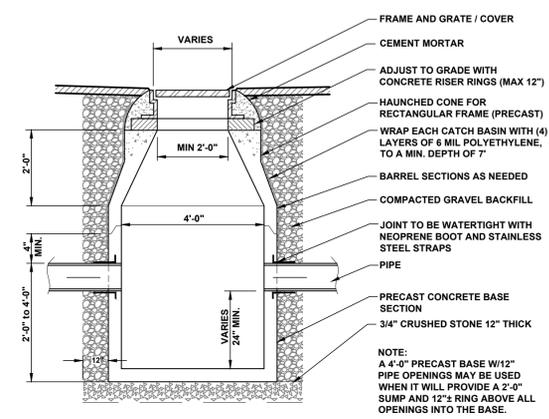
- NOTE:
1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL SEWER TRENCH DETAIL

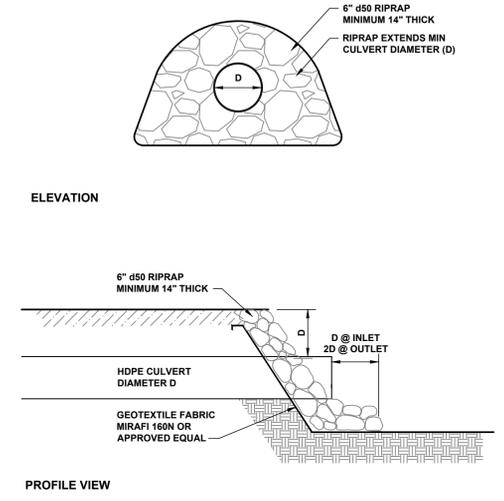
N.T.S.



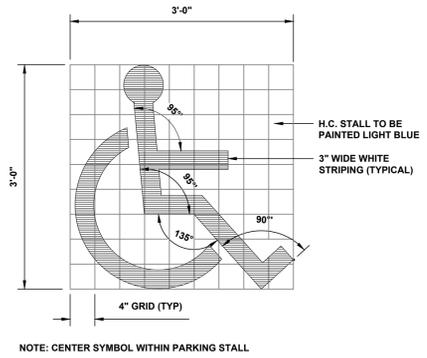
STEEL BOLLARD DETAIL
N.T.S.



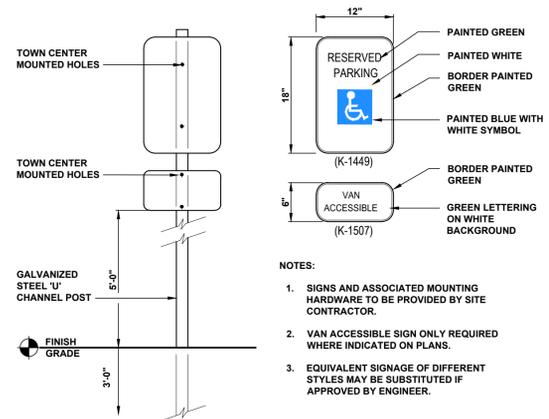
TYPICAL CATCH BASIN DETAIL
N.T.S.



TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL
N.T.S.



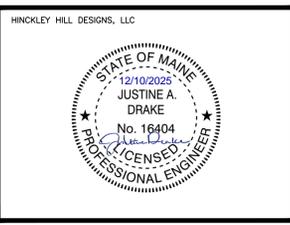
TYPICAL HANDICAP PARKING STALL SYMBOL
N.T.S.



TYPICAL HANDICAP PARKING SIGN DETAIL
N.T.S.

FOR PERMITTING
(NOT FOR CONSTRUCTION)

No.	Revision/Issue	Date



Project Name and Address
LAND DEVELOPMENT APPLICATION
PLANNED GROUP DEVELOPMENT
ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401
 Property Owner / Applicant
BERNARD HOLDINGS, LLC

Title
DETAILS
 Drawn By **JAD** Sheet
 Date **12/10/2025** **C503**

TREASURER'S CHECK

No. 50607226

No.

Bangor Savings Bank

You matter more.

Bangor, Maine 04401

52-7438/2112

12/30/25

PAY EXACTLY
\$690.00

CITY OF BANGOR

PAY TO THE ORDER OF

EXACTLY **690 AND 00/100 DOLLARS

Bangor Savings Bank

BRANCH: 1501
TIME: 14:48:08

BERNARD HOLDING, LLC - APPLICATION FEE

MEMO

NON-NEGOTIABLE

CUSTOMER COPY

I, undersigned, hereby authorize Justine Drake, PE, of Hinckley Hill Designs, to act on behalf of Bernard Holdings, LLC to prepare and execute a Land Development Permit Application for the City of Bangor to construct a two warehouse facilities on Map R10 Lots 10A and 10B. Authority will be limited to the scope required by the application process.

Signed by:
Authorized Signature: Tim Bernard Date: 12/9/2025
FBA7E3820DF6440...
Printed Name and Role: Tim Bernard, Owner

LAND DEVELOPMENT APPLICATION NARRATIVE MAJOR SITE PLAN AND PLANNED GROUP DEVELOPMENT

This narrative has been prepared in accordance with *Chapter 165* of the City of Bangor *Land Development Approval Standards* for Bernard Holdings, LLC. (Applicant, Bernard Holdings). Bernard Holdings is proposing to construct a two 250-foot by 60-foot warehouse facility, each with ten individual units. The warehouse units will be available to the public for lease. The project area (Site) extends over two parcels identified by the City of Bangor on Tax Map 10 as Lots 10A and 10B. The Site will be accessed by the existing access (to be improved) on the westerly parcel, and as such, this project is to be developed as a **Planned Group Development**. Both property owners, if conveyed in the future, will have access to the driveway, parking and common areas/open space within the Site. The properties are currently vacant and are in the Urban Industry District.

Justine Drake, PE (Hinckley Hill Designs, LLC) and Tim Bernard (Owner, Bernard Holdings, LLC) met with the City of Bangor (City) for a pre-application meeting on Thursday, July 3, 2025, to discuss the proposed site development. City Staff provided the following comments:

- The development is in the Sucker Brook watershed, and therefore, the threshold for the Maine Department of Environmental Protection (MDEP) Stormwater Permit is reduced to 20,000 square feet of impervious area.
- As a result of the proposed driveway access and the Site spanning two parcels, this project falls under the requirements of a Planned Group Development.
- The project will require a Type E bufferyard along Odlin Road. The existing vegetation will likely be sufficient to meet this requirement. The lot line along the highway is considered a rear yard.
- Parking and loading spaces must be delineated on the Site Plan. The City will allow loading spaces adjacent to overhead doors to meet parking requirements.
- If the access (dead end) exceeds 150-feet, the Applicant must provide sufficient turning space for the Fire Department's largest fire truck.
- A stub to the existing gravity sewer main on Odlin Road is available at the right-of-way.

SUBMITTAL REQUIREMENTS

The following information corresponds with the *City of Bangor Chapter 165 Part 4 Article XVI Section 112, B(2)*.

- a. Please refer to the Site Plan in **Appendix 5** for the existing and proposed topography.
- b. Please refer to the Site Plan in **Appendix 5** for buildings and outstanding features adjacent to the Site.
- c. ITE Trip Generation 11th Edition (ITE Manual) estimates traffic flow for Code 150: Warehousing by the facility's square footage. As such, this metric was evaluated to estimate the increase in traffic flow that could potentially result from the building addition. According to the ITE Manual, the average generation rate for the AM peak hour is 0.21 trips per 1,000 square feet of gross floor area (GFA) and the PM peak hour average rate generator is 0.23 trips per 1,000 square feet GFA. The average traffic rate is calculated to be 7 total trips in both the AM and PM peak hours. The estimated traffic increase is not expected to negatively impact nearby traffic features.

- d. The Applicant is required to meet the standards of 38 M.R.S.A §484. Please refer to the *Maine Department of Environmental Protection Stormwater Management Law Permit Application* in **Appendix 6**.

The Site has been graded to help direct water along similar flow paths to the wooded area along the east and west sides of the property. It is anticipated that the Site will have a negligible impact on adjacent properties.

- e. Please refer to the Site Plan in **Appendix 5** for proposed and existing site features.
- f. Please refer to the Location Map provided in **Appendix 1**.
- g. Please refer to the Erosion and Sedimentation Control Plan in **Appendix 6**. Erosion control measures to be taken during construction are shown on the Site Plan in **Appendix 5**.

LAND DEVELOPMENT APPROVAL STANDARDS

The following information corresponds with the *City of Bangor Chapter 165 Part 4 Article XVI Section 114 Land Development Approval Standards*.

A. Subdivisions

The Applicant is not proposing a subdivision. This section does not apply.

B. On-site parking, loading, and access

The proposed drives and on-site travel lanes are arranged in a reasonable and safe configuration as shown on the Site Plan. Pedestrian traffic will be limited to personnel walking from parking spaces to the buildings.

The City of Bangor requires that 1.5 parking spaces be provided for each warehouse employee. The warehouses will not require employees. Because the 20 warehouse units will be available to the public for lease, the term employee has been exchanged with tenant. As a result, the 20 potential tenants will require 14 parking spaces, at a minimum, and one ADA parking space per building. Loading zones (20) directly adjacent to each unit/overhead door, will account for the required number of parking spaces.

C. Driveways

The proposed driveway will be in the same location as the existing gravel driveway, on Map 10 Lot 10A, however, the driveway will be paved and widened to 24-feet. The driveway will be shared between the two parcels.

D. Stormwater Management

The Applicant is required to meet the standards of 38 M.R.S.A §484. Please refer to the *Maine Department of Environmental Protection Stormwater Management Law Permit Application* in **Appendix 6**.

E. Outdoor display storage, and lighting

The Applicant is proposing to install wall pack lighting along the building perimeters. The lights will comply with requirements of the City's §165-81 Land Development Lighting standards. Proposed lighting will be downward facing and is not expected to create light

pollution or negatively impact surrounding properties. Outdoor lighting will be installed in a manner to avoid unreasonable adverse effects from light pollution and will be installed and maintained following the same guidelines. See **Appendix 4** for proposed lighting fixture cut sheet.

F. Landscaping of unpaved areas or other treatment of the site.

A Type E bufferyard is required along the length of the parcels that abut Odlin Road. The Applicant is requesting that existing vegetation supplement the need to install new vegetation. The Applicant shall install additional plantings as needed to reach four street (deciduous) trees per one hundred feet. Native species are encouraged and invasive species listed in the State of Maine Department of Agriculture, Conservation and Forestry Maine Natural Areas Program invasive plant fact sheets list are prohibited from being planted.

Figure 1: Vegetation along Lot 10B property line abutting Odlin Road.



Figure 2: Vegetation along lot 10A property line abutting Odlin Road on berm, approximately 14-feet high.



G. Building location

The buildings will be located parallel to Interstate-95 toward the rear of each parcel. Refer to the Site Plan in **Appendix 5** for the location of the buildings and a summary of the City's dimensional requirements. The Site is in the City of Bangor's Urban Industry District.

H. Environmental impacts

Improvements are not expected to create unreasonable adverse effects such as habitat destruction, degradation of habitat value, disruption of historic drainage patterns, water pollution, noise pollution, or other negative consequences of human activities. The Site is within the watershed of an urban impaired stream, Sucker Brook. As a result, the Site design complies with the respective MDEP regulations.

The proposed development does not contain sensitive areas such as erodible or shallow soils, aquifers, aquifer recharge areas, floodplain, slopes greater than 15%, or wetlands. Please refer to the Maine Geology Map (Significant Sand and Gravel Aquifers) and Natural Resource Conservation Map attached in **Appendix 6**.

The development is not located in a shoreland or flood zone. Please refer to a copy of the FIRMette Flood Map published by the Federal Emergency Management Association (FEMA) provided in **Appendix 6**. The project will maintain safe and healthful conditions and is not expected to result in water pollution, erosion, or sedimentation to surface waters.

The improvements are designed in conformance with local, Maine Department of Environmental Protection, and Federal EPA water quality standards including erosion and sedimentation runoff control, solid waste generation, and hazardous substances, as required.

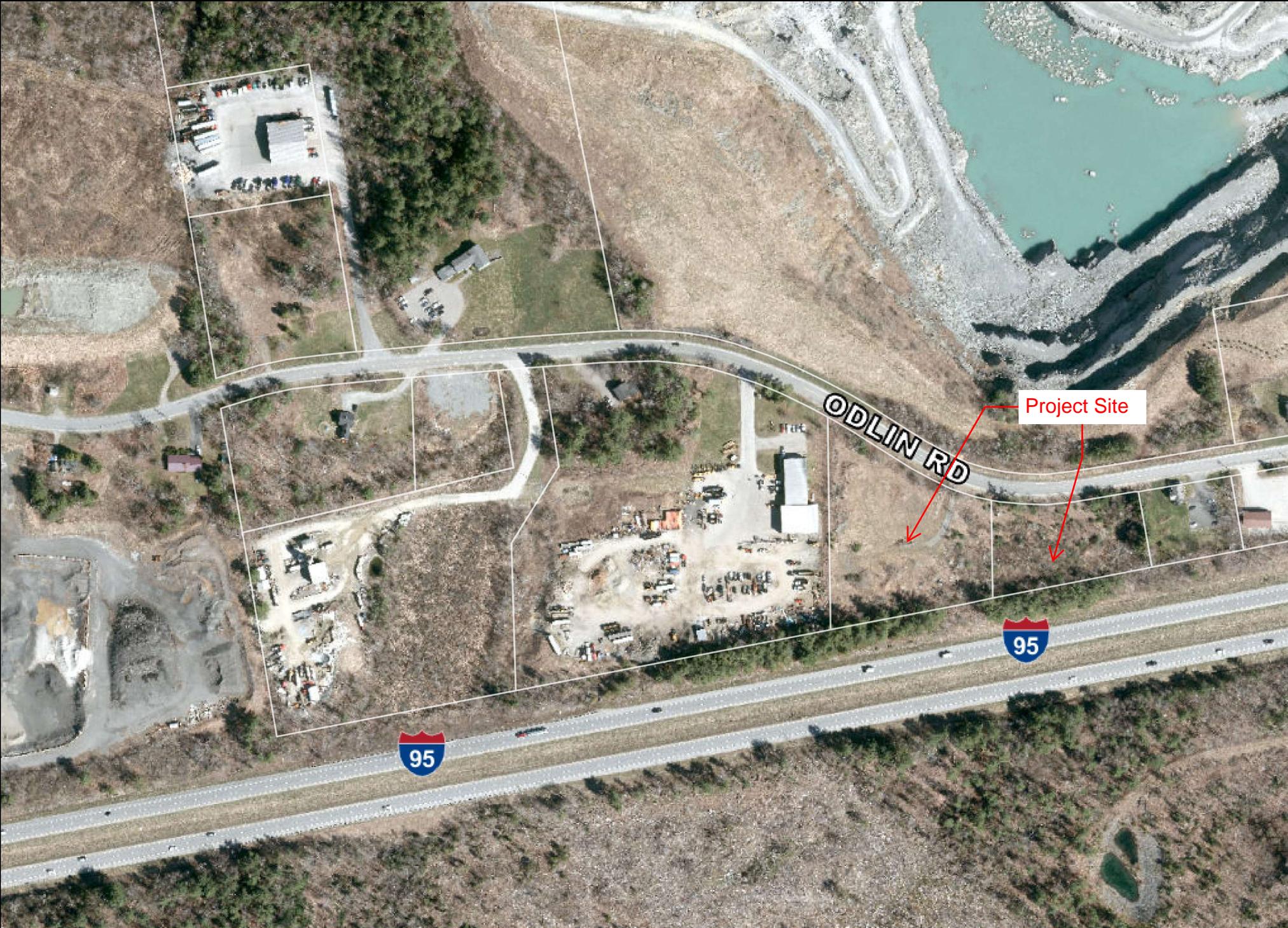
I. Water resource and shoreline preservation

The Site is not within 250-feet of any pond lake, river, stream, or tidal waters. This section does not apply.

J. Computations of Stormwater Runoff Flows and Volumes

The Site is required to meet the standards of 38 M.R.S.A §484. Please refer to the *Maine Department of Environmental Protection Stormwater Management Law Permit Application* in **Appendix 6**. The Applicant was required to meet the Basic Standards Submission and General Standards Submission and was not required to meet the Flooding Standards Submission. As a result of MDEP requirements, stormwater runoff flow and volume calculations were not performed.

ArcGIS Web Map



N O T

N O T

Thence and along a curve to the right and Southeasterly on arc length of 80.2945 (a=8°59'53", R=1098.71') to a pin on the sideline of said road; O F F I C I A L

C O P Y

C O P Y

Thence South 38° 02' 58" East along the Southwesterly sideline one hundred seventy and 42/100ths (170.42) feet to an iron pin on the side of the Odlin Road;

Thence Southeasterly along a curve to the left on arc distance of eight and 1/100ths (8.01) feet to an iron pin set (a=41°09'06", R=484.77') on the side of the Odlin Road; O F F I C I A L

C O P Y

C O P Y

Thence South 9° 25' 46" West a distance of two hundred eighty-six (286) feet to an iron pin set on the Northerly limits of land of the United States of America (Interstate 95);

Thence North 80° 34' 14" West along the limits of Interstate 95 a distance of two hundred sixty-three and 03/100ths (263.03) feet to an iron pin set at the Southeast corner of aforesaid James W. Butler, Jr. property;

Thence North 18° 09' 19" East along the East line of Butler four hundred sixty-four (464) feet to the point of beginning.

PARCEL TWO

A certain lot or parcel of land situated in the City of Bangor, County of Penobscot and State of Maine and bounded and described as follows:

Beginning at an iron pin set on the southwesterly sideline of the Odlin Road leading from Bangor to Hermon, said pin being the Northeast corner of land now or formerly of James W. Butler, Jr., as recorded in the Penobscot Registry of Deeds in Book 4414, Page 250;

Thence along a curve to the right and Southeasterly on arc length of 80.2945 (a =8° 59' 53", R=1098.71') to an iron pin on the sideline of said road;

Thence South thirty-eight degrees two minutes fifty-eight seconds East (S 38° 02' 58" E) along the Southwesterly sideline 170.42' to an iron pin on the side of the Odlin Road;

Thence Southeasterly along a curve to the left an arc distance of 8.01' to an iron pin set (a=41°09'06", R=484.77') on the side of the Odlin Road;

Thence South nine degrees twenty-five minutes forty-six seconds West (S 09° 25' 46" W) a distance of 286.00' to an iron pin set on the Northerly limits of land of the United States of America (Interstate 95);

Thence North eighty degrees thirty-four minutes fourteen seconds West (N 80° 34' 14" W) along the limits of Interstate 95 a distance of 263.03' to an iron pin set at the Southeast corner of aforesaid James W. Butler, Jr., property;

Thence North eighteen degrees nine minutes nineteen seconds East (N 18° 09' 19" E) along the

N O T

N O T

East line of Butler 464.00^{A N} to the point of beginning. Containing ^{A N} 2.02 acres, more or less.

O F F I C I A L O F F I C I A L

THIS CONVEYANCE IS MADE SUBJECT TO an easement from T Properties to Bangor Hydro-Electric Company dated June 9, 2000 and recorded in Volume 7408, Page 26 of Penobscot County Registry of Deeds.

N O T

All of the above described ^{A N} premises are conveyed subject to the ^{A N} outlet drainage structures, drainage rights, clearing easements, and any other rights as taken by the Maine State Highway Commission as recorded in Penobscot County Registry of Deeds in Volume 1759, Page 360 and by the Receipt and Confirmation of Taking dated February 20, 1961 and recorded in Penobscot County Registry of Deeds in Volume 1768, Page 364.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the premises described in deed of T Properties to Valerie E. Hillman dated December 28, 2000 and recorded in the Penobscot County Registry of Deeds at Book 7566, Page 35.

WITNESS my hand and seal this 20th day of March, 2024.

Valerie E. Hillman
VALERIE E. HILLMAN

STATE OF MAINE
COUNTY OF PENOBSCOT

March 20, 2024

Personally appeared the above named **Valerie E. Hillman** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Gregory P. Dorr

Notary Public *Attorney-at-law*
Print Name: *Gregory P. Dorr*
Commission Expires:

LD/cm
NTS

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine



BANGOR WATER DISTRICT

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

Chuck Harrison
General Manager

July 1, 2025

Bernard Holdings, llc
550 Odlin Road
Bangor, ME 04401

Subject: Tax Map 10, Lot 10A and 10B; Proposed Storage Unit – Ability to Serve

To whom it may concern:

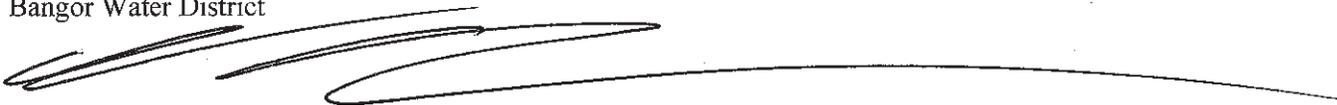
The Bangor Water District possesses the capacity to serve the estimated daily water usage of 300 gallons per day for the proposed 20 storage units. The scope of the project as we understand is the construction of a 10-unit storage building on Lot10A, a second 10-unit storage building on Lot 10B. Both structures will have domestic and fire services.

The project's water will be supplied from our 12" ductile iron pipe located along the Easternly side of Odlin Road near said property. The District's line pressure is approximately 44 psi static and the hydrant flow on Odlin Road near this location was recorded at 2205± gallons per minute at 20 psi. All lines and structures used to supply water to your facility will be considered a service and will remain in private ownership. Installation of service lines will be required to comply with the construction standards established by the District.

Before any construction begins on new water lines or appurtenances, please submit a project application, updated flow information, and updated plans for Bangor Water District review. **Please note that this capacity-to-serve letter does not imply final project approval.**

If you have any questions, please call or email.

Kind regards,
Bangor Water District



Chuck Harrison
General Manager

Justine Drake

From: Smith, Amanda <amanda.smith@bangormaine.gov>
Sent: Tuesday, July 1, 2025 12:38 PM
To: Justine Drake
Subject: RE: 1003.01 Bernard Holdings, LLC - Map 10 Lots 10A & 10B Capacity Request

Hi Justine,

I hope you're enjoying your new position. I can confirm capacity for 240gpd.

Here is the best info I have. Exact locations and elevations would need to be field-verified by the developer. The line depicted in green is a force main coming from the Town of Hermon's Odlin Rd. pump station and goes gravity at MH HP563A.

Sanitary Manhole: HP563

Manhole ID: HP563
Cover Type: SOLID
Material: REINFORCED CONC
Manhole Shape: CIRCULAR
Manhole Size: 48
Drop Manhole: N
Rim Elevation: 190.087
Manhole Depth: 8.7
Function: COLLECTOR
Flow Type: SANITARY
Subsection: HP
Install Year: 1998
Renew Year:
Comments:

Sanitary Manhole: HP562

Manhole ID: HP562
Cover Type: SOLID
Material: REINFORCED CONC
Manhole Shape: CIRCULAR
Manhole Size: 48
Drop Manhole: N
Rim Elevation: 188.287
Manhole Depth: 8.2
Function: COLLECTOR
Flow Type: SANITARY
Subsection: HP
Install Year: 1998
Renew Year:
Comments:



CITY OF BANGOR

Amanda Smith

Director of Water Quality Management

Phone: 207-992-4471

<http://www.bangormaine.gov>



From: Justine Drake <justine@hinckleyhilldesigns.com>

Sent: Tuesday, July 1, 2025 10:28 AM

To: Smith, Amanda <amanda.smith@bangormaine.gov>

Subject: RE: 1003.01 Bernard Holdings, LLC - Map 10 Lots 10A & 10B Capacity Request

Hi Amanda,

I hope you are well! I have a pre-application meeting with the City on Thursday at 1pm so I am just checking in that this was received and whether you had any comments beforehand.

Thank you,
Justine

From: Justine Drake

Sent: Monday, June 23, 2025 4:32 PM

To: amanda.smith@bangormaine.gov

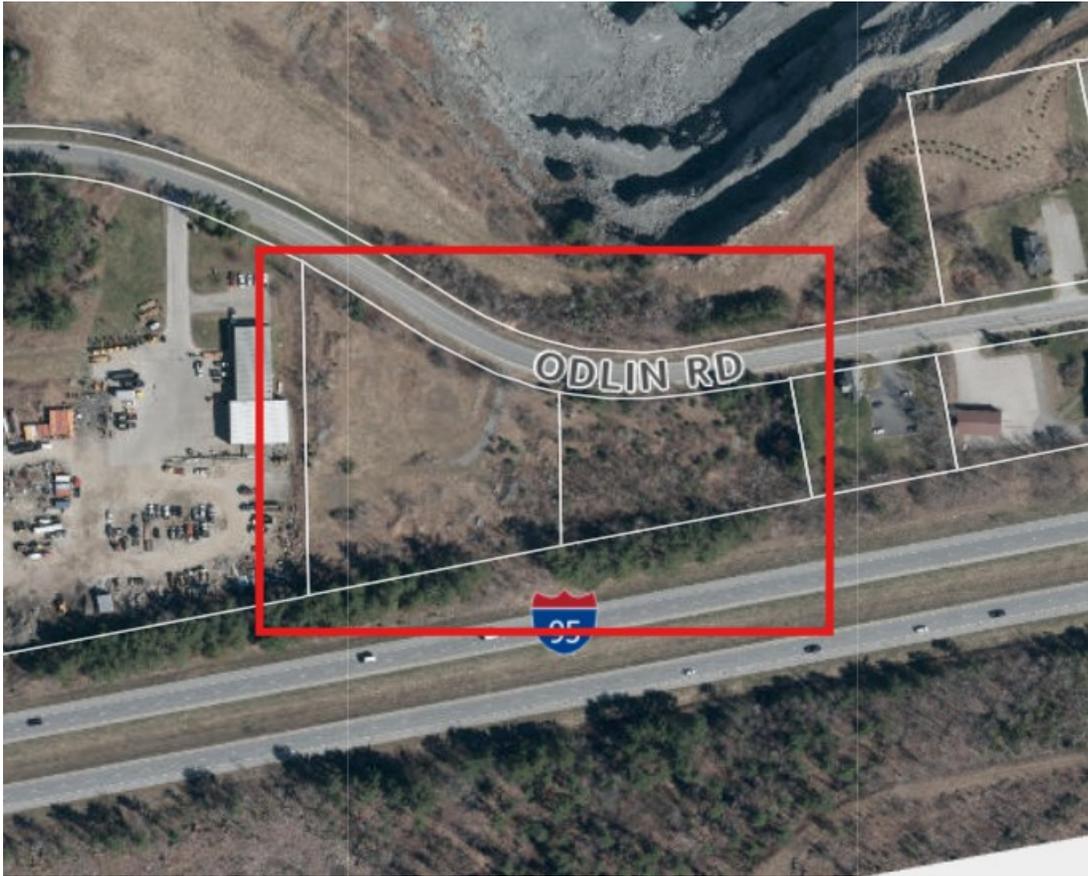
Subject: 1003.01 Bernard Holdings, LLC - Map 10 Lots 10A & 10B Capacity Request

Hi Amanda,

I hope you are doing well! I am reaching out on behalf of Bernard Holdings, LLC, property owner of Map 10 Lots 10A and 10B (located off Odlin Road) for a capacity statement request. Please let me know if I should be reaching out to someone else at your department.

Bernard Holdings is proposing two storage unit buildings, each with 10 units. The storage units will be available for rent and will each include their own restroom. According to the State of Maine Subsurface Wastewater Rules Table 5C, warehouses generate an estimated 100 gallons per day or 12 gallons per day per employee. Replacing employee with tenant, the development will generate approximately 240 gallons of wastewater per day.

Can you please confirm that the Bangor Wastewater Treatment Plant and distribution infrastructure has capacity to support this development? Also, if you are able to provide the infrastructure layout and inverts along the property line, I would greatly appreciate it. I have not yet met with City staff for a pre-application meeting but anticipate this will happen in the coming days/weeks.



Thank you,

Justine Drake, PE
Owner, Civil Engineer
207-659-9719
Hinckley Hill Designs, LLC



WEDGE1 LED

Architectural Wall Sconce



Catalog Number

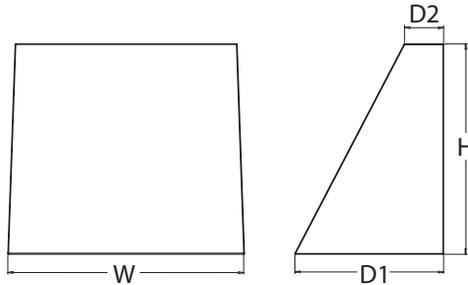
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WEDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WEDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WEDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WEDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WEDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WEDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WEDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WEDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.
	P1	30K 3000K	90CRI	VW Visual comfort wide		
	P2	35K 3500K				
		40K 4000K 50K ¹ 5000K				

Options	Finish
E4WH ³ Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
BAA Buy America(n) Act Compliant	DDBTXD Textured dark bronze
DSLE Dual Switching (1 Driver, 2 Light Engines)	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
 © 2019-2023 Acuity Brands Lighting, Inc. All rights reserved.

WEDGE1 LED
 Rev. 11/16/23

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1P8BW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS, DSLE or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C / 32°F	1.03
10°C / 50°F	1.02
20°C / 68°F	1.01
25°C / 77°F	1.00
30°C / 86°F	0.99
40°C / 104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91



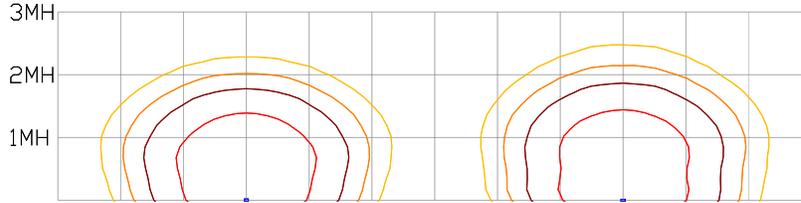
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

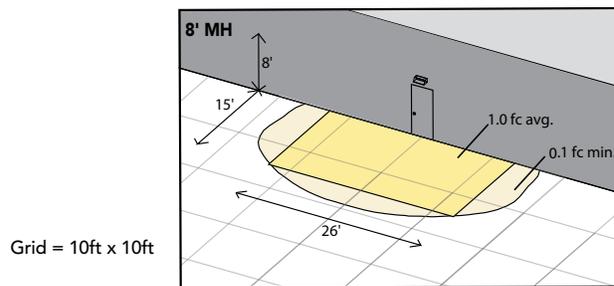
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

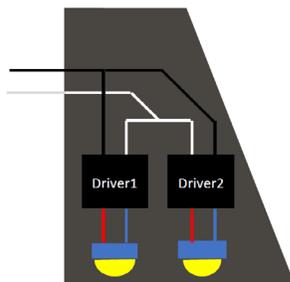


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

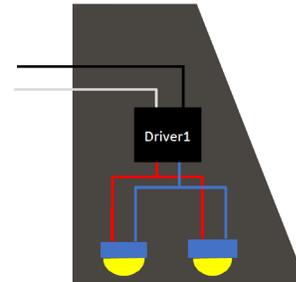
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Surface-Mounted Back Box

Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficiency LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

BUY AMERICAN ACT

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

STORMWATER MANAGEMENT APPLICATION

TO THE CITY OF BANGOR

Map R10 Lots 10A & 10B | Odlin Road, Bangor, Maine

Applicant:
Bernard Holdings, LLC
550 Odlin Road, Bangor, Maine, 04401



Prepared by:
Hinckley Hill Designs, LLC
January 2025 (Revised 1.16.2025)

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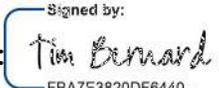
Agent Authorization
Application Form
Project Narrative
Calculations

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Appendix 1	Deed
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Appendix 4	Erosion and Sedimentation Control Plan
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APPLICATION
Agent Authorization
Application Form
Project Narrative
Calculations

I, undersigned, hereby authorize Justine Drake, PE, of Hinckley Hill Designs, to act on behalf of Bernard Holdings, LLC to prepare and execute a Stormwater Permit Application for the Maine Department of Environmental Protection to construct a two warehouse facilities on Map R10 Lots 10A and 10B. Authority will be limited to the scope required by the application process.

Authorized Signature:  _____ Date: 12/9/2025
Signed by:
FBA7E3820DF6440...

Printed Name and Role: Tim Bernard, Owner



DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORMWATER APPLICATION CHECKLIST

Applicant: Bernard Holdings, LLC		
Project Name: Odlin Road Warehouse Facility		
Town: Bangor, Maine		
Application Type:	<input checked="" type="checkbox"/> Stormwater	<input type="checkbox"/> Site Law
Watershed Name: Sucker Brook		
Watershed Type:	<input checked="" type="checkbox"/> UIS	<input type="checkbox"/> Phosphorus <input type="checkbox"/> Neither

Project Area Information

	Existing to Remain ¹	New / Proposed	Total
Impervious (Im)	0 SF (0-acres)	61,834 SF (1.42-acres)	61,834 SF (1.42-acres)
Landscaped (Land)	0 SF (0-acres)	48,194 SF (1.11-acres)	48,194 SF (1.11-acres)
Developed (Dev) ²	0 SF (0-acres)	110,028 SF (2.53-acres)	110,028 SF (2.53-acres)

1- If area is not subject to treatment, provide reason and show in a separate column in the Water Quality Calc table.

2- Developed area = Impervious Area + Landscaped Area

A. BASIC STANDARD

1. Erosion and Sedimentation Controls (Appendix A, page 32 of Chapter 500:
<https://www.maine.gov/sos/cec/rules/06/096/096c500.docx> :)

- Guidance in Department [ESC BMP Manuals](#)

2. Inspection & Maintenance (Appendix B, page 37 of Chapter 500)

Construction Phase: Show on Plans the following:

- Responsibility for inspection and maintenance
- Construction schedule (how long will it take and in what sequence/critical path to build)
- Inspection frequency
- Scope of inspection
- Inspector qualifications
- Define storm event that triggers a wet weather inspection (0.5” of rain in 24 hours)
- Documentation (3 years minimum)

Post-Construction: Include in written I&M Plan the following:

- Responsibility for inspection and maintenance
- Inspection frequency for each BMP
- Inspection form for each BMP
- Inspector qualifications
- Define storm event that triggers a wet weather inspection (1” of rain in 24 hours)
- Documentation (5 years, minimum)
- Project is subject to Department 5-Year Recertification

3. Good Housekeeping (Appendix C, page 41 of Chapter 500)

- Show all seven elements on Plans.

B. GENERAL STANDARD

Must provide the following on WQ Treatment Plan: All BMPs with subcatchments including time of concentration (Tc) lines, flow lengths and flow types.

1. Soil Explorations (test pit completed by a certified soil scientist) at each proposed BMP

- Include test pit summary table on detail plan.
- If there is potential ledge, address in design.
- If shallow groundwater, address in design.

2. Treatment Standards (modify to fit project): Fill out the following table for the applicable standards that apply.

Applicable Standard	Section in Ch. 500	Required Treatment (Im / Dev)	Area Eligible		Area Treated		Provided Treatment %	
			Im	Dev	Im	Dev	Im	Dev
General Standard	4(C)(2)(a)(i)	95% / 80%	61,834 SF (1.42-acres)	110,028 SF (2.53-acres)	60,418 SF (1.39-acres)	92,453 SF (2.12-acres)	97.7%	84.0%
Increased Runoff Treated ¹	4(C)(2)(a)(ii)	90% / 80% min						
% Parcel Developed ²	4(C)(2)(a)(iii)	90% / 75% min						
Redevelopment ³ (Dev Area)	4(C)(2)(d)	0% min (SW) 50% min (Site)						
Linear	4(C)(5)(c)	75% / 50% min						
Other: Offsite Treatment/Mitigation								
Project Total Area =			61,834 SF (1.42-acres)	110,028 SF (2.53-acres)	60,418 SF (1.39-acres)	92,453 SF (2.12-acres)	97.7%	84.0%

1- If proposing to treat more than the first flush, state why meeting Ch. 500, § 4(C)(2)(a)(i) is not practicable.

2- Reduced % based on portion of parcel developed.

3- Include pollutant impact ranking calculations (current and proposed) and a figure showing the Redevelopment window.

3. Proposed BMPs: Please provide the following information on the Table below for EACH BMP.

BMPs Proposed	#	Pretreatment	Sizing cales	Detail on Plans ¹	CPV Draindown Time	HydroCAD
Roof Drip Edge Filter	1					
Roof Drip Edge Filter	2					
GUSF	1					
GUSF	2					

1- BMP details (cross sections, elevation sections, plan view)

Link to Stormwater Design BMP Volumes I, II, III

<https://www.maine.gov/dep/land/stormwater/stormwaterbmps/index.html>

- Provide Construction Oversight Notes.
- If BMP is unlined, review and satisfy (Appendix E Sections 4(b) and 4(c), page 50 of Chapter 500).
- Treatment buffers (Appendix F, page 56 of Chapter 500): must provide sample deed restriction (Appendix G, page 64 of Chapter 500).
- Infiltration must satisfy Appendix D, page 44 of Chapter 500.
- Is conveyance designed to a 10-year, 24-hour storm?
- Is a drainage easement required for any areas to be flooded?
- Discharge to a public storm sewer system: Must provide authorization from the authority.

If proposing Proprietary BMPs, provide:

- Letter from vendor approving sizing and siting
<https://www.maine.gov/dep/land/stormwater/stormwaterbmps/index.html>.
- Executed 5-Year I&M Agreement with a provider approved by vendor.
- Narrative section and specific inspection forms in the written I&M Plan.
- Pervious pavement: Must provide Executed 5-Year I&M Agreement and vacuum equipment used.

C. PHOSPHORUS STANDARD

MUST provide on the WQ Treatment Plan: BMPs with subcatchments including time of concentration (Tc) lines, flow lengths and flow types;

Provide export calculations clearly showing distinct BMPs: Phosphorus Table Calculations
[Worksheet 4 july 2015.xlsx](#).

D. FLOODING STANDARD

1. Add pre- and post- peak flow rates table to post development plan for storms (2-, 10-, 25-year).
2. Is primary access road passable up to a 25-year, 24-hour storm?
3. If requesting a waiver of the Flooding Standard, must state justification for the waiver.
4. HydroCad or other runoff model
 - If post peak flow rate is > pre-peak flow, a waiver request will be needed with justification Ch. 500, § 4(F)(3)(a) or (b),
 - If discharging to wetland see Chap. 500, § 4(I).

This checklist has been designed by DEP stormwater engineers as a guidance tool to assist applicants and their consultants when preparing stormwater applications. Completing the checklist is recommended and valuable, but it is not a substitute for reviewing Ch. 500, and completing all the items on the checklist does not automatically mean all the Ch. 500 requirements have been satisfied. The contents of Ch. 500 should be reviewed carefully for the applicable requirements that apply to your proposed project.

I have reviewed this checklist and included in my submission all the required elements of this checklist that apply to the proposed project.

Maine Engineer of Record:

(Revised 1.16.2025)


Signature

December 10, 2025

Date

Justine Drake, PE, Hinckley Hill Designs, LLC

Name (print)

GENERAL STANDARDS SUBMISSION

The following information is provided as a requirement of the General Standards Submission.

NARRATIVE

This narrative has been prepared in accordance with the Maine Department of Environmental Protection (MDEP) *Chapter 500* rules for Bernard Holdings, LLC. (Applicant, Bernard Holdings). Bernard Holdings is proposing to construct a two 250-foot by 60-foot warehouse facility, each with ten individual units. The warehouse units will be available to the public for lease. The project area (Site) extends over two parcels identified by the City of Bangor on Tax Map 10 as Lots 10A and 10B. The Site will be accessed by the existing access (to be improved) on the westerly parcel. The properties are currently vacant and are in the Urban Industry District. The development is in the Sucker Brook watershed, and therefore, the threshold for the Maine Department of Environmental Protection Stormwater Permit is reduced to 20,000 square feet of impervious area.

This project involves the clearing of approximately 1,561 square feet (SF), the construction of 61,834 SF of impervious area and 110,028 SF of developed area. As a result, the Applicant must meet the **Basic Standards** and **General Standards Submission**. The Applicant will treat runoff from at least 95% of the proposed impervious area and 80% of the developed area from the Site.

Temporary erosion control measures will be in place prior to the start of any construction. Erosion control measures, both temporary and permanent, will be installed and maintained in accordance with Section 14.0 of this application. Upon completion of the construction and stabilization of all disturbed areas, temporary erosion control measures will be removed.

STORMWATER QUALITY CONTROL NARRATIVE

In order to improve the water quality of stormwater runoff from the development, several treatment methods are proposed. A roof drip edge filter will be constructed along the southern length of each building to treat stormwater runoff from the south side of each building rooftop. A grassed underdrained soil filter will be constructed on Map R10 Lot 10A to treat runoff from the northern portion of the western building's roof and the associated parking and landscaped area. A second grassed underdrained soil filter will be constructed on Map R10 Lot 10B to treat runoff from the northern portion of the eastern building's roof, the associated parking lot and landscaped area, and the driveway entrance to the Site.

The following table summarizes proposed impervious and developed areas and associated treatment methods.

PROJECT AREA

TOTAL PROJECT AREA	IMPERVIOUS AREA	DEVELOPED AREA
Site area	61,834 (1.42-acres)	110,028 SF (2.53-acres)

The following table identifies the quantity of impervious and developed areas from which stormwater runoff will be treated by each proposed stormwater treatment method.

STORMWATER TREATMENT SYSTEMS

TREATMENT METHOD	TREATED AREA	
	IMPERVIOUS AREA	DEVELOPED AREA
Roof Drip Edge Filter 1	7,500 SF (0.17-acres)	9,500 SF (0.22-acres)
Roof Drip Edge Filter 2	7,500 SF (0.17-acres)	9,500 SF (0.22-acres)
Grassed Underdrained Soil Filter 1	19,206 SF (0.44-acres)	30,225 SF (0.69-acres)
Grassed Underdrained Soil Filter 2: Site Area	26,212 SF (0.61-acres)	43,228 SF (0.99-acres)
TOTAL SITE AREA TREATED	60,418 SF (1.39-acres)	92,453 SF (2.12-acres)
PERCENTAGE OF SITE AREA TREATED	97.7 %	84.0 %

SIZING CALCULATIONS

The proposed stormwater quality control devices have been designed in accordance with the standards outlined in Stormwater Management for Maine, Volume II BMP Manual, May 2016. Construction and maintenance will be done according to the standards outlined in this manual.

Abbreviations

CF = cubic feet
SF = square feet
ft = feet
in = inches
lbs = pounds

ROOF DRIP EDGE FILTERS 1 AND 2

Roof Area Draining to Filter: 7,500 SF
Rainfall Intensity for a 25-yr storm (MDEP Chapter 500, Penobscot South): 4.9 in
Stone Porosity = 0.4

$$7,500 \text{ SF} \times 4.9 \text{ in} = 3,062.5 \text{ CF}$$

$$3,062.5 \text{ CF} / 0.4 = 7,565.25 \text{ CF Stone}$$

$$7,565.25 \text{ CF} / 8 \text{ ft wide} / 250 \text{ ft long} = \mathbf{3.83 \text{ ft deep (3.9 ft depth provided)}}$$

GRASSED UNDERDRAINED SOIL FILTER 1

Impervious Area Draining to Filter: 19,206 SF
Landscaped Area Draining to Filter: 11,019 SF
Sanded Area Draining to Filter: 10,890 SF (0.25-acres)

Sediment Basin Sizing

$$10 \text{ storms / year} \times \text{sanded acres} \times 500 \text{ lbs/acre-storm} \times 1/90 \text{ lbs/CF} =$$
$$10 \times .25 \times 500 \times 1/90 = \mathbf{14.2 \text{ CF}}$$

Volume

$$1 \text{ in} \times \text{impervious area} + 0.4 \text{ in} \times \text{landscaped area} =$$
$$1 \text{ in} \times 19,206 \text{ SF} + 0.4 \text{ in} \times 11,019 \text{ SF}$$
$$= 1,600.5 \text{ CF} + 367.3 \text{ CF} = \mathbf{1,967.8 \text{ CF}}$$

Filter Area

$$1,967.8 \text{ CF} / 1.5 \text{ ft} = \mathbf{1,311.9 \text{ SF (1,344 SF provided)}}$$

Filter Area Ratio (> 5% of impervious area and >2% of landscaped area)

$$\text{Impervious Area Ratio} = 1,344 \text{ SF} / 19,206 \text{ SF} \times 100 = 7.0\%$$

$$\text{Landscaped Area Ratio} = 1,344 \text{ SF} / 10,058 \text{ SF} \times 100 = 13.4\%$$

GRASSED UNDERDRAINED SOIL FILTER 2

Impervious Area Draining to Filter: 26,212 SF

Landscaped Area Draining to Filter: 17,016 SF

Volume

1 in x impervious area + 0.4 in x landscaped area =

1 in x 26,212 SF + 0.4 in x 17,016 SF

= 2,184.3 CF + 567.2 CF = **2,751.5 CF**

Filter Area

2,751.5 CF / 1.5 ft = **1,834.4 SF (1,870 SF provided)**

Filter Area Ratio (> 5% of impervious area and >2% of landscaped area)

Impervious Area Ratio = 1,870 SF / 26,212 SF x 100 = 7.1%

Landscaped Area Ratio = 1,870 SF / 17,016 SF x 100 = 11.0%

APPENDIX 1

DEED

N O T

N O T

Thence and along a curve to the right and Southeasterly on arc length of 80.2945 ($a=8^{\circ}59'53''$, $R=1098.71'$) to an iron pin on the sideline of said road; O F F I C I A L

C O P Y

C O P Y

Thence South $38^{\circ}02'58''$ East along the Southwesterly sideline one hundred seventy and 42/100ths (170.42) feet to an iron pin on the side of the Odlin Road;

Thence Southeasterly along a curve to the left on arc distance of eight and 1/100ths (8.01) feet to an iron pin set ($a=41^{\circ}09'06''$, $R=484.77'$) on the side of the Odlin Road; O F F I C I A L

C O P Y

C O P Y

Thence South $9^{\circ}25'46''$ West a distance of two hundred eighty-six (286) feet to an iron pin set on the Northerly limits of land of the United States of America (Interstate 95);

Thence North $80^{\circ}34'14''$ West along the limits of Interstate 95 a distance of two hundred sixty-three and 03/100ths (263.03) feet to an iron pin set at the Southeast corner of aforesaid James W. Butler, Jr. property;

Thence North $18^{\circ}09'19''$ East along the East line of Butler four hundred sixty-four (464) feet to the point of beginning.

PARCEL TWO

A certain lot or parcel of land situated in the City of Bangor, County of Penobscot and State of Maine and bounded and described as follows:

Beginning at an iron pin set on the southwesterly sideline of the Odlin Road leading from Bangor to Hermon, said pin being the Northeast corner of land now or formerly of James W. Butler, Jr., as recorded in the Penobscot Registry of Deeds in Book 4414, Page 250;

Thence along a curve to the right and Southeasterly on arc length of 80.2945 ($a=8^{\circ}59'53''$, $R=1098.71'$) to an iron pin on the sideline of said road;

Thence South thirty-eight degrees two minutes fifty-eight seconds East ($S 38^{\circ}02'58'' E$) along the Southwesterly sideline 170.42' to an iron pin on the side of the Odlin Road;

Thence Southeasterly along a curve to the left an arc distance of 8.01' to an iron pin set ($a=41^{\circ}09'06''$, $R=484.77'$) on the side of the Odlin Road;

Thence South nine degrees twenty-five minutes forty-six seconds West ($S 09^{\circ}25'46'' W$) a distance of 286.00' to an iron pin set on the Northerly limits of land of the United States of America (Interstate 95);

Thence North eighty degrees thirty-four minutes fourteen seconds West ($N 80^{\circ}34'14'' W$) along the limits of Interstate 95 a distance of 263.03' to an iron pin set at the Southeast corner of aforesaid James W. Butler, Jr., property;

Thence North eighteen degrees nine minutes nineteen seconds East ($N 18^{\circ}09'19'' E$) along the

N O T

N O T

East line of Butler 464.00^A to the point of beginning. Containing ^A2.02 acres, more or less.

O F F I C I A L O F F I C I A L

THIS CONVEYANCE IS MADE SUBJECT TO an easement from T Properties to Bangor Hydro-Electric Company dated June 9, 2000 and recorded in Volume 7408, Page 26 of Penobscot County Registry of Deeds.

N O T

All of the above described premises are conveyed subject to the outlet drainage structures, drainage rights, clearing easements, and any other rights as taken by the Maine State Highway Commission as recorded in Penobscot County Registry of Deeds in Volume 1759, Page 360 and by the Receipt and Confirmation of Taking dated February 20, 1961 and recorded in Penobscot County Registry of Deeds in Volume 1768, Page 364.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Meaning and intending to convey the premises described in deed of T Properties to Valerie E. Hillman dated December 28, 2000 and recorded in the Penobscot County Registry of Deeds at Book 7566, Page 35.

WITNESS my hand and seal this 20th day of March, 2024.

Valerie E. Hillman
VALERIE E. HILLMAN

STATE OF MAINE
COUNTY OF PENOBSCOT

March 20, 2024

Personally appeared the above named **Valerie E. Hillman** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Gregory P. Dorr

Notary Public *Attorney-at-law*
Print Name: *Gregory P. Dorr*
Commission Expires:

LD/cm
NTS

Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

APPENDIX 2
SITE PHOTOS

SITE PHOTOS

Figure 1: Existing gravel driveway entrance looking south (*JAD, June 2, 2025*).



Figure 2: Existing gravel driveway entrance looking west (*JAD, June 2, 2025*).



Figure 3: Map R10 Lot 10b (*JAD, June 2, 2025*).



Figure 4: Map R10 Lot 10a (*JAD, June 2, 2025*).



APPENDIX 3

NOTICES

Professional Notice Certification

Public Notice

Abutters List

PUBLIC NOTICE INSTRUCTIONS AND CERTIFICATION

The Department's Chapter 2 rules, *Processing of Applications and Other Administrative Matters*, require an applicant to provide public notice within 30 days prior to filing a license application for most projects or activities requiring a permit from the Department (see Chapter 2, §13). In the notice, the applicant must provide the information included in the Department's Notice of Intent to File form. "Abutter" for the purposes of public notice means any person who owns property that is contiguous with the property on which the project requiring a license from the Department is proposed.

1. **Newspaper:** You must publish the Notice of Intent to File in a newspaper circulated in the area where the activity is located. The notice must appear in the newspaper within 30 days prior to the filing of the application with the Department. You may use the attached Notice of Intent to File form, or one containing identical information, for newspaper publication.
2. **Abutters and Others Owning Land Within 1,000 Feet:** You must mail a copy of the Notice of Intent to File to abutters and all persons owning land within 1,000 feet of the proposed project. Their names and addresses can be obtained from the town tax maps or local officials. They must receive notice within 30 days prior to the filing of the application with the Department.
3. **Municipal Office or County Commissioner(s):** You must mail a copy of the Notice of Intent to File and a duplicate of the entire application to the Municipal Office or, if the proposed project is located in an unorganized or deorganized area of the State, to the county commissioner(s). The Municipal Office or county commissioner(s) must receive notice within 30 days prior to the filing of the application with the Department.

ATTACH a copy of the published notice and a list of persons to whom notice was provided.

CERTIFICATION

By signing below, the applicant or authorized agent certifies that:

1. A Notice of Intent to File was published in a newspaper circulated in the area where the project site is located within 30 days prior to filing the application;
2. A mailing of the Notice of Intent to File was sent to all abutters and all other persons owning land within 1,000 feet of the proposed project within 30 days prior to filing of the application;
3. A mailing of the Notice of Intent to File, and a duplicate copy of the application was sent to the town office of the municipality in which the project is located or, if applicable, to the county commissioner(s); and
4. Provided notice of and held a public informational meeting, if required, in accordance with the Department's Chapter 2 rules, §12, prior to filing the application. Notice of the meeting was sent to abutters and all other persons owning land within 1,000 feet of the proposed project and to the town office of the municipality in which the project is located or to the county commissioner(s), as applicable, at least at least ten days prior to the meeting. Notice of the meeting was also published once in a newspaper circulated in the area where the project site is located at least seven days prior to the meeting.

The Public Informational Meeting was held on N/A .
(Date)

Approximately N/A members of the public attended the Public Informational Meeting.



Signature of Applicant or Authorized Agent

November 28, 2025

Date

Legal Notices

PUBLIC NOTICE: NOTICE OF INTENT TO FILE:

Please take notice that Bernard Holdings, LLC, with a mailing address of 550 Odlin Road, Bangor, Maine 04401 (207-659-9719) is intending to file a Stormwater Management Law Permit application with the Maine Department of Environmental Protection (DEP) pursuant to the provisions of 38 M.R.S. § 420 D and 38 M.R.S. § 344 on or about December 8, 2025. The application is for a proposed warehouse facility to be located off Odlin Road on lots identified by the City of Bangor as Map R10 Lots 10A and 10B. The application will be filed for public inspection on the DEP's website at: <https://www.maine.gov/dep/mels/hub.html>. A copy of the application may also be seen at the municipal office in Bangor, Maine. The DEP review period for a Stormwater application is 90 calendar days. A decision made by the Commissioner to approve the application is appealable to the Board of Environmental Protection. An aggrieved person must file the appeal within 30 days of the date of a final license decision of the Commissioner. An appeal must be filed in accordance with Section 23 of the Department's Chapter 2 rules, Processing of Applications and Other Administrative Matters. For more information, please visit: <https://www.maine.gov/dep/publications/is-appeal.html>.

December 4, 2025

ABUTTERS AND OTHERS OWNING LAND WITHIN 1,000 FEET

OWNER	MAILING ADDRESS	MAP – LOT	PROPERTY LOCATION
Eurovia Atlantic Coast LLC	1936 Lee Road, Suite 300 Winter Park, Florida 32789	R10-002-A	915 Odlin Rd Bangor, Maine 04401
		R10-009	974 Odlin Rd Bangor, Maine 04401
		R10-003	769 Odlin Rd, Bangor Maine 04401
		R10-001	953 Odlin Rd Bangor, Maine 04401
		R10-002	801 Odlin Rd Bangor, Maine 04401
Sierra N. Blake	976 Odlin Rd Bangor, Maine 04401	R10-008	976 Odlin Rd Bangor, Maine 04401
Philip Rush	120 Mt. View Ave Bangor, Maine 04401	R10-010	824 Odlin Rd Bangor, Maine 04401
Concord Coachline Inc.	7 Langdon St Concord, New Hampshire 03301	R10-011	796 Odlin Rd Bangor, Maine 04401
LMP Properties LLC	P O BOX 28 Dover-Foxcroft, Maine 04426	R10-012	Odlin Rd Bangor, Maine 04401
Thibodeau Realty & Development Corp	892 Odlin Rd Bangor, Maine 04401	R10-008-A	924 Odlin Rd Bangor, Maine 04401
Blaine D Harvey	868 Bog Rd Hermon, Maine 04401	R10-011-A	Odlin Rd Bangor, Maine 04401
JIF Management of Maine, LLC	145 Warren Ave Portland, Maine 04103	R10-002-B	781 Odlin Rd Bangor, Maine 04401
Coastal Door Company	PO BOX 714 Brewer, Maine 04412	R10-008-B	Odlin Rd Bangor, Maine 04401
Edwin A. Rideout, Jr.	190 Ammo Industrial Park Bangor, Maine 04401	10-0-058	Bangor Line Hampden, Maine 04401
Michael J. Thornton	PO Box 529 Milford, Maine 04461	10-0-061	Bangor Line Hampden, Maine 04401
E&S Properties LLC	190 Ammo Industrial Park Bangor, Maine 04401	10-0-056	Ammo Park Road Hampden, Maine 04401

APPENDIX 4

EROSION AND SEDIMENTATION CONTROL PLAN

BASIC STANDARDS SUBMISSION

EROSION AND SEDIMENTATION CONTROL

The proposed construction project will require activities that involve filling, displacing or exposing soil or other earthen materials and as a result, temporary and permanent erosion control measures shall be implemented to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource. Measures must remain in place and functional until the site is permanently stabilized and must be completed in accordance with **Maine Erosion and Sediment Control BMPs Maine Department of Environmental Protection**.

The proposed location and use of erosion control measures on site are shown on the plan set. Bernard Holdings, LLC (Owner) and the selected Contractor(s) will be responsible for the maintenance of erosion control measures.

1. Pollution prevention. Minimize disturbed areas and protect natural downgradient buffer areas to the extent practicable. Control stormwater volume and velocity within the site to minimize soil erosion. Minimize the disturbance of steep slopes. Control stormwater discharges, including both peak flow rates and volume, to minimize erosion at outlets. The discharge may not result in erosion of any open drainage channels, swales, stream channels or stream banks, upland, or coastal or freshwater wetlands off the project site.

2. Sediment barriers. Prior to construction, properly install sediment barriers at the downgradient edge of any area to be disturbed and adjacent to any drainage channels within the disturbed area. Sediment barriers should be installed downgradient of soil or sediment stockpiles and stormwater prevented from running onto the stockpile. Maintain the sediment barriers by removing accumulated sediment, or removing and replacing the barrier, until the disturbed area is permanently stabilized.

3. Stabilized construction entrance. Prior to construction, properly install a stabilized construction entrance (SCE) at all points of egress from the site. The SCE is a stabilized pad of aggregate, underlain by a geotextile filter fabric, used to prevent traffic from tracking material away from the site onto public right-of-ways. Maintain the SCE until all disturbed areas are stabilized.

4. Temporary stabilization. Within 7 days of the cessation of construction activities in an area that will not be worked for more than 7 days, stabilize any exposed soil with mulch, or other non-erodible cover.

5. Removal of temporary measures. Remove any temporary control measures, such as silt fence, within 30 days after permanent stabilization is attained. Remove any accumulated sediments and stabilize.

6. Permanent stabilization. If the area will not be worked for more than one year or has been brought to final grade, then permanently stabilize the area within 7 days by planting vegetation,

seeding, sod, or through the use of permanent mulch, or riprap, or road sub-base. If using vegetation for stabilization, select the proper vegetation for the light, moisture, and soil conditions; amend areas of disturbed subsoils with topsoil, compost, or fertilizers; protect seeded areas with mulch or, if necessary, erosion control blankets; and schedule sodding, planting, and seeding so to avoid die-off from summer drought and fall frosts. Newly seeded or sodded areas must be protected from vehicle traffic, excessive pedestrian traffic, and concentrated runoff until the vegetation is well-established with 90% cover by healthy vegetation. If necessary, areas must be reworked and restabilized if germination is sparse, plant coverage is spotty, or topsoil erosion is evident. One or more of the following may apply.

(a) *Seeded areas.* For seeded areas, permanent stabilization means a 90% cover of the disturbed area with mature, healthy plants with no evidence of washing or rilling of the topsoil.

(b) *Sodded areas.* For sodded areas, permanent stabilization means the complete binding of the sod roots into the underlying soil with no slumping of the sod or die-off.

(c) *Permanent Mulch.* For mulched areas, permanent mulching means total coverage of the exposed area with an approved mulch material. Erosion Control Mix may be used as mulch for permanent stabilization according to the approved application rates and limitations.

(d) *Riprap.* For areas stabilized with riprap, permanent stabilization means that slopes stabilized with riprap have an appropriate backing of a well-graded gravel or approved geotextile to prevent soil movement from behind the riprap. Stone must be sized appropriately. It is recommended that angular stone be used.

(f) *Paved areas.* For paved areas, permanent stabilization means the placement of the compacted gravel subbase is completed, provided it is free of fine materials that may runoff with a rain event

(g) *Ditches, channels, and swales.* For open channels, permanent stabilization means the channel is stabilized with a 90% cover of healthy vegetation, with a well-graded riprap lining, turf reinforcement mat, or with another non-erosive lining such as concrete or asphalt pavement. There must be no evidence of slumping of the channel lining, undercutting of the channel banks, or down-cutting of the channel.

7. Winter Construction. "Winter construction" is construction activity performed during the period from November 1 through April 15, which is not anticipated for this project. If disturbed areas are not stabilized with permanent measures by November 1 or new soil disturbance occurs after November 1, but before April 15, then these areas must be protected and runoff from them must be controlled by additional measures and restrictions.

(a) *Site Stabilization.* For winter stabilization, hay mulch is applied at twice the standard temporary stabilization rate. At the end of each construction day, areas that have been brought to final grade must be stabilized. Mulch may not be spread on top of snow.

(b) *Ditch*. All vegetated ditch lines that have not been stabilized by November 1, or will be worked during the winter construction period, must be stabilized with an appropriate stone lining backed by an appropriate gravel bed or geotextile unless specifically released from this standard by the Department.

(c) *Slopes*. Mulch netting must be used to anchor mulch on all slopes greater than 8% unless erosion control blankets or erosion control mix is being used on these slopes.

8. Stormwater channels. Ditches, swales, and other open stormwater channels must be designed, constructed, and stabilized using measures that achieve long-term erosion control. Ditches, swales and other open stormwater channels must be sized to handle, at a minimum, the expected volume run off. Each channel should be constructed in sections so that the section's grading, shaping, and installation of the permanent lining can be completed the same day. If a channel's final grading or lining installation must be delayed, then diversion berms must be used to divert stormwater away from the channel, properly spaced check dams must be installed in the channel to slow the water velocity, and a temporary lining installed along the channel to prevent scouring. The channel should receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.

9. Sediment basins. Accumulated sediment must be removed as needed from the basin to maintain at least $\frac{1}{2}$ of the design capacity of the basin. The use of cationic treatment chemicals, such as polymers, flocculants, or other chemicals that contain an overall positive charge designed to reduce turbidity in stormwater must receive prior approval from the Department. When requesting approval to use cationic treatment chemicals, you must describe appropriate controls and implementation procedures to ensure the use will not lead to a violation of water quality standards. In addition, you must specify the type(s) of soil likely to be treated on the site, chemicals to be used and how they are to be applied and in what quantity, any manufacturer's recommendations, and any training had by personnel who will handle and apply the chemicals.

10. Roads. The entrance road must be constructed with a superelevation to ensure that stormwater is delivered immediately to adjacent stable ditches.

11. Culverts. Culvert inlets must be protected with appropriate materials for the expected entrance velocity, and protection must extend at least as high as the expected maximum elevation of storage behind the culvert. Culvert outlet protection measures must be designed and constructed to stay within the channel limits.

12. Parking areas. Parking areas must be constructed to ensure runoff is delivered to adjacent swales or catch basins without eroding areas downslope. The parking area's subbase compaction and grading must be done to ensure runoff is evenly distributed to adjacent vegetation or side slopes. Catch basins must be located and set to provide enough storage depth at the inlet to allow inflow of peak runoff rates without by-pass of runoff to other areas.

APPENDIX 5
INSPECTION AND MAINTENANCE

BASIC STANDARDS SUBMISSION
INSPECTION AND MAINTENANCE

The Owner (Tim Bernard, Bernard Holdings, LLC) and selected Contractor (to be determined) are responsible for inspection and corrective actions, maintenance and documentation as described below, as well as procuring a third-party inspector as required by the Maine Department of Environmental Protection during construction. Justine Drake, PE, is responsible for the stormwater management design as the Engineer of Record. The Owner is responsible for completing post-construction and re-certification activities described herein. Contact information for the responsible parties follows:

Owner:

Bernard Holdings, LLC (Attn: Tim Bernard)
550 Odlin Road
Bangor, Maine 04401
bangormuscle@gmail.com

Engineer of Record:

Justine Drake, PE, Hinckley Hill Designs, LLC
3409 Union Street
Levant, Maine 04456
justine@hinckleyhilldesigns.com

1. During construction. The following standards must be met during construction.

(a) Inspection and corrective action. Inspect disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. Inspect these areas at least once a week as well as before and within 24 hours after a storm event (rainfall), and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections.

(b) Maintenance. If best management practices (BMPs) need to be repaired, the repair work should be initiated upon discovery of the problem but no later than the end of the next workday. If additional BMPs or significant repair of BMPs are necessary, implementation must be completed within 7 calendar days and prior to any storm event (rainfall). All measures must be maintained in effective operating conditions until areas are permanently stabilized.

(c) Documentation. Keep a log (see example herein) summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need

maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to Department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

2. Post-construction. The following standards must be met after construction.

(a) *Plan.* See the attached plan set with the inspection and maintenance schedule.

(b) *Inspection and maintenance.* All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in the permit, shall conduct the inspections. The following areas, facilities, and measures must be inspected and identified deficiencies must be corrected. Areas, facilities, and measures other than those listed below may also require inspection on a specific site. Inspection or maintenance tasks other than those discussed below must be included in the maintenance plan developed for a specific site.

- (i) Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.
- (ii) Inspect ditches, swales and other open stormwater channels in the spring, in late fall, and after heavy rains to remove any obstructions to flow, remove accumulated sediments and debris, to control vegetated growth that could obstruct flow, and to repair any erosion of the ditch lining. Vegetated ditches must be mowed at least annually or otherwise maintained to control the growth of woody vegetation and maintain flow capacity. Any woody vegetation growing through riprap linings must also be removed. Repair any slumping side slopes as soon as practicable. If the ditch has a riprap lining, replace riprap on areas where any underlying filter fabric or underdrain gravel is showing through the stone or where stones have dislodged. The channel must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or side slopes.
- (iii) Inspect culverts in the spring, in late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet.
- (iv) Inspect and clean out catch basins. Clean-out must include the removal and legal disposal of any accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins. If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil absorptive pads).

- (v) Inspect at least one per year, each underdrained filter, including the filter embankments, vegetation, underdrain piping, and overflow spillway. Remove and dispose of accumulated sediments in the filter. If needed, rehabilitate any clogged surface linings, and flush underdrain piping.
- (vi) Inspection each roof drip-edge filter at least one per year. Remove sediment and debris from the reservoir course annually, and confirm that the drainage outlet is draining freely.

(c) Regular maintenance. Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader. Grading of gravel areas, or grading of the gravel shoulders of paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder. If water bars or open-top culverts are used to divert runoff from road surfaces, clean-out any sediments within or at the outlet of these structures to restore their function.

(d) Documentation. Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department staff and a copy provided to the Department upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

3. Re-certification. Submit a certification of the following to the Department within three months of the expiration of each five-year interval from the date of issuance of the permit.

(a) Identification and repair of erosion problems. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) Inspection and repair of stormwater control system. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.

(c) Maintenance. The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the Department, and the maintenance log is being maintained.

4. Duration of maintenance. Perform maintenance as described and required in the permit.

INSPECTION AND MAINTENANCE LOG

INSPECTOR (Name and Qualifications)	INSPECTION DATE	MAJOR OBSERVATIONS (Note material storage areas, vehicle access points to the site and corrective action if required)

APPENDIX 6
HOUSEKEEPING PLAN

BASIC STANDARDS SUBMISSION

HOUSEKEEPING

1. Spill prevention. Controls must be used to prevent pollutants from construction and waste materials stored on site to enter stormwater, which includes storage practices to minimize exposure of the materials to stormwater. The site contractor or operator must develop, and implement as necessary, appropriate spill prevention, containment, and response planning measures.

2. Groundwater protection. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials. Any project proposing infiltration of stormwater must provide adequate pre-treatment of stormwater prior to discharge of stormwater to the infiltration area, or provide for treatment within the infiltration area, in order to prevent the accumulation of fines, reduction in infiltration rate, and consequent flooding and destabilization.

3. Fugitive sediment and dust. Actions must be taken to ensure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control, but other water additives may be considered as needed. A stabilized construction entrance (SCE) should be included to minimize tracking of mud and sediment. If off-site tracking occurs, public roads should be swept immediately and no less than once a week and prior to significant storm events. Operations during dry months, that experience fugitive dust problems, should wet down unpaved access roads once a week or more frequently as needed with a water additive to suppress fugitive sediment and dust.

4. Debris and other materials. Minimize the exposure of construction debris, building and landscaping materials, trash, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials to precipitation and stormwater runoff. These materials must be prevented from becoming a pollutant source.

5. Excavation de-watering. Excavation de-watering is the removal of water from trenches, foundations, coffer dams, ponds, and other areas within the construction area that retain water after excavation. In most cases the collected water is heavily silted and hinders correct and safe construction practices. The collected water removed from the ponded area, either through gravity or pumping, must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved by the Department.

6. Authorized Non-stormwater discharges. Identify and prevent contamination by non-stormwater discharges. Where allowed non-stormwater discharges exist, they must be identified and steps should be taken to ensure the implementation of appropriate pollution prevention

measures for the non stormwater component(s) of the discharge. Authorized non-stormwater discharges are:

- (a) Discharges from firefighting activity;
- (b) Fire hydrant flushings;
- (c) Vehicle washwater if detergents are not used and washing is limited to the exterior of vehicles (engine, undercarriage and transmission washing is prohibited);
- (d) Dust control runoff in accordance with permit conditions;
- (e) Routine external building washdown, not including surface paint removal, that does not involve detergents;
- (f) Pavement washwater (where spills/leaks of toxic or hazardous materials have not occurred, unless all spilled material had been removed) if detergents are not used;
- (g) Uncontaminated air conditioning or compressor condensate;
- (h) Uncontaminated groundwater or spring water;
- (i) Foundation or footer drain-water where flows are not contaminated;
- (j) Uncontaminated excavation dewatering);
- (k) Potable water sources including waterline flushings; and
- (l) Landscape irrigation.

7. Unauthorized non-stormwater discharges. The Department's approval under this Chapter does not authorize a discharge that is mixed with a source of non-stormwater. Specifically, the Department's approval does not authorize discharges of the following: Chapter 500: Stormwater Management 42 06-96 DEPARTMENT OF ENVIRONMENTAL PROTECTION

- (a) Wastewater from the washout or cleanout of concrete, stucco, paint, form release oils, curing compounds or other construction materials;
- (b) Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance;
- (c) Soaps, solvents, or detergents used in vehicle and equipment washing; and
- (d) Toxic or hazardous substances from a spill or other release.

APPENDIX 7

SOIL LOGS



WATERSHED RESOURCE CONSULTANTS, LLC
NATURAL RESOURCE AND SOIL SCIENCE CONSULTING

WRC 25121
October 8, 2025

Bernard Holdings, LLC.
Attention: Tim Bernard
550 Odlin Rd
Bangor, ME 04401

Subject: Soil Documentation Report
Proposed Stormwater System Areas
Bernard Holdings, LLC
Odlin Road
Bangor, Maine

Dear Tim,

This Soil Documentation Report presents the findings of soil documentation services conducted by Watershed Resource Consultants, LLC (WRC) within potential stormwater system areas for a proposed commercial development on the approximately 4-acre Bernard Holdings, LLC properties (R10-010-A and R10-010-A) on Odlin Road in Bangor, Maine (i.e., the “site”).

Exploration and Methodology

Watershed Resource Consultants, LLC (WRC) visited the site on September 30th, 2025, to document and classify soils within three potential stormwater system areas. Three test pit locations, one within each of these areas, were shown on a plan provided to WRC by Hinckley Hill Designs, LLC, the project engineers. Due to encounters with an asphalt slab at the westernmost test pit, WRC excavated two additional test pits in this area, for a total of five test pits on the property. Test pits were located with a mapping grade GPS receiver and their locations are shown on the Soil Documentation Plan attached in Appendix B. Test pit logs are also attached in Appendix B.

Five test pits, labeled TP-SW1, TP-SW2, TP-SW3, TP-SW4, and TP-SW5 were excavated up to a maximum depth of 8-feet in depth by Liberty Earthwork, subcontractor to WRC.

At the test pits, WRC documented soil horizon depths, soil texture, color, consistence, structure, depth of observed fill, depth to seasonal water table, depth to restrictive layer, depth to observed seeping, and depth to bedrock (if observed) to the depth of the test pit. Using the collected soil data, WRC then classified the observed soils to the closest Maine soil series based on data published by the Natural

WWW.WRCMAINE.COM

BAR HARBOR OFFICE: 1366 STATE HIGHWAY 102, #6 | BAR HARBOR, ME 04609 | (207) 944-7288
ORRINGTON OFFICE: P.O. BOX 145 | ORRINGTON, ME 04474 | (207) 385-6056



Resources Conservation Service (NRCS). WRC used published NRCS data on the soil series and the Maine Department of Environmental Protection (MDEP) E&SC BMP's¹ to obtain hydrologic soil group information, not including for Udorthents. The hydrologic soil group presented is based on NRCS published soils data/MDEP BMP's and does not represent laboratory or in-situ testing results.

Findings

Soil classifications and hydrologic soil groups for the test pits are included in Table 1, below.

<u>Table 1 – Test Pit Documentation Summary</u>					
Test Pit	Depth to Seasonal Water Table	Depth to Restrictive Layer	Depth to Bedrock	Soil Series	Hydrologic Soil Group (NRCS)
TP-SW1	N/O	33" (asphalt)	N/O	Udorthents	N/A
TP-SW2	60"	48"	72"	Udorthents	N/A
TP-SW3	66"	54"	N/O	Udorthents	N/A
TP-SW4	N/O	N/O	30"	Udorthents	N/A
TP-SW5	N/O	30" (asphalt)	84"	Udorthents	N/A

N/O = Not Observed to the depth of the Test Pit

N/A = Not Applicable for miscellaneous land types

The Udorthents documented at TP-SW1 and TP-SW5 contained 33 and 30 inches, respectively, of cobbly loam fill with debris (including bricks and asphalt), overlying what appears to be an asphalt slab at approximately 33 inches. At TP-SW2 and TP-SW3, 40 and 48 inches of fill were observed over apparently native glacial till deposits. Bedrock was observed at varying depths in TP-SW2, TP-SW4, and TP-SW5 prior to the 8-foot goal excavation depth.

Udorthents are a miscellaneous land type dominated by man-made soils to a minimum of 40-inches in depth. At this site, the man-made soils (fill) consisted of cobbly and gravelly loam, with varying amounts of debris such as asphalt, bricks, and concrete included. Man-made soils are variable in nature and do not have a NRCS Hydrologic Soil Group associated with them. In-situ or laboratory testing would be required to determine the infiltration rates in these soils.

¹ Maine Department of Environmental Protection. MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) Manual for Designers and Engineers, October 2016.



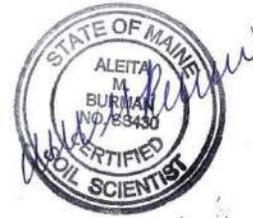
WRC 25121
October 8, 2025

Closing

WRC appreciates the opportunity to assist you during this phase of the project. If you have any questions, please contact us.

Sincerely,

Aleita M. Burman, Licensed Soil Scientist #LSS430
Principal | Watershed Resource Consultants, LLC



cc: Justine Drake, Hinckley Hill Designs, LLC

APPENDIX A
Limitations



WRC 25121
October 8, 2025

Appendix A – Limitations

The scope of Watershed Resource Consultants, LLC services has been limited to soil documentation services within proposed stormwater system areas at the Bernard Holdings, LLC property on Odlin Road in Bangor, Maine. This Report has been prepared for the exclusive use of Bernard Holdings, LLC. No warranty, expressed or implied, is made. The conclusions made in this report are based on the data obtained from the areas explored at the time of services.

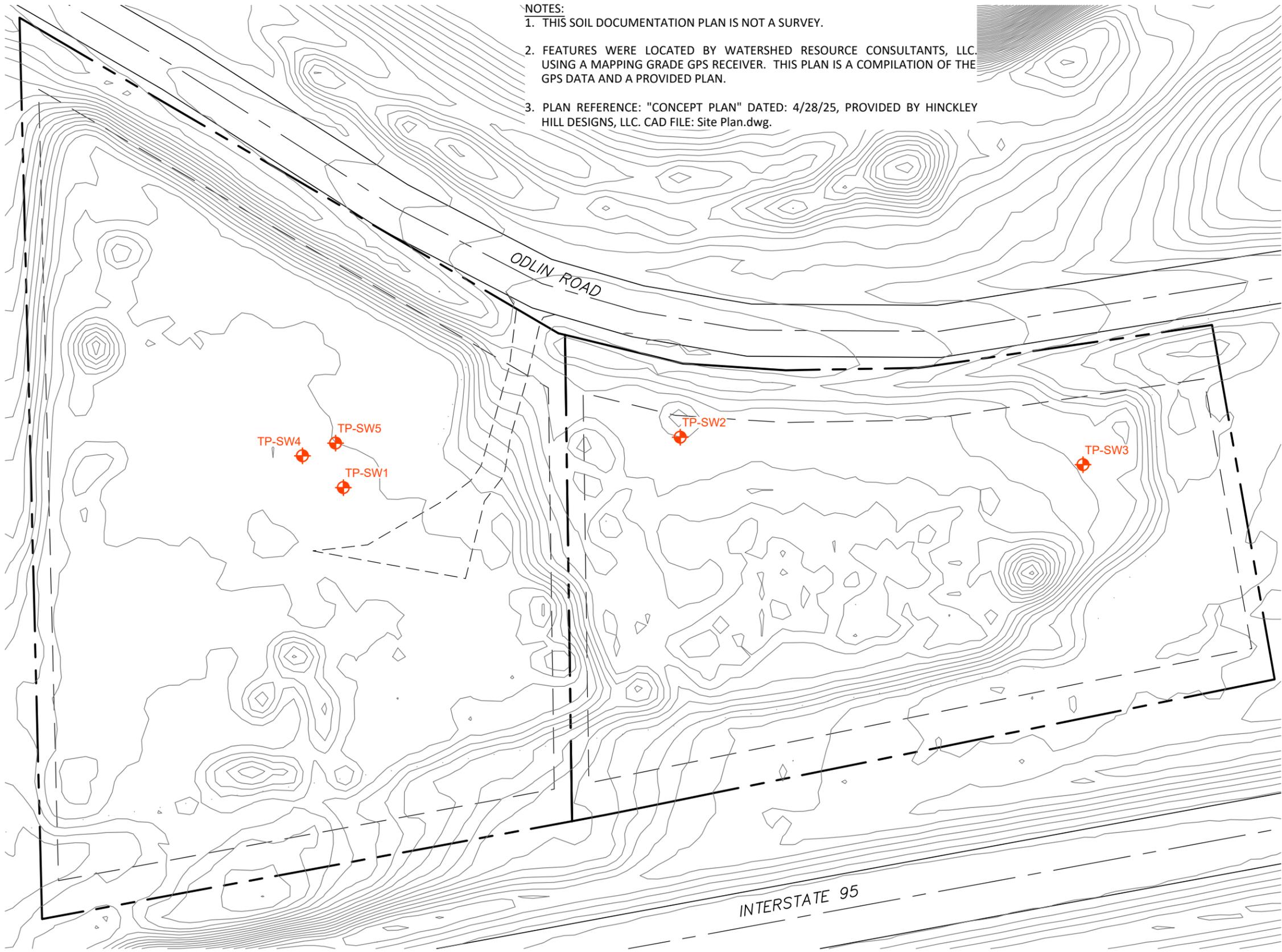
APPENDIX B

Test Pit Documentation Plan

Test Pit Logs

NOTES:

1. THIS SOIL DOCUMENTATION PLAN IS NOT A SURVEY.
2. FEATURES WERE LOCATED BY WATERSHED RESOURCE CONSULTANTS, LLC. USING A MAPPING GRADE GPS RECEIVER. THIS PLAN IS A COMPILATION OF THE GPS DATA AND A PROVIDED PLAN.
3. PLAN REFERENCE: "CONCEPT PLAN" DATED: 4/28/25, PROVIDED BY HINCKLEY HILL DESIGNS, LLC. CAD FILE: Site Plan.dwg.



SITE LOCATION MAP
SCALE: 1" = 4,000'

LEGEND

- - - - - PROJECT PARCEL
- TP-SW3 - TEST PIT

Watershed Resource Consultants, LLC.
1366 State Hwy 102 PO Box 145
#6 Bar Harbor, ME 04609 Orrington, ME 04474
(207) 944-7288 (207) 385-6056
rstamand@wrcmaine.com lburman@wrcmaine.com

**Do Not Use for Construction
For Regulatory Review Only**



Soil Documentation Plan	
Bernard Holdings, LLC. Odlin Road Bangor, Maine	
Job No.: 25121	Scale: 1" = 60'
Date: 10/07/2025	Sheet: 1

SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name: **Bernard Holdings LLC**

Applicant Name: **Bernard Holdings LLC**

Project Location (municipality): **Bangor**

Exploration Symbol # TP-SW1 Test Pit Boring Probe
0 " Organic horizon thickness Ground surface elev. _____
33 " Depth: of exploration, or to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
FILL 1 0-33"	10YR 3/2	COBBLY LOAM	NONE	COMPACT AT SURFACE	NONE
10					
20					
30					
40					
50					
60					
70					
80					
90					
100					
110					
120					
130					
140					
150					

LOWER LIMIT OF INVESTIGATION @ 33". ASPHALT SLAB AT BOTTOM OF TEST PIT.

SOME DEBRIS BRICKS ASPHALT.

Exploration Symbol # TP-SW4 Test Pit Boring Probe
0 " Organic horizon thickness Ground surface elev. _____
66 " Depth: of exploration, or to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
FILL 1 0-30"	10YR 3/2	COBBLY LOAM	NONE	COMPACT AT SURFACE	NONE
10					
20					
30					
40					
50					
60					
70					
80					
90					
100					
110					
120					
130					
140					
150					

LOWER LIMIT OF INVESTIGATION @ 66"

LEDGE UNEVEN SOME OLD OF A HORIZONS BUT PREVIOUSLY EXPOSED AT SURFACE.

SOME DEBRIS BRICKS ASPHALT.

Soil Series/Phase Name: **Udorthents** Limiting Factor Groundwater Restrictive Layer Bedrock
33 " Depth

Drainage Class **N/A** Slope 1 Percent Hydric Soil No Yes Hydrologic Soil Group **N/A**

ED SED WD MWD SPD PD VPD

Soil Series/Phase Name: **Udorthents** Limiting Factor Groundwater Restrictive Layer Bedrock
30 " Depth

Drainage Class **N/A** Slope 1 Percent Hydric Soil No Yes Hydrologic Soil Group **N/A**

ED SED WD MWD SPD PD VPD

SOIL SCIENTIST INFORMATION AND SIGNATURE

Aleita M. Burman
 Signature
Aleita M. Burman
 Name Printed

10/2/2025
 Date
SS430
 SS License No.



SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name: **Bernard Holdings LLC**

Applicant Name: **Bernard Holdings LLC**

Project Location (municipality): **Bangor**

Exploration Symbol # TP-SW2 Test Pit Boring Probe
0 " Organic horizon thickness Ground surface elev. _____
72 " Depth: of exploration, or to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
0	FILL 1 0-40"	2.5Y 4/3 COBBLY LOAM	NONE	FRIABLE	NONE
10	SOME DEBRIS- BRICKS		PLASTIC		
40	Oa 40-48"	10YR 2/2 MUCK	NONE	FRIABLE	NONE
50	B 48-60"	2.5Y 4/3 COBBLY FINE SANDY LOAM	BLOCKY	FIRM	NONE
60	C 60-72"	2.5Y 4/2 COBBLY FINE SANDY LOAM	BLOCKY	FIRM	C/M/P 10YR-3/6
80	R PRESUMED BEDROCK @ 6 TO 6.5 FEET				
90	LOWER LIMIT OF INVESTIGATION @72"				

Soil Series/Phase Name: **Udorthents** Limiting Factor 48 " Groundwater Restrictive Layer Bedrock
 Drainage Class N/A Slope 1 Percent Hydric Soil No Yes Hydrologic N/A Soil Group

Exploration Symbol # TP-SW3 Test Pit Boring Probe
0 " Organic horizon thickness Ground surface elev. _____
96 " Depth: of exploration, or to refusal

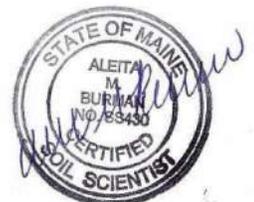
Horizon	Color	Texture	Structure	Consistence	Redox
0	FILL 1 0-48"	2.5Y 4/3 COBBLY LOAM	NONE	FRIABLE	NONE
40	Oa 40-48"	10YR 2/2 MUCK	NONE	FRIABLE	NONE
50	B 48-54"	2.5Y 4/3 COBBLY FINE SANDY LOAM	BLOCKY	FIRM	NONE
60	B 54-66"	2.5Y 4/3 COBBLY FINE SANDY LOAM	BLOCKY	FIRM	NONE
70	C 54-96"	2.5Y 4/2 COBBLY FINE SANDY LOAM	BLOCKY	FIRM	C/M/P 10YR-3/6
90	LOWER LIMIT OF INVESTIGATION @96"				

Soil Series/Phase Name: **Udorthents** Limiting Factor 54 " Groundwater Restrictive Layer Bedrock
 Drainage Class N/A Slope 3 Percent Hydric Soil No Yes Hydrologic N/A Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE

Aleita M. Burman
 Signature
Aleita M. Burman
 Name Printed

10/02/2025
 Date
SS430
 SS License No.



SOIL PROFILE / CLASSIFICATION INFORMATION

SOIL SCIENTIST DESCRIPTION OF SOIL CONDITIONS AT PROJECT SITES

Project Name: **Bernard Holdings LLC**

Applicant Name: **Bernard Holdings LLC**

Project Location (municipality): **Bangor**

Exploration Symbol # TP-SW5 Test Pit Boring Probe
0 " Organic horizon thickness Ground surface elev. _____
84 " Depth: of exploration, or to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
FILL 1 0-30"	10YR 3/2	COBBLY LOAM	NONE	COMPACT AT SURFACE	NONE
SOME DEBRIS-BRICKS, ASPHALT					
ASPHALT SLAB 30-36"					
FILL 2 36-84"	10YR 3/2	COBBLY LOAM	NONE	COMPACT AT SURFACE	NONE
DEBRIS INCLUDING CONCRETE SLABS AND PIECES OF ASPHALT					
R	LOWER LIMIT OF INVESTIGATION @84" POSSIBLE R (BEDROCK). POSSIBLE ORIGINAL GROUND AT 72" (DARKER DISCONTINUOUS LAYER)				

Soil Series/Phase Name: **Udorthents** Limiting Factor 30 " Groundwater Restrictive Layer Bedrock
 Drainage Class N/A Slope 1 Percent Hydric Soil No Yes Hydrologic N/A Soil Group

Exploration Symbol # _____ Test Pit Boring Probe
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth: of exploration, or to refusal

Horizon	Color	Texture	Structure	Consistence	Redox
(Empty grid with diagonal lines)					

Soil Series/Phase Name: _____ Limiting Factor _____ " Groundwater Restrictive Layer Bedrock
 Drainage Class _____ Slope _____ Percent Hydric Soil No Yes Hydrologic _____ Soil Group

SOIL SCIENTIST INFORMATION AND SIGNATURE

Aleita M. Burman
 Signature
Aleita M. Burman
 Name Printed

10/02/2025
 Date
SS430
 SS License No.





WATERSHED RESOURCE CONSULTANTS, LLC
NATURAL RESOURCE AND SOIL SCIENCE CONSULTING

WRC 25121
October 8, 2025

Bernard Holdings, LLC
Attention: Tim Bernard
550 Odlin Rd
Bangor, ME 04401

Subject: Summary Report of Protected Natural Resources
Bernard Holdings, LLC Property
Odlin Road, Bangor, Maine

Dear Tim,

This Summary Report of Protected Natural Resources Services presents a summary of the findings of protected natural resource field-delineation services conducted by Watershed Resource Consultants, LLC (WRC) on the approximately 4-acre Bernard Holdings, LLC properties (R10-010-A and R10-010-A) on Odlin Road in Bangor, Maine (i.e., the “site”). The purpose of the services was to identify and delineate field-observable protected natural resources on the site.

The site is a commercial property located on a shallow hill and hillside, with evidence of previous use, filling and grading. Odlin Road is along the northern border, Interstate 95 is along the southern border, a commercial development is along the western boundary, and a residence used for commercial purposes is along the eastern boundary of the site. A large scale quarry is located north of the property across Odlin Road from the site.

Methodology

Watershed Resource Consultants, LLC (WRC) visited the site on September 30, 2025, to identify and delineate field-observable protected natural resources. Protected Natural Resources were identified as defined by the Maine Department of Environmental Protection¹ (MDEP) and U.S. Army Corps of Engineers² (Corps). Wetland delineation was conducted using the 1987 Corps Wetland Delineation Manual³ and Northeast Regional Supplement⁴. Stream identification was conducted using the MDEP Natural Resources Protection Act Statute and the Corps General Permit. Potential vernal pool

¹ State of Maine, Department of Environmental Protection, Natural Resources Protection Act Statute, 38 M.R.S.A. §480-A to 480-HH, DEPLW284-W2010, Revised August 12, 2011.

² United States Department of the Army, General Permit, State of Maine, Effective: October 14, 2020 to October 14, 2025.

³ Environmental Laboratory. 1987. “Corps of Engineers Wetland Delineation Manual”, Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, Miss.

⁴ U.S. Army Corps of Engineers. 2011. Regional Supplement to the Corps of Engineers Wetland Delineation Manual:Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz.ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.



WRC 25121
October 8, 2025

identification was conducted using MDEP Chapter 335⁵, the 2014 Maine Association of Wetlands Scientist (MAWS) Vernal Pool Survey Protocol, and the Corps General Permit.

Findings

WRC did not identify field-observable Protected Natural Resources on the site. A small wetland area associated with a culvert under Odlin Road is located near the northeast corner of the site, which appears to be outside of the property boundary, however, property boundary evidence in this area was unable to be observed. If the wetland does cross into the site, it is only in a small corner of the site, inside of side and road setbacks, and is also well outside of currently proposed development areas, as discussed with Hinckley Hill Designs, LLC

WRC's services included delineation of field-observable MDEP and Corps defined Protected Natural Resources only. Services did not include classification of resource features delineated, wetland data forms, wetland functional assessment, resource agency contact regarding mapped T&E, Significant, Essential, or S1/S2 species/habitats, regulations review, permitting assistance, wildlife or botanical assessments, or a full report.

This summary report of services has been prepared for the exclusive use of Bernard Holdings, LLC. No warranty, expressed or implied, is made. The information presented in this report is based on the data obtained from the areas explored at the time of the site visits.

We appreciate the opportunity to assist you during this phase of the project. If you have any questions, or need further assistance, please contact us.

Closing

WRC appreciates the opportunity to assist you during this phase of the project. If you have any questions, please contact us.

Sincerely,

Aleita M. Burman, L.S.S., L.S.E., NH CWS

Principal and Member | *Watershed Resource Consultants, LLC*

cc: Justine Drake, Hinckley Hill Designs, LLC

⁵ State of Maine, Department of Environmental Protection, Chapter 335 Significant Wildlife Habitat, amended January 7, 2014.

APPENDIX 8

SUPPORTING ATTACHMENTS

Location Map

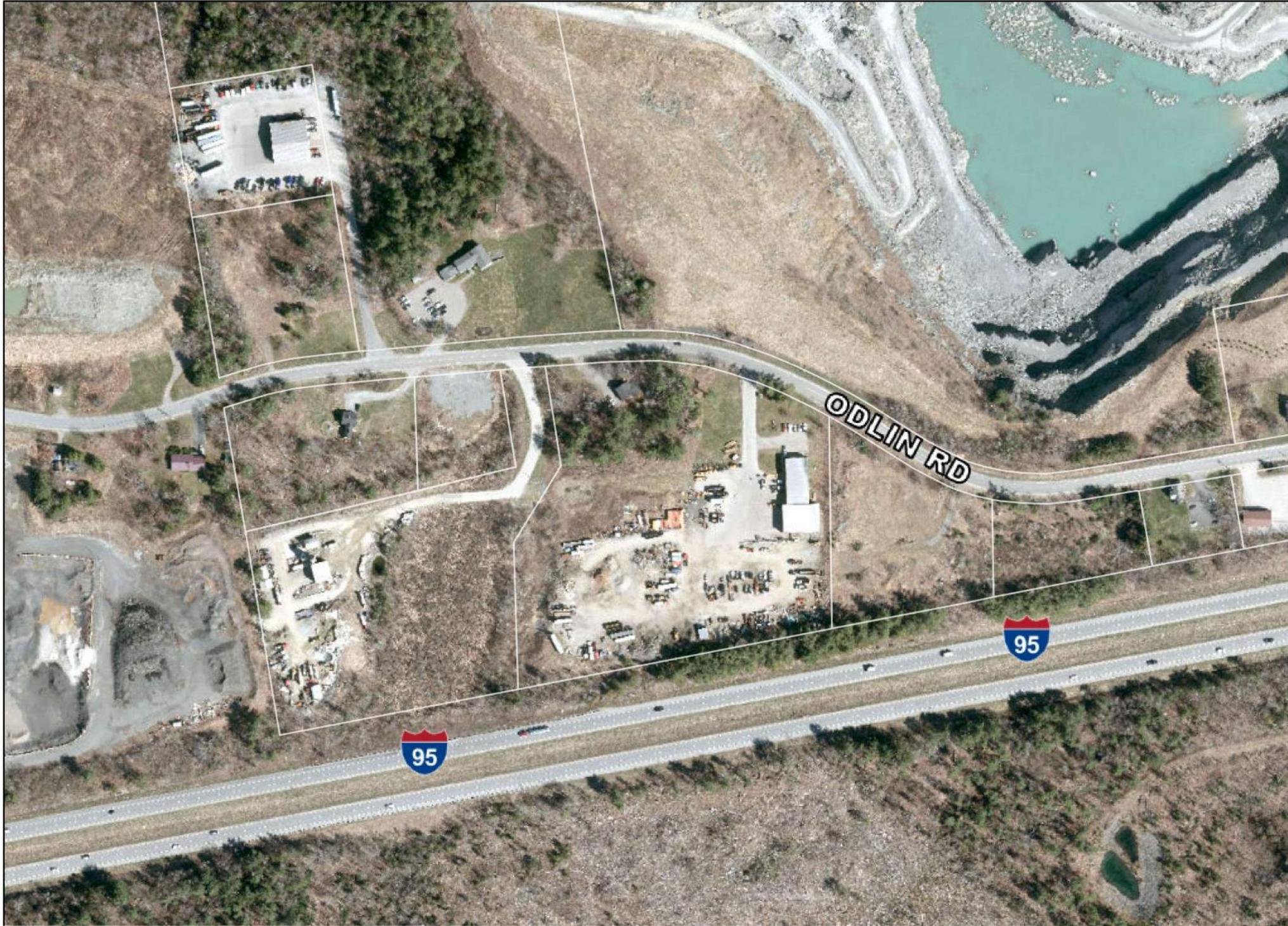
Maine Geology Map (Significant Sand and Gravel Aquifers)

Natural Resource Conservation Soil Map

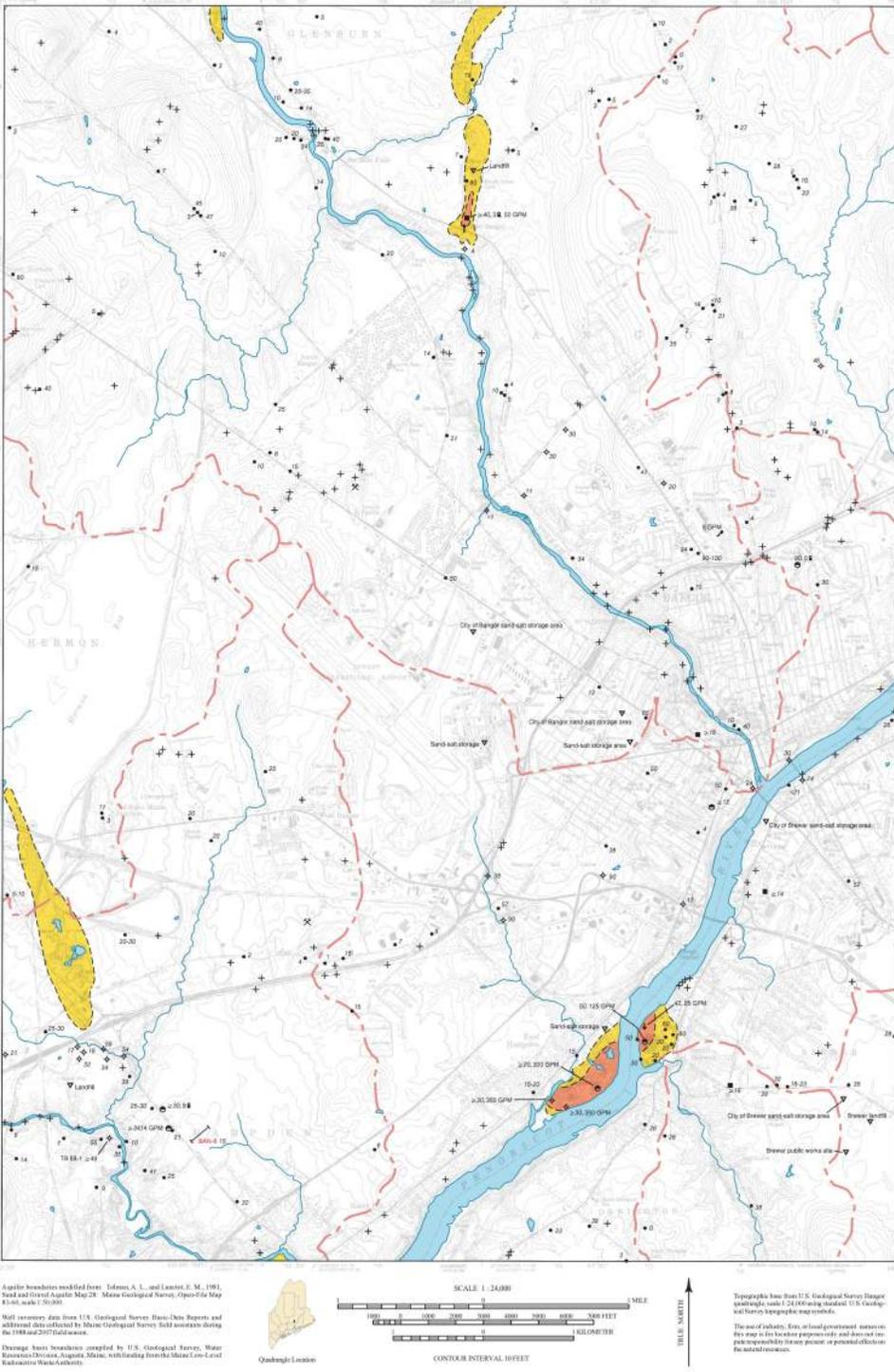
Federal Emergency Management Agency Firmette

Urban Impaired Streams – Sucker Brooker Watershed Map

ArcGIS Web Map



Significant Sand and Gravel Aquifers



SIGNIFICANT SAND AND GRAVEL AQUIFERS

(yields greater than 10 gallons per minute)

- Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yields are moderate to excellent.
- Surficial deposits with good to excellent potential ground-water yield generally greater than 50 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy silt and siltstone, yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where surficial deposits are visible.
- Surficial deposits with moderate to good potential ground-water yield generally greater than 10 gallons per minute to a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy silt and siltstone, yields may exceed 50 gallons per minute in deposits hydraulically connected with surface-water bodies, or in extensive deposits where surficial deposits are visible.

SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS

(yields less than 10 gallons per minute)

- Areas with moderate to low or no potential ground-water yield include areas underlain by till, massive gravels, silty deposits, silty clays, clays, glacial sand and gravel deposits, or bedrock. Yields in surficial deposits generally less than 10 gallons per minute to a properly constructed well.

SEISMIC-LINE INFORMATION

- Profiles for 12-channel seismic lines are shown in Appendix 2 of Open-File Report 92-2 (Neil and others, 1992). Length of 12-channel seismic lines is shown on the map in red circles. All profiles extend from 0 to 100 feet long and are not shown to scale.
- 83 Depth to bedrock, in feet below land surface.
- 84 Depth to bedrock exceeds depth shown (based on calculations).
- 85 Depth to water level, in feet below land surface.
- 121, 22 Two-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface.
- 69, 19 Single-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface.
- 104, 12 Two-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Unless otherwise indicated, data shown above the line-identifier box refers to the northern end of the seismic line.

The 3-letter identifier for the line is an abbreviation for the topographic quadrangle. If the 3-letter identifier for the line is followed by a number (e.g., MAP-7, MAP-42), the line is a 12-channel line. If the identifier is followed by a letter (e.g., MAP-E, MAP-F), the line is a single-channel line. Single-channel seismic interpretations by T.T. Smith and C.D. Neil. Two-channel seismic interpretations by J.L. Steger.

GEOLOGIC AND WELL INFORMATION

- Depth to bedrock, in feet below land surface.
- 83 Penetration depth of boring, in symbols refer to minimum depth to bedrock based on boring depth or refusal.
- 84 Depth to water level in feet below land surface (observed in well, spring, test boring, pg, or seismic).
- 85 Ground pie (overburden thickness noted in foot, e.g., 5-17).
- Q Quarry.
- GPM Yield (flow) of well or spring in gallons per minute (GPM).
- Spring, with general direction of flow.
- Dug well.
- Drilled bedrock well.
- Observation well (project well if labeled, nonproject well if unlabeled).
- Test boring (project boring if labeled, nonproject boring if unlabeled).
- Diverter point.
- Well.
- Drilled bedrock well.
- Bottom point source of ground-water contamination.
- Potential outcrop.
- Surface-water drainage-basin boundary. Surficial direction of ground-water flow generally is away from dikes and toward surface-water bodies.

HOW TO USE THIS MAP

- Types of Information Shown on this Map: The yellow and red colored areas on the map indicate significant aquifers where ground-water yield is estimated to be 10 gpm or greater. The boundaries of the aquifers are shown by a dashed line. The boundaries of the aquifers are shown by a dashed line. The boundaries of the aquifers are shown by a dashed line.
- The well log table provides information about the type of well, depth to water table, depth to bedrock, and yield of the well in the area. This information is useful when making decisions about water supply, drainage plan, or the location of a well.
- Information from seismic reflection studies also is shown on the map. Seismic data provide detailed information about the type and depth of the water table, depth to bedrock, and yield of the well in the area. This information is useful when making decisions about water supply, drainage plan, or the location of a well.
- Surface-water drainage-basin boundaries, surficial direction of ground-water flow generally is away from dikes and toward surface-water bodies.

Bangor Quadrangle, Maine

Compiled by Lauren E. Foster and Troy T. Smith

Preliminary aquifer boundaries suggest by: Craig D. Neil and John S. Williams

Digital cartography by: Michael E. Foley

Robert G. Marvinsky State Geologist

Cartographic design and editing by: Robert D. Tucker

Printing for the preparation of this map was provided in part by the Maine Department of Environmental Protection and the U. S. Geological Survey.



Maine Geological Survey
Address: 22 State House Station, Augusta, Maine 04333
Telephone: 207-287-2901 E-mail: mgsp@maine.gov
Home page: http://www.maine.gov/dosc/training/mgsp.htm

Open-File No. 08-57
2008
This map supersedes Open-File Map 01-9.

WHAT IS AN AQUIFER?

Ground water, as the name implies, is water found below the land surface in the pore spaces between sand and gravel particles in the bedrock (see diagrams below). An aquifer is a water-bearing geologic formation capable of yielding a sufficient amount of ground water to a well. In Maine there are two types of aquifers: loose and unconsolidated (such as sand, gravel, and other sediments) and fractured bedrock. A sand and gravel deposit is considered a "conventional" aquifer when a well in that deposit is capable of being continuously pumped at a rate of 10 gallons per minute (gpm) or more. To ensure a yield of 10 gpm or more, a deposit must be permeable enough for water to flow readily into the well as it is pumped (see section on porosity and permeability below). Some aquifers may be so permeable that water in the well within an hour will be pumped dry.

The diagram below shows a schematic cross-section of a sand and gravel aquifer in Maine. The symbols above the diagram correspond to the well symbols shown on the map at left. Information typically shown for these wells includes type of well, depth to bedrock, depth to water, and yield. The blue line in the diagram is the water table. The area below the water table is called the "zone of saturation." Here all pore spaces between the sediment particles are filled with water. In order to yield water, a well must extend below the water table into the zone of saturation. Notice that the water table corresponds to the water level in most wells and the stream.

Several types of wells, common in Maine, are shown in the diagram. A well with a large diameter hole is called a "dug well." The hole is kept from caving in by ramming along that may be stone, log, or concrete blocks. The hole must be deep enough to reach below the water table. The shallow dug well in the diagram has a yield of 7 gpm. Although the yield is low, this well could supply enough ground water for a household because of the large amount of water stored in the well.

A "gravel-packed" well is usually installed into coarse-grained sediment and is drilled with a much larger diameter than the final casing and screen diameter. To increase the yield and pumping efficiency of the well, the space around the well casing is filled with selected grain of gravel. The diagram below shows a gravel-packed well in the immediate vicinity of the well. The gravel-packed well in the diagram has a high yield of 100 gpm. Such high-yield gravel-packed wells are commonly drilled for municipal or industrial water supply.

A "diverter" or "well point" can be installed into sand and gravel when the water table is within about 20 feet of the ground surface. A 2 to 3 inch diameter pipe, capped with a well screen at its lower end, is driven into the deposit until the screen is below the water table. The pipe acts as a casing, and water is pumped directly from the aquifer. The diverter well in the diagram has a significant yield of 15 gpm. Although the yield is relatively high, diversifiers generally only supply a single household because very little water is stored in the well casing.

Wells of any type constructed in the other sediments shown in the diagram (silt, fine sand, and silt) would yield little water, but yields would be lower than for wells in coarse-grained sand and gravel deposits. Another type of well common in Maine is the drilled bedrock well. This well is drilled into the underlying rock, with casing to isolate the well from potential surface-water contamination. In this type of well, water is found where the well hole intersects water-bearing fractures within bedrock. Notice how the water level in this well is not the same level as the water table. The well casing isolates the bedrock well from the overlying sediment. The water level is controlled by a water pressure in the fractures in the bedrock and is not related to the water table in the overlying sediment.



POROSITY AND PERMEABILITY

The diagram at right is an enlarged view of a section of the diagram above. Note that the section shown is below the water table and that ground water completely fills the pore spaces between the sediment grains. In an aquifer, the more pore space, the more water the aquifer can hold. This is called the porosity of a deposit. Porosity refers to the ability of a surficial deposit to retain water. Porosity depends on the size of the spaces between the sediment grains.

Permeability is related to porosity, but not the same. Porosity determines the capacity of the material to hold water. Permeability determines its ability to yield water. For example, clay is made of fine particles with a large amount of pore space between them. However, the pore spaces are so small that they are not connected to each other, so water cannot flow through them. Sand and gravel are made of larger particles, but the pore spaces are larger and better connected, so water can move more readily through them.

Porosity, as an important characteristic since it determines whether ground water can actually be pumped into a well.



HOW ARE AQUIFERS MAPPED?

When mapping sand and gravel aquifers, geologists use ground-penetrating radar, streambed, road cuts, and other surface exposures to describe materials and identify deposits. The surficial geology mapping is supplemented with seismic-reflection studies and the installation of observation wells and test borings. In addition, information about an aquifer may already be available from water-consumption exploration, large construction projects, or well log information, and other sources. This information, along with aerial photography and previously published maps, allows the geologist to define the boundaries of favorable surficial deposits and estimate how well the deposits will yield water to a well.

The boundaries of favorable surficial deposits do not necessarily coincide with the aquifer boundaries. In some areas, a thin cover of favorable coarse-grained material may locally underlie sandstone, silt, or bedrock. A well that reaches into the sandstone or silt of 10 gpm, but the material would not be able to sustain a yield of 10 gpm, so the area would not be mapped as an aquifer. In other areas, fine-grained sediments or till may enclose favorable coarse-grained sediments and the surficial deposit may be recognized as an aquifer. Single- and 12-channel seismic-reflection studies are constructed to determine the character and thickness of a deposit by establishing the depth to water table and bedrock surface. The 12-channel seismic survey has the additional advantage of providing the topography of the bedrock surface.

Installing monitoring wells and drilling test borings provide direct information about the aquifer characteristics of a deposit. This work provides information on the depth to water table and bedrock surface, water quality, and flow and the sediment composition.

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GROUND-WATER FLOW AND CONTAMINATION

Ground water is replenished by recharge from rain and melting snow that soaks into the soil. This water percolates downward and eventually reaches the water table. When recharge is high during spring meltwater and fall rains, the amount of ground water increases and the water table rises. When recharge is low during the hot summer when the ground is frozen during the winter, the water table falls.

Notice in the diagram below that ground water is not static; it flows. This concept is very important, especially when ground water becomes contaminated. Once in the ground-water system, contaminants usually travel along the paths followed by ground water and sometimes do so in major concentrations.

In the diagram below, a plume of contamination originates at the source in the sand and gravel deposit. This source could be a landfill, a leaking fuel-oil storage tank, or an accidental spill. As the contaminants seep into the surficial system and reach the aquifer, it flows toward the ground water. In the diagram, the plume contained the gravel-packed well as a potential. The three wells that are not contaminated, but are at risk, since the plume is flowing in that direction. The dug well on the left, however, is not affected because it is a significant distance from the contaminated ground water flow area.

Once ground water is contaminated, it is very difficult and expensive to remove. To design a clean-up program, monitoring wells are installed under the direction of a geologist or other specialist. These wells define the three-dimensional nature of the contaminated area. Sometimes it is possible to pump contaminants to the surface using remediation wells that are placed. Often the only solution for a homeowner is to install filtering devices to drinkable well and find another water supply.

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Use of this Map: Sand and gravel aquifer maps are useful in two major categories of decision-making: ground-water mapping and ground-water protection. For ground-water maps, these maps are useful in locating areas that are likely to contain ground water, and in identifying potential contamination or other problems. This information is useful in making decisions about water supply, drainage plan, or the location of a well.

Ground-water protection is another important application of these maps. Knowledge of the location and extent of sand and gravel aquifers is useful in identifying areas that are likely to contain ground water, and in identifying potential contamination or other problems. This information is useful in making decisions about water supply, drainage plan, or the location of a well.

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OTHER SOURCES OF INFORMATION

- Neil, C. D., Steiger, J. L., and Wodell, T. K., 1992. Hydrogeology and water quality of significant sand and gravel aquifers in parts of Ansonia, Hancock, Penobscot, Piscataquis, and Waldo Counties, Maine: Maine Geological Survey, Open-File Report 92-2-719.
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- Savanna, K. M., and Thompson, A. H., 2008. Surficial geology of the Bangor quadrangle, Maine: Maine Geological Survey, Open-File Map 08-57.
- Cassidy, W. B., 1987. Ground water handbook for the state of Maine: Second Edition. Maine Geological Survey, Bulletin 76, 155 p.
- Thompson, W. B., 1979. Surficial geology handbook for coastal Maine: Maine Geological Survey, 68 p. (unpublished).
- Thompson, W. B., and Burns, H. W., Jr., 1985. Surficial geology map of Maine: Maine Geological Survey, scale 1:500,000.

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- Cassidy, W. B., 1987. Ground water handbook for the state of Maine: Second Edition. Maine Geological Survey, Bulletin 76, 155 p.
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- Thompson, W. B., and Burns, H. W., Jr., 1985. Surficial geology map of Maine: Maine Geological Survey, scale 1:500,000.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Penobscot County, Maine, Southern Part
 Survey Area Data: Version 10, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

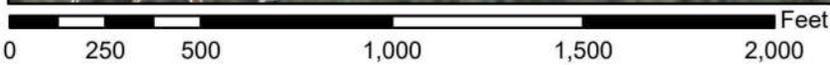
Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

National Flood Hazard Layer FIRMMette



68°50'12"W 44°46'59"N



1:6,000

68°49'34"W 44°46'34"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
	Hydrographic Feature	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
	The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.	



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2025 at 4:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

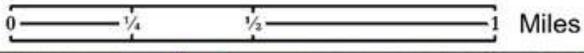
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Urban Impaired Streams

Sucker Brook Watershed

Data: City of Bangor; Maine State Geolibrary; Maine DEP; USGS NHD Plus; USGS StreamStats; USFWS NWI.
Author: City of Bangor, Department of Engineering - GIS.
Last Edited: Friday, June 2, 2023



Legend

- Roads
- Town Boundary
- Streams
- Water Areas
- Wetlands
- Protected Areas
- Watershed Boundary

Watershed Extent



APPENDIX 9

DRAWINGS

C101 – Site Plan

C102 – Stormwater Treatment Plan

C501 – Site Details

C502 – Site Details

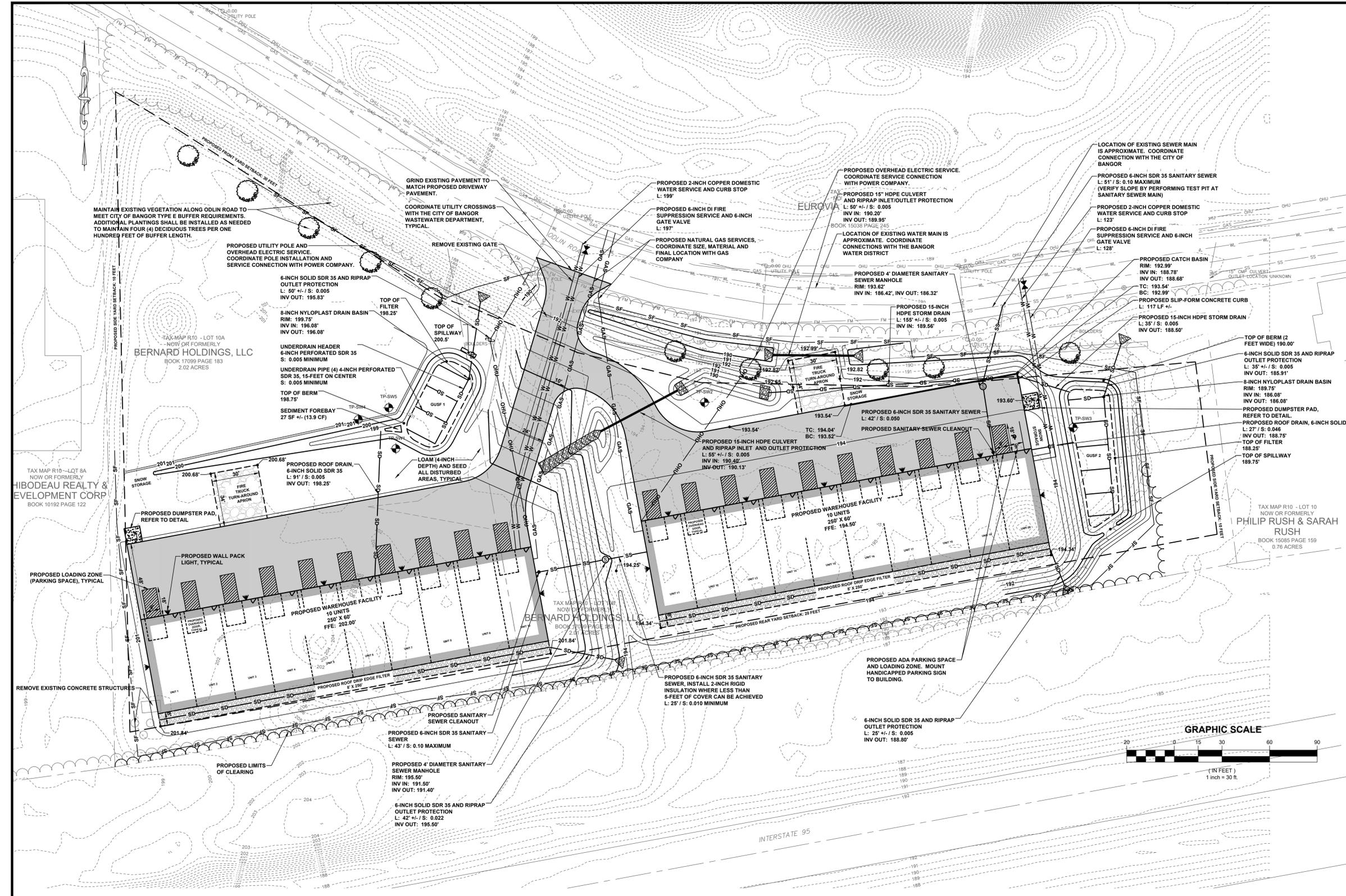
C503 – Site Details

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
BENCHMARK	⊕	⊕
MANHOLE	⊙	⊙
UTILITY POLE	⊕	⊕
WATER VALVE	⊕	⊕
HYDRANT	⊕	⊕
CURB STOP	⊕	⊕
EDGE OF PAVEMENT	---	---
EDGE OF GRAVEL	---	---
MAJOR FOOT CONTOUR	---	---
MINOR FOOT CONTOUR	---	---
WATERLINE	---	---
SANITARY SEWER	---	---
OVERHEAD UTILITIES	---	---
SILT FENCE	---	---
TREE LINE	---	---
DECIDUOUS TREE	⊕	⊕
CONCRETE SURFACE	⊕	⊕
GRAVEL SURFACE	⊕	⊕
PAVED SURFACE	⊕	⊕
WALL PACK LIGHT	⊕	⊕
TEST PIT LOCATION	⊕	⊕

- PLAN REFERENCE**
- THE EXISTING CONDITIONS WERE COMPILED FROM TOPOGRAPHIC DATA COLLECTED FROM THE STATE OF MAINE GEOGRAPHIC DATA CATALOG, INCLUDE PARCEL DATA AND LIDAR. THE PARCEL BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM THE DEED (PENOBSCOT REGISTRY OF DEEDS BOOK 17099 PAGE 183-188) AND ROTATED TO ALIGN WITH PROPERTY MARKERS.
 - THE UNDERLYING COORDINATE SYSTEM IS BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 DATUM.
- NOTES**
- AS A PLANNED GROUP DEVELOPMENT, CURRENT AND FUTURE OWNERS WILL HAVE SHARED ACCESS TO THE DRIVEWAY, PARKING AND COMMON AREAS/OPEN SPACES.
 - THE TYPE E BUFFER ALONG ODLIN ROAD SHALL CONSIST OF FOUR (4) STREET (DECIDUOUS) TREES PER ONE HUNDRED FEET OF BUFFER LENGTH. NATIVE SPECIES ARE ENCOURAGED AND INVASIVE SPECIES IDENTIFIED ON THE STATE OF MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY MAINE NATURAL AREAS PROGRAM INVASIVE PLANT FACT SHEETS LIST ARE PROHIBITED FROM BEING PLANTED.
 - THERE MAY BE ADDITIONAL UNDERGROUND WIRES, CABLES, UTILITIES AND/OR STRUCTURES NOT SHOWN ON THE PLAN. THE LOCATION SHOWN HEREON ARE BASED UPON DIGITALLY AVAILABLE INFORMATION AND VISIBLE SURFACE FEATURES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF EXISTING CONDITION INVESTIGATIONS TO VERIFY AND/OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION BY CONTRACTING THE APPROPRIATE UTILITY COMPANY OR BY CALLING DIG-SAFE AT 1-888-344-7233.
 - CONFIRM SANITARY SEWER SLOPES WITHIN THE PROPOSED BUILDING FOOTPRINT AND CORRELATING EXTERIOR SEWER LINES PRIOR TO ORDERING SEWER MANHOLES.
 - EXISTING BOULDERS ALONG THE NORTHERLY PROPERTY BOUNDARIES SHALL REMAIN AND BE RELOCATED AS NECESSARY TO COMPLETE RE-GRADING AND PROPOSED IMPROVEMENTS.

- FOR PERMITTING (NOT FOR CONSTRUCTION)**
- | No. | Revision/Issue | Date |
|-----|-------------------|---------|
| 1 | Per City Comments | 1.16.26 |
- HINCKLEY HILL DESIGNS, LLC
- STATE OF MAINE
01/16/2026
JUSTINE A. DRAKE
No. 16404
LICENSED PROFESSIONAL ENGINEER
- Project Name and Address
STORMWATER MANAGEMENT APPLICATION
ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401
Property Owner / Applicant
BERNARD HOLDINGS, LLC
- Title
SITE PLAN
- Drawn By
JAD
- Sheet
C101
- Date
12/10/2025



OWNER / APPLICANT
BERNARD HOLDINGS, LLC
ATTN: TIM BERNARD
550 ODLIN ROAD
BANGOR, MAINE
ENGINEER
HINCKLEY HILL DESIGNS, LLC
JUSTINE DRAKE, PE
justine@hinckleyhill.com
207-659-9719

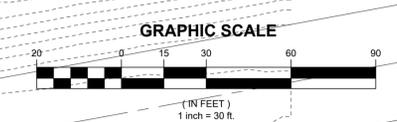
PARCEL DATA
ZONE: URBAN INDUSTRY DISTRICT
PARCELS: MAP 10 AND LOTS 10A & 10B
PARCEL SIZE (COMBINED): 4.03 ACRES +/-
PUBLIC WATER & SEWER: YES
EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE FACILITY
PLANNED GROUP DEVELOPMENT

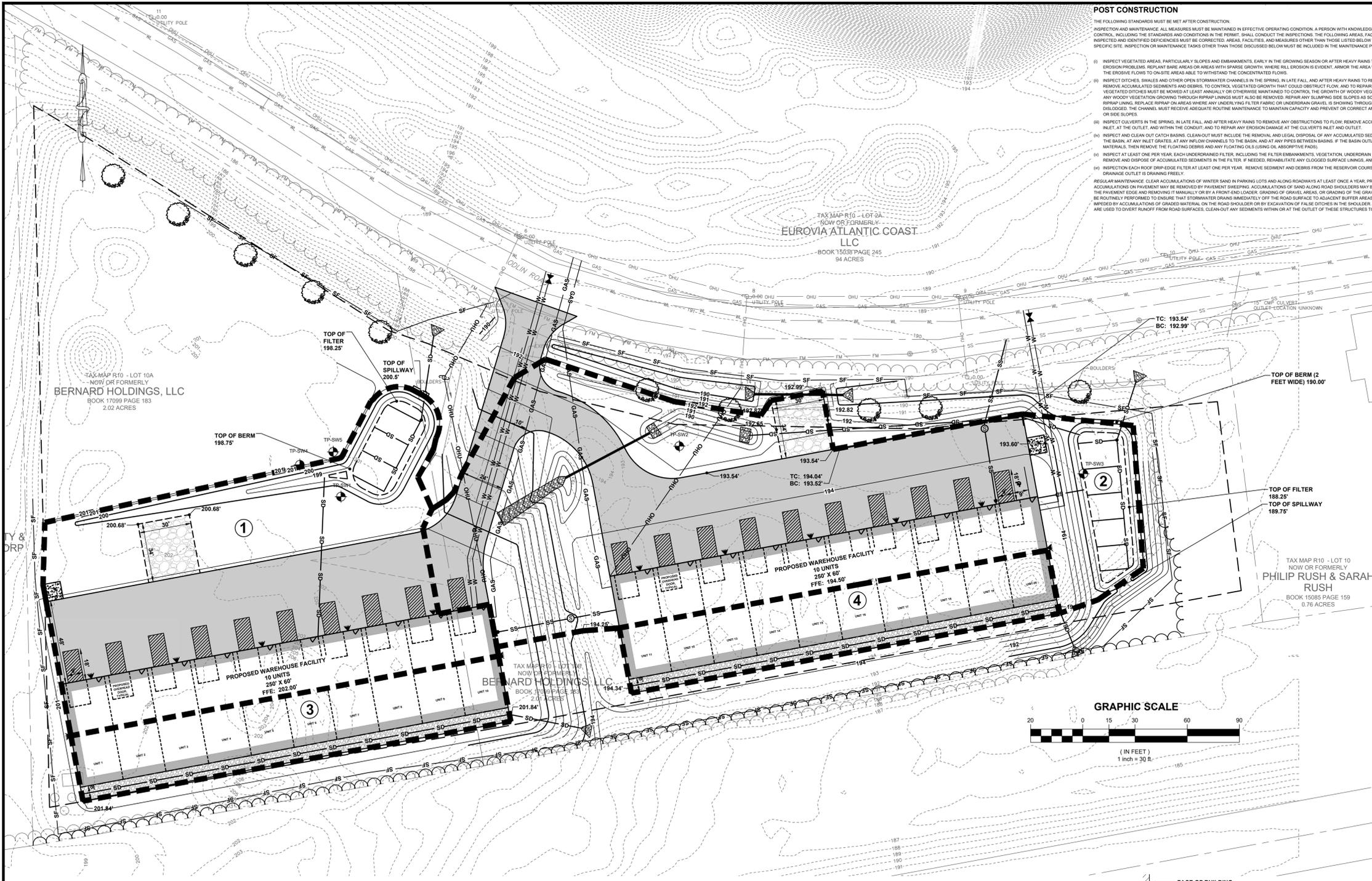
PROPOSED BUILDING FOOTPRINTS (COMBINED): 30,000 SQUARE FEET
PROPOSED IMPERVIOUS AREA: 61,834 SQUARE FEET
PROPOSED DEVELOPED AREA: 110,028 SQUARE FEET

CITY OF BANGOR DIMENSIONAL REQUIREMENTS

	REQUIRED	PROPOSED	UNITS
MINIMUM LOT COVERAGE	40	17.1	%
MINIMUM LOT WIDTH	50	>50	FEET
MINIMUM FRONT YARD DEPTH	30	80	FEET
MINIMUM SIDE YARD DEPTH	10	16	FEET
MINIMUM REAR YARD DEPTH	20	76	FEET
MAXIMUM FLOOR AREA RATIO	1	0.17	N/A
PARKING SPACES	14 (1 PER 1.5 UNITS)	20	EACH
HANDICAPPED ACCESSIBLE SPACES	1	1	EACH
BUFFER	TYPE E (ALONG ODLIN ROAD)	TYPE E (MODIFIED)*	

NOTES
1) LOT SIZE AND ASSOCIATED CALCULATIONS ARE APPROXIMATE, ARE BASED OFF AVAILABLE TAX INFORMATION, AND ARE BASED OFF COMBINED LOT DIMENSIONS.
2) *THE APPLICANT IS REQUESTING TO REDUCE THE NUMBER OF PROPOSED DECIDUOUS TREES TO TWO PER 100 FEET OF BUFFER LENGTH. EXISTING VEGETATION ALONG ODLIN ROAD WILL BE MAINTAINED.





POST CONSTRUCTION

THE FOLLOWING STANDARDS MUST BE MET AFTER CONSTRUCTION.

INSPECTION AND MAINTENANCE: ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS. THE FOLLOWING AREAS, FACILITIES, AND MEASURES MUST BE INSPECTED AND IDENTIFIED DEFICIENCIES MUST BE CORRECTED. AREAS, FACILITIES, AND MEASURES OTHER THAN THOSE LISTED BELOW MAY ALSO REQUIRE INSPECTION ON A SPECIFIC SITE. INSPECTION OR MAINTENANCE TASKS OTHER THAN THOSE DISCUSSED BELOW MUST BE INCLUDED IN THE MAINTENANCE PLAN DEVELOPED FOR A SPECIFIC SITE.

- INSPECT VEGETATED AREAS, PARTICULARLY SLOPES AND EMBANKMENTS, EARLY IN THE GROWING SEASON OR AFTER HEAVY RAINS TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPLANT BARE AREAS OR AREAS WITH SPARSE GROWTH, WHERE RILL EROSION IS EVIDENT. ARMOR THE AREA WITH AN APPROPRIATE LINER OR DIVERT THE ERODIVE FLOW TO ON-SITE AREAS ABLE TO WITHSTAND THE CONCENTRATED FLOWS.
- INSPECT DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW. REMOVE ACCUMULATED SEDIMENTS AND DEBRIS TO CONTROL VEGETATED GROWTH THAT COULD OBSTRUCT FLOW AND TO REPAIR ANY EROSION OF THE DITCH LINING. VEGETATED DITCHES MUST BE MOWED AT LEAST ANNUALLY OR OTHERWISE MAINTAINED TO CONTROL THE GROWTH OF WOODY VEGETATION AND MAINTAIN FLOW CAPACITY. ANY WOODY VEGETATION GROWING THROUGH RIPRAP LININGS MUST ALSO BE REMOVED. REPAIR ANY SLUMPING SIDE SLOPES AS SOON AS PRACTICABLE. IF THE DITCH HAS A RIPRAP LINING, REPLACE RIPRAP ON AREAS WHERE ANY UNDERLYING FILTER FABRIC OR UNDERDRAIN GRAVEL IS SHOWING THROUGH THE STONE OR WHERE STONES HAVE DISLODGED. THE CHANNEL MUST RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES.
- INSPECT CULVERTS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW. REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT, AND TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.
- INSPECT AND CLEAN DIRT CATCH BASINS. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS AT THE BOTTOM OF THE BASIN, AT ANY INLET GRATES, AT ANY W/LOW CHANNELS TO THE BASIN, AND AT ANY PIPES BETWEEN BASINS. IF THE BASIN OUTLET IS DESIGNED TO TRAP FLOATABLE MATERIALS, THEN REMOVE THE FLOATING DEBRIS AND ANY FLOATING OILS (USING OIL ABSORBENT PADS).
- INSPECT AT LEAST ONE PER YEAR, EACH UNDERDRAINED FILTER, INCLUDING THE FILTER EMBANKMENTS, VEGETATION, UNDERDRAIN PIPING, AND OVERFLOW SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE FILTER, IF NEEDED. REHABILITATE ANY CLOGGED SURFACE DRAININGS, AND FLUSH UNDERDRAIN PIPING.
- INSPECT EACH ROOF DRIP EDGE FILTER AT LEAST ONE PER YEAR. REMOVE SEDIMENT AND DEBRIS FROM THE RESERVOIR COURSE ANNUALLY, AND CONFIRM THAT THE DRAINAGE OUTLET IS DRAINING FREELY.

REGULAR MAINTENANCE: CLEAR ACCUMULATIONS OF WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS AT LEAST ONCE A YEAR, PREFERABLY IN THE SPRING. ACCUMULATIONS ON PAVEMENT MAY BE REMOVED BY PAVEMENT SWEEPING. ACCUMULATIONS OF SAND ALONG ROAD SHOULDERS MAY BE REMOVED BY GRADING EXCESS SAND TO THE PAVEMENT EDGE AND REMOVED MANUALLY OR BY A FRONT END LOADER. GRADING OF GRAVEL AREAS OR GRADING OF THE GRAVEL SHOULDERS OF PAVED ROADS, MUST BE ROUTINELY PERFORMED TO ENSURE THAT STORMWATER DRAINS IMMEDIATELY OFF THE ROAD SURFACE TO ADJACENT BUFFER AREAS OR STABLE DITCHES, AND IS NOT IMPEDED BY ACCUMULATIONS OF GRADED MATERIAL ON THE ROAD SHOULDER OR BY EXCAVATION OF FALSE DITCHES IN THE SHOULDER. IF WATER BARS OR OPEN TOP CULVERTS ARE USED TO DIVERT RUNOFF FROM ROAD SURFACES, CLEAN-OUT ANY SEDIMENTS WITHIN OR AT THE OUTLET OF THESE STRUCTURES TO RESTORE THEIR FUNCTION.

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
BENCHMARK	⊙	⊙
MANHOLE	⊙	⊙
UTILITY POLE	⊙	⊙
WATER VALVE	⊙	⊙
HYDRANT	⊙	⊙
CURB STOP	⊙	⊙
EDGE OF GRAVEL	---	---
EDGE OF PAVEMENT	---	---
MAJOR FOOT CONTOUR	---	---
MINOR FOOT CONTOUR	---	---
WATERLINE	W	W
SANITARY SEWER	SS	SS
OVERHEAD UTILITIES	OHU	OHU
SILT FENCE	---	---
TREE LINE	---	---



NOTES

- UNDERDRAINED FILTER BASINS:
 - CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
 - COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 4 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
 - CONSTRUCTION OVERSIGHT - INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:
 - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 - AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND BEFORE BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 50%.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIVE AND
 - ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEF SPECIFICATIONS.
 - TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 - SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRADES) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 STANDARD TEST METHOD FOR THREE ANALYSIS OF FINE AND COURSE AGGREGATES (99%) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2%, DETERMINED HYDROMETER GRAIN SIZE ANALYSIS AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER. PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY WEIGHT BASES ON ASTM D998.

FOR PERMITTING (NOT FOR CONSTRUCTION)

No.	Revision/Issue	Date
1	Per City Comments	1.16.26

HINKLEY HILL DESIGNS, LLC

Project Name and Address

STORMWATER MANAGEMENT APPLICATION

ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401

Property Owner / Applicant

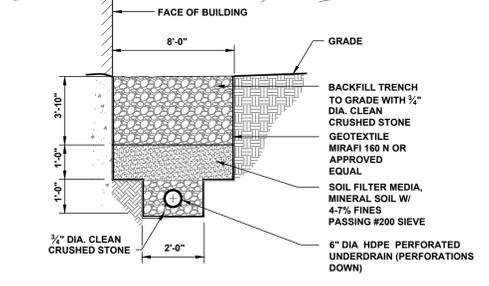
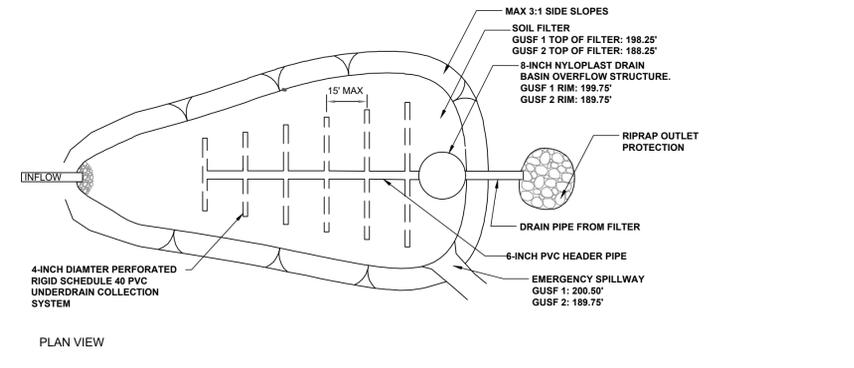
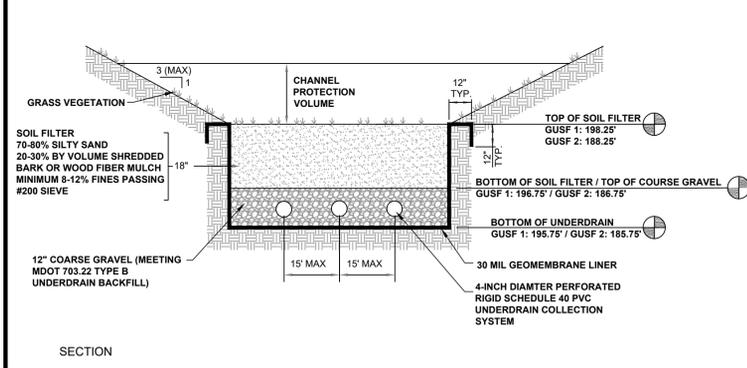
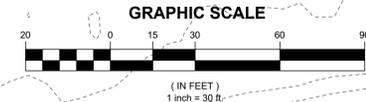
BERNARD HOLDINGS, LLC

Title

STORMWATER TREATMENT PLAN

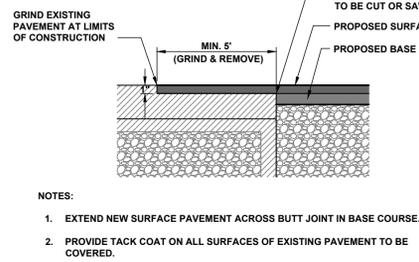
Drawn By: **JAD** Sheet: **C102**

Date: **12/10/2025**

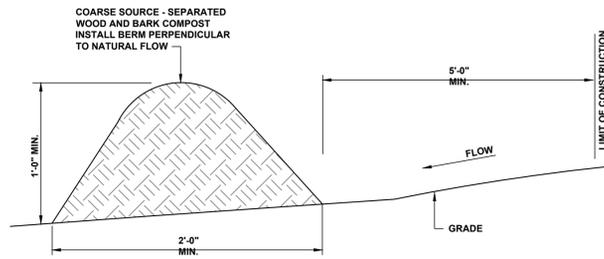


NOTE:

1. PIPE DEPTH TO BE FIELD VERIFIED AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

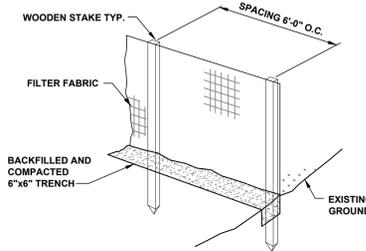


TYPICAL ASPHALT PAVEMENT GRINDING DETAIL
N.T.S.



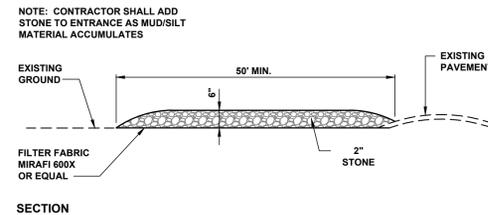
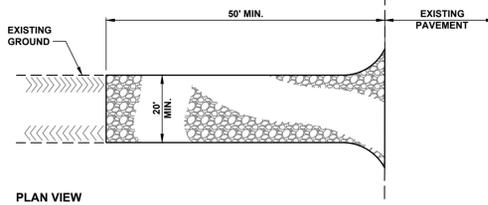
NOTE:
THE EROSION CONTROL MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS. THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>4") OR LARGE AMOUNTS OF FINES (SILTS AND CLAYS). IN STUMP GRINDING, THE MINERAL SOIL ORIGINATES FROM THE ROOT BALL AND SHOULD NOT BE REMOVED BEFORE GRINDING. THE MIX SHOULD BE FREE OF REFUSE, MATERIAL TOXIC TO PLANT GROWTH OR UNSUITABLE MATERIAL (BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS).

EROSION CONTROL MIX BERM DETAIL
N.T.S. (MAY BE USED AS AN ALTERNATE TO SILT FENCE)



NOTES:
1. KEY FABRIC IN A 6"x6" TRENCH W/BACKFILL AND COMPACT.
2. SILT FENCE SHALL BE A 3' FENCE WITH A MINIMUM GRAB STRENGTH OF 120 LBS.

SILT FENCE DETAIL
N.T.S.

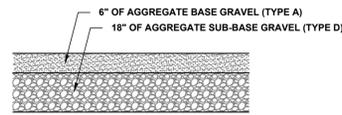


STABILIZED CONSTRUCTION ENTRANCE DETAIL
N.T.S.

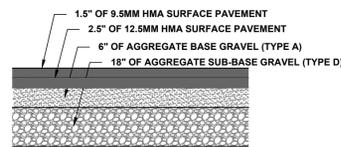
EROSION CONTROL NOTES

- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPs), PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- SILT FENCE WILL BE INSPECTED, REPLACED AND/OR REPAIRED IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR LOSS OF SERVICEABILITY DUE TO SEDIMENT ACCUMULATION. AT A MINIMUM, ALL EROSION CONTROL DEVICES WILL BE OBSERVED WEEKLY.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO CONSTRUCTION SITE.
- SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY A SUITABLE GROWTH OF GRASS. ONCE A SUITABLE GROWTH OF GRASS HAS BEEN OBTAINED, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED BY THE CONTRACTOR. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THEY ARE REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, SEEDED, AND MULCHED IMMEDIATELY.
- ALL DISTURBED AREAS WILL BE SEEDED WITH 2.5 LBS. RED FESCUE AND 0.5 LBS. RYE GRASS PER 1,000 SQUARE FEET AND MULCHED AT A RATE OF 90 LBS. PER 1,000 SQUARE FEET OR EQUIVALENT APPLICATION OF SEED AND MULCH.
- A SUITABLE BINDER SUCH AS CURASOL OR TERRTACK WILL BE USED ON THE HAY MULCH FOR WIND CONTROL.
- IF FINAL SEEDING OF DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15th OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREAS WILL BE GRADED AND SEEDED WITH WINTER RYE AT THE RATE OF 112 POUNDS PER ACRE OR 3 POUNDS PER 1000 SQUARE FEET. THE RYE SEEDING WILL BE PRECEDED BY AN APPLICATION OF 3 TONS OF LIME AND 800 LBS. OF 10-20-20 FERTILIZER OR ITS EQUIVALENT. MULCH WILL BE APPLIED AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
- IF THE RYE SEEDING CANNOT BE COMPLETED BY OCTOBER 1st OR IF THE RYE DOES NOT MAKE ADEQUATE GROWTH BY DECEMBER 1st, THEN ON THOSE DATES, HAY MULCH WILL BE APPLIED AT 150 POUNDS PER 1000 SQUARE FEET.
- ALL CATCH BASINS ARE TO BE PROTECTED BY STRAW BALE OR SILT FENCE IN ACCORDANCE WITH SECTION B-3 STORM DRAIN INLET PROTECTION OF THE MAINE BMP HANDBOOK. SURROUNDING AREAS CAN BE EXCAVATED OR LEFT LOW AS A SEDIMENT TRAP. CURB INLETS SHALL BE PROTECTED BY GUTTERGATORS, OR APPROVED EQUIVALENT.
- INTERIOR SILT FENCES ALONG CONTOUR DIVIDING FLAT AND STEEP SLOPES, AREAS WITH DIFFERENT DISTURBANCE SCHEDULES, AROUND TEMPORARY STOCKPILES OR IN OTHER UNSPECIFIED POSSIBLE CIRCUMSTANCES SHOULD BE CONSIDERED BY THE CONTRACTOR. THE INTENT OF SUCH INTERIOR SILT FENCES IS TO LIMIT SEDIMENT TRANSPORT WITHIN THE SITE TOWARD THE PROTECTED CATCH BASIN INLETS TO MINIMIZE SEDIMENT REMOVAL REQUIRED BY THE EROSION CONTROL. NOTE 9 PROTECTIONS AND EXTEND LIFE OF SUCH DEVICES.
- THE CONTRACTOR SHALL PROVIDE A SEDIMENT BASIN FOR ALL WATER PUMPED FROM EXCAVATIONS. BASIN SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES". THE CONTRACTOR SHALL SUBMIT FOR REVIEW/APPROVAL PRIOR TO BEGINNING ANY PROJECT WORK.
- CONTRACTOR TO PROVIDE SEDIMENT SACKS IN ALL EXISTING BASINS PRIOR TO CONSTRUCTION.
- MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE.

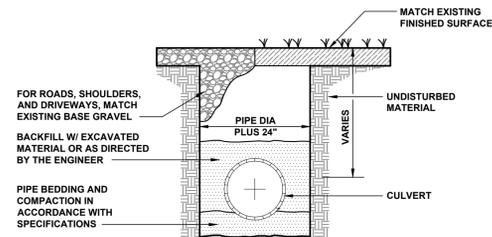
CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROCEDURES FOUND IN THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (PUBLISHED MARCH 2015), THE PUBLICATION CAN BE FOUND AT: [HTTP://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/INDEX.HTML](http://www.maine.gov/dep/land/erosion/escbmps/index.html)



TYPICAL FIRE TRUCK APRON BUILDUP DETAIL
N.T.S.

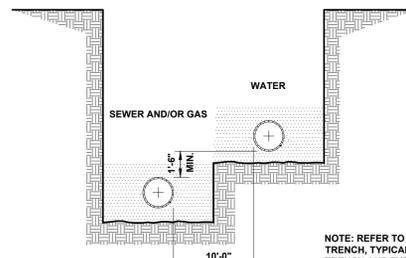


TYPICAL PAVEMENT BUILDUP DETAIL
N.T.S.



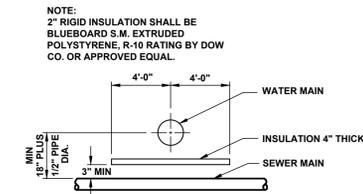
NOTE:
1. PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

TYPICAL CULVERT TRENCH DETAIL
N.T.S.



NOTE: REFER TO TYPICAL GAS TRENCH, TYPICAL SEWER TRENCH AND TYPICAL WATER TRENCH DETAILS FOR ADDITIONAL INFORMATION.

TYPICAL UTILITY SEPARATION DETAIL
N.T.S.



NOTES:
1. 2" RIGID INSULATION SHALL BE BLUEBOARD S.M. EXTRUDED POLYSTYRENE, R-10 RATING BY DOW CO. OR APPROVED EQUAL.
2. INSULATION TO BE 2 FEET WIDE FOR PIPES LESS THAN 6 INCHES IN DIAMETER AND 4 FEET WIDE FOR PIPES 6 INCHES IN DIAMETER AND LARGER, OR AS DIRECTED BY THE ENGINEER.

TYPICAL SEWER/WATER CROSSING DETAIL
N.T.S.

FOR PERMITTING (NOT FOR CONSTRUCTION)

No.	Revision/Issue	Date

HINCKLEY HILL DESIGNS, LLC

Project Name and Address

STORMWATER MANAGEMENT APPLICATION

ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401

Property Owner / Applicant

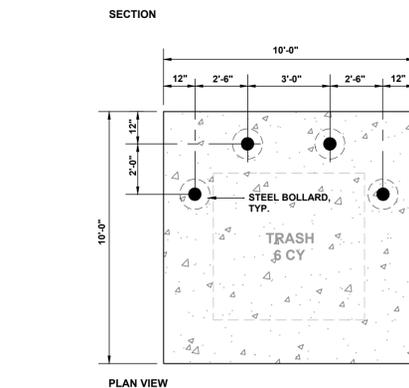
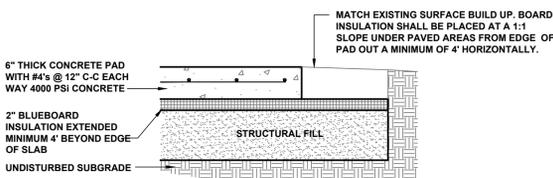
BERNARD HOLDINGS, LLC

Title

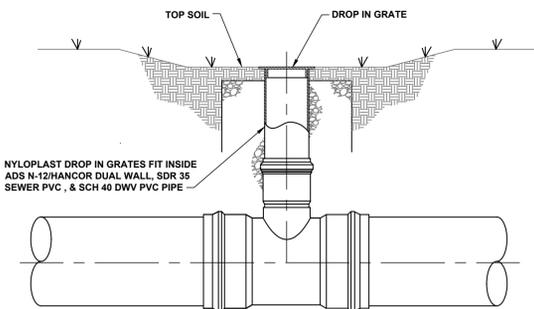
DETAILS

Drawn By: **JAD** Sheet

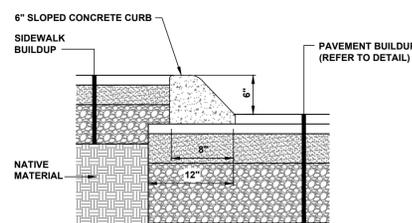
Date: **12/10/2025** **C501**



DUMPSTER PAD DETAIL
NTS

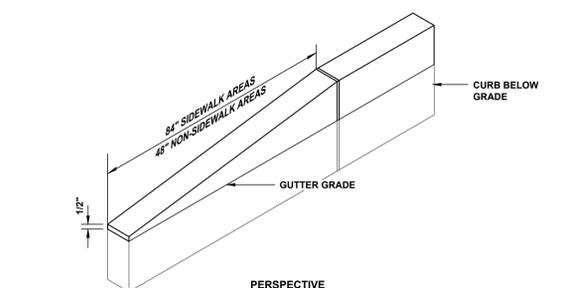
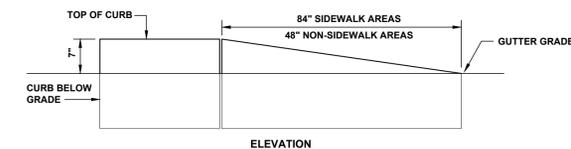


NYLOPLAST 6" DROP IN GRATE INSTALLATION DETAIL
NTS

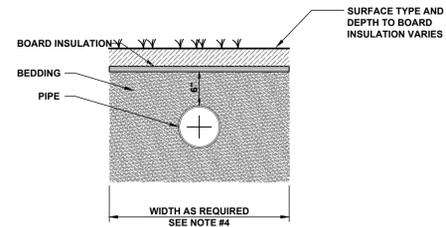


NOTES:
1. ALL CURBING AND TERMINATION IN CONJUNCTION WITH SIDEWALKS MUST MEET ADA REQUIREMENTS.

SLIP FORM CONCRETE CURB DETAIL
NTS



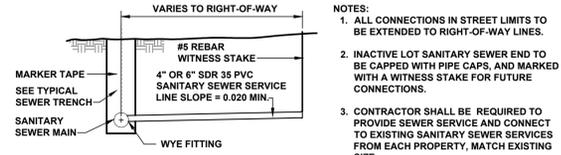
TYPICAL CURB TERMINATION DETAIL
NTS



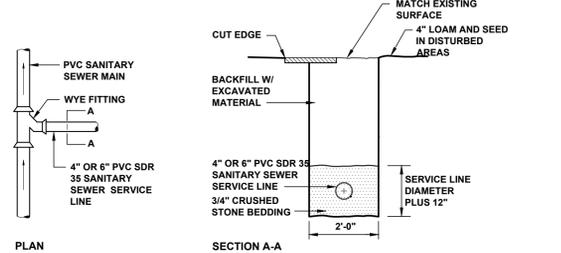
NOTES:

1. WATER AND SEWER PIPING SHALL BE INSULATED WITH 2" RIGID INSULATION BLUE BOARD BY DOW CO. SM. EXTRUDED POLYSTYRENE, (OR APPROVED EQUAL) TO BE USED IF EARTHEN COVER IS LESS THAN 5'-0".
2. CONTRACTOR MAY HAVE TO SUPPLY MORE THAN ONE LAYER OF BLUE BOARD INSULATION, IN AREAS THAT HAVE MINIMAL EARTHEN COVER TO MAINTAIN THE INSULATION VALUE OF 5'-0" COVER. 1" BLUE BOARD INSULATION HAS THE INSULATION VALUE OF APPROXIMATELY 1'-0" OF EARTHEN COVER. INSULATE PIPE TO EQUAL 5'-0" OF COVER.
3. MAINTAIN A MINIMUM OF 12" OF EARTHEN COVER OVER INSULATION AS A MECHANICAL PROTECTION. LOAM AND SEED AS NECESSARY TO PREVENT EROSION.
4. INSULATION TO BE 2 FEET WIDE FOR PIPES LESS THAN 6 INCHES IN DIAMETER AND 4 FEET WIDE FOR PIPES 6 INCHES IN DIAMETER AND LARGER, OR AS DIRECTED BY THE ENGINEER.
5. CENTER INSULATION OVER PIPES.
6. WHERE EARTHEN COVER IS LESS THAN 3'-0" INSULATE TRENCH WALLS TO BOTTOM OF TRENCH.

TYPICAL TRENCH PIPE INSULATION DETAIL
N.T.S.



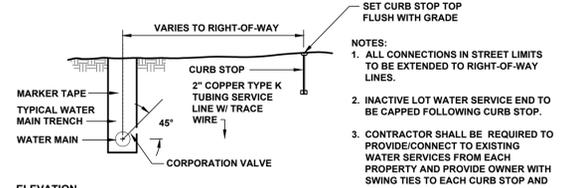
ELEVATION



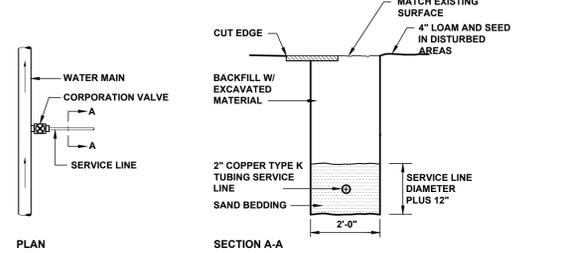
PLAN

SECTION A-A

TYPICAL SANITARY SEWER SERVICE DETAIL
N.T.S.



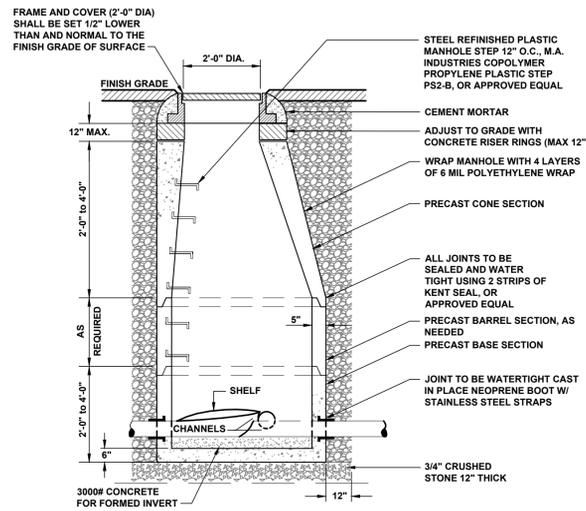
ELEVATION



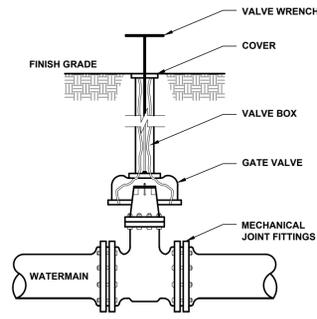
PLAN

SECTION A-A

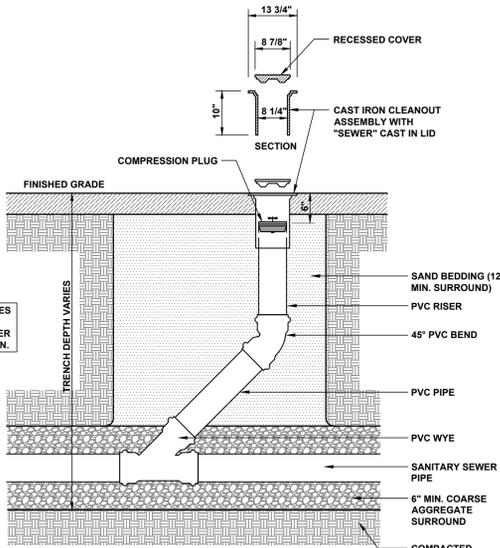
TYPICAL DOMESTIC WATER SERVICE DETAIL
N.T.S.



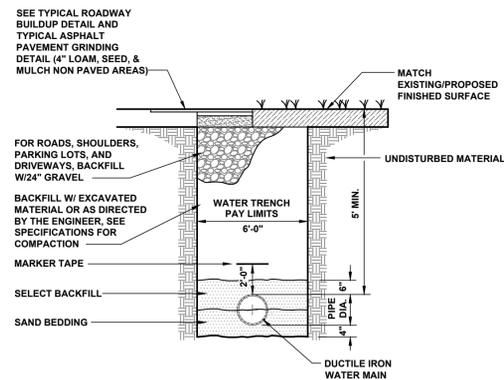
TYPICAL MANHOLE DETAIL
N.T.S.



TYPICAL GATE VALVE DETAIL
N.T.S.



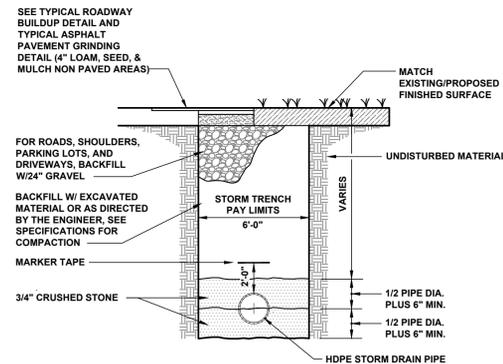
SANITARY SEWER CLEANOUT DETAIL
N.T.S.



NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

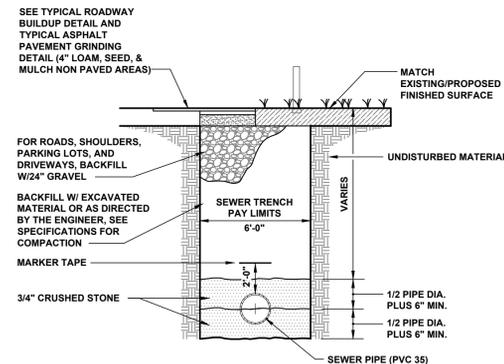
TYPICAL TRENCH DETAIL - DUCTILE IRON WATER MAIN
N.T.S.



NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL STORM DRAIN TRENCH DETAIL
N.T.S.



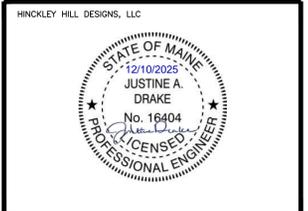
NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL SEWER TRENCH DETAIL
N.T.S.

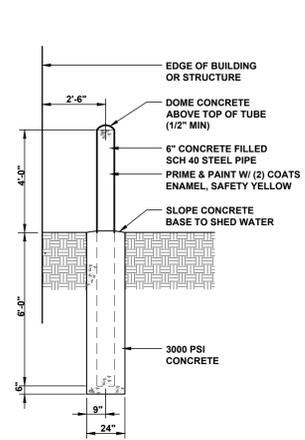
FOR PERMITTING
(NOT FOR CONSTRUCTION)

No.	Revision/Issue	Date

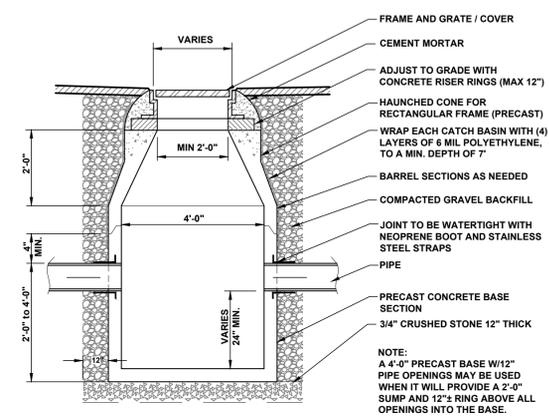


Project Name and Address
STORMWATER MANAGEMENT APPLICATION
ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401
Property Owner / Applicant
BERNARD HOLDINGS, LLC

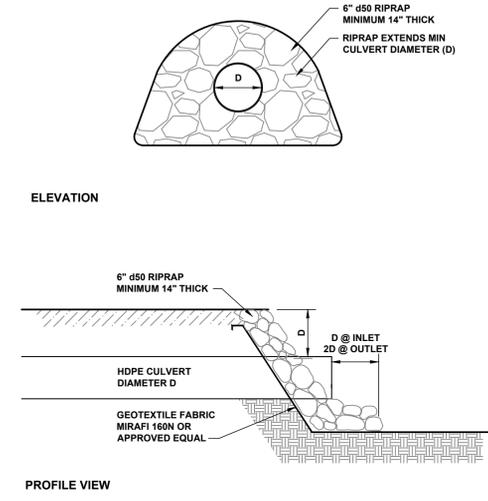
Title
DETAILS
Drawn By: **JAD** Sheet
Date: **12/10/2025** **C502**



STEEL BOLLARD DETAIL
N.T.S.

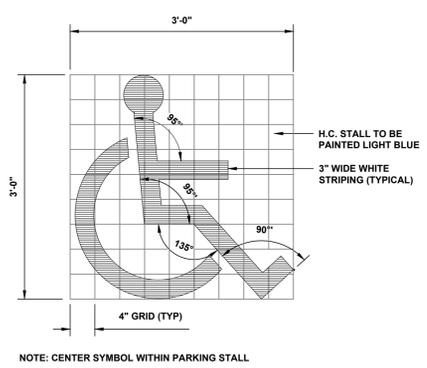


TYPICAL CATCH BASIN DETAIL
N.T.S.

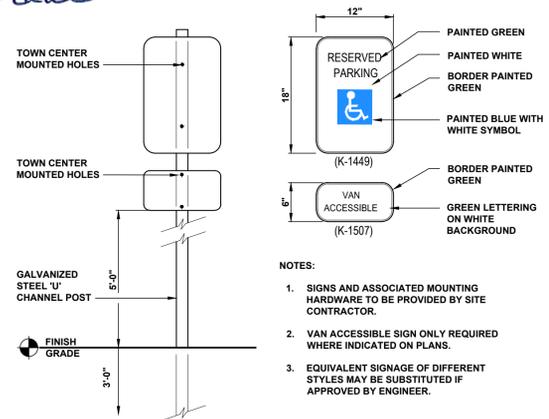


TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL
N.T.S.

Justine Drake



TYPICAL HANDICAP PARKING STALL SYMBOL
N.T.S.

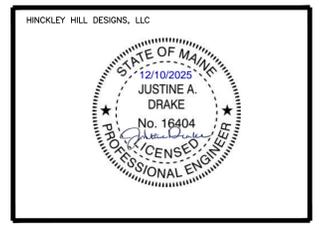


TYPICAL HANDICAP PARKING SIGN DETAIL
N.T.S.

- NOTES:
1. SIGNS AND ASSOCIATED MOUNTING HARDWARE TO BE PROVIDED BY SITE CONTRACTOR.
 2. VAN ACCESSIBLE SIGN ONLY REQUIRED WHERE INDICATED ON PLANS.
 3. EQUIVALENT SIGNAGE OF DIFFERENT STYLES MAY BE SUBSTITUTED IF APPROVED BY ENGINEER.

FOR PERMITTING
(NOT FOR CONSTRUCTION)

No.	Revision/Issue	Date



Project Name and Address
STORMWATER MANAGEMENT APPLICATION
ODLIN ROAD
MAP R10 LOTS 10A AND 10B
BANGOR, MAINE 04401
Property Owner / Applicant
BERNARD HOLDINGS, LLC

Title
DETAILS
Drawn By **JAD** Sheet
Date **12/10/2025** **C503**



CITY OF BANGOR

Planning Division
 Checklist for Land Development Applications

Pre-application Meeting Date: 7.3.25

Date submitted: 1.2.26

Date Reviewed: 1.8.26

Initials: MRA

Project: Odlin Rd Warehouse Facilities

Project Location: Map lot R10-010A&B

Applicant: Bernard Holdings, LLC

Applicant Representative: Justine Drake

Phone Number or Email: justine@hinckleyhilldesigns.com

Project Zoning District: UID

Allowed Use: Warehouse

Site Plan Requirement Reference: §165-112B(2) & §165-69

Yes	No	Not applicable / Other	Site Plan Element
X			Scale
X			North Arrow
X			Building/Lot dimensions
X			Building locations/uses
X			Parking/access/loading locations
		X	Signage
X			Lighting
		See Comments	Screening and Buffer
X			Erosion and sedimentation
X			Stormwater



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
X			Manholes/catch basins
X			Sewer
X			Water
		X	Fire Hydrants fire pond?
X			Electric/Communication
X			Curbs and gutters
X			Paved/un-vegetated/vegetated areas
X			Trash
		X	Outdoor display/storage
X			Existing trees
X			Deed or other instrument allowing pursuit of permits
X			Topo
X			Adjacent buildings and features
X			Traffic
X			Location sketch
X			Post Construction StormWater Maintenance Plan
		X	Building Permit Application
X			Fire Comments
		X	Shoreland delineation/zoning compliance
	X		FloodPlain location
		X	Effects on scenic, etc
X			Table showing compliance with dimensional Requirements
X			Table showing compliance with Parking Requirements
		X	Additional Conditional Use General Requirements Traffic Study Support Letter for paragraph (4)
		X	Additional Conditional Use Specific Requirements for Use or District



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

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

Staff Comments

The buffer note on the plan should be clarified to say that existing vegetation will be used to count towards the buffer requirement, with additional plantings as needed to reach 4 street (deciduous) trees per 100 feet (can't get a waiver from the buffer requirement). It should also say that native species are encouraged and invasive species listed on the State of Maine Department of Agriculture, Conservation and Forestry Maine Natural Areas Program invasive plant fact sheets list are prohibited from being planted.

To clarify, there are no light poles proposed for the site? Just building lighting?



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

While not necessary, a second entrance might be beneficial for traffic flow.

It seems like the dumpster pad for the building to the right might have trouble being accessed, particularly if someone's in the ADA parking space.

Can the signature block be adjusted to mention Planned Group Development?

There should be a note on the plan that says that both property owners will have access to the driveways, parking, and common areas/open space.

A post-construction stormwater maintenance plan is needed since this is a major site development.

The narrative mentions a floodplain map, but that doesn't seem to be included.

Pending stormwater comments

Possible Planning Board agenda: 2.3.26

Deadline to advertise: N/A

Deadline to post to abutters: 1.22.26

Deadline for edits or amendments: 1.16.26

RE: Comments on Odlin Road site plan

From Justine Drake <justine@hinckleyhilldesigns.com>
Date Mon 1/12/2026 2:09 PM
To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc Collette, Anja <anja.collette@bangormaine.gov>

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

Thank you, Matthew! Please find my response to his questions below in red. Let me know if there is any follow up from these responses, otherwise, I'll begin getting your and Rich's comments addressed!

Justine Drake, PE
Owner, Civil Engineer
207-659-9719
Hinckley Hill Designs, LLC

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Sent: Monday, January 12, 2026 1:59 PM
To: Justine Drake <justine@hinckleyhilldesigns.com>
Cc: Collette, Anja <anja.collette@bangormaine.gov>
Subject: Re: Comments on Odlin Road site plan

Hi Justine,
Copied below are comments from Rich:

"Justine has included an Inspection and Maintenance Plan as Appendix 5 of the stormwater submittal. I do see a few issues with the I&M Plan:

1. Add a Responsible Party to the "During Construction" and "Post-Construction" sections
2. Section 2 (a) states: "See the attached plan set for plans detailing inspection and maintenance schedule." I see a few notes relevant to the USF on C102, but this seems more related to construction. Perhaps including the schedule with the written Post-Construction I&M Plan would make more sense.
3. Section 2 (b) does not include inspection protocol for the proposed roof drip edge filters. Please add.

Other questions:

4. The northwest corner of the site does not show any proposed grading or other development. Is this area to remain undisturbed? This area is not currently considered "developed" in the stormwater plan. **The intent is for this area to remain undisturbed. The Owner may have future plans for this area, and understand that this will require amendments to anything permitted in this phase.**
5. Will there be gutters installed on the fronts of the buildings? If so, please make sure downspouts are directed to the proposed treatment areas by making a note on the plan. **Yes, gutters will be installed on the norther halves of the building, which will tie**

into the outlets that convey roof runoff to the respective treatment areas. I'll clarify this as advised.

6. Are any interior floor drains proposed? **No.**
7. Be prepared to submit a certificate of compliance when the site is built per City Code: Chapter § 165-113 Planning Board review. F. No certificate of occupancy shall be issued by the Code Enforcement Officer unless: ... (4) A certificate of compliance stamped by a licensed professional engineer or a professional land surveyor is submitted to the Staff Coordinator, indicating that the site development has been completed in accordance with the approved land development permit and supporting plans." **Will do! Thank you.**

Best,



CITY OF BANGOR

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

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

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Justine Drake <justine@hinckleyhilldesigns.com>
Sent: Monday, January 12, 2026 9:04 AM
To: Collette, Anja <anja.collette@bangormaine.gov>
Cc: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Subject: Re: Comments on Odlin Road site plan

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

Thank you!

Sent from my iPhone

On Jan 12, 2026, at 8:46 AM, Collette, Anja <anja.collette@bangormaine.gov> wrote:

Hi Justine, let me check with Rich on that. It's not usually what we see for a post-construction maintenance plan, but maybe it will suffice. And I think if we got edits by this Friday, the 16th, that would leave us enough time to review before we send out notices.

<Outlook-r4a1z4b0.png>

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

From: Justine Drake <justine@hinckleyhilldesigns.com>
Sent: Friday, January 9, 2026 6:18 PM
To: Collette, Anja <anja.collette@bangormaine.gov>
Cc: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Subject: Re: Comments on Odlin Road site plan

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

Thank you, Anja!

These comments seem like they can be easily addressed and I appreciate the feedback on the dumpster pad. For confirmation, does the Stormwater Treatment Plan not cover the requirements of the Stormwater Maintenance Plan?

When will you need comments addressed in order to make the February 3rd Planning Board meeting?

Thank you and have a great weekend!

On Jan 9, 2026, at 5:06 PM, Collette, Anja
<anja.collette@bangormaine.gov> wrote:

Hi Justine, I've attached the checklist for the Odlin Road warehouse project. We are still waiting on comments from Rich on the stormwater just fyi.

Have a great weekend!

<Outlook-13xt4cnr.png>

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

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

<SDP - Odlin Rd - Bernard Holdings, LLC - LDP checklist 1.9.26.docx>

Memorandum

To: Anja Collette, Planning Officer, City of Bangor

From: Justine Drake, PE, Hinckley Hill Designs, LLC

Date: January 16, 2025

RE: Odlin Road Warehouse Facilities
Land Development Application & Stormwater Management Application Review

Bernard Holdings, LLC (Applicant) submitted Land Development and Stormwater Management Applications on January 2, 2026. Following the City of Bangor's staff level review, feedback was provided on January 9, 2026. The City's comments are provided herein in bold, followed by a description of the resulting revision(s) or response.

- 1. The buffer note on the plan should be clarified to say that existing vegetation will be used to count towards the buffer requirement, with additional plantings as needed to reach 4 street (deciduous) trees per 100 feet (can't get a waiver from the buffer requirement). It should also say that native species are encouraged and invasive species listed on the State of Maine Department of Agriculture, Conservation and Forestry Maine Natural Areas Program invasive plant fact sheets list are prohibited from being planted.**

The buffer note has been revised accordingly on *C101 Site Plan*, and clarification has been made in the *Land Development Application Narrative*.

- 2. To clarify, there are no light poles proposed for the site? Just building lighting?**

That is correct. Proposed lighting is limited to lighting fixed to the building.

- 3. While not necessary, a second entrance might be beneficial for traffic flow.**

A second entrance would interfere with the proposed stormwater conveyance and treatment, and as a result, a second entrance has not been added.

- 4. It seems like the dumpster pad for the building to the right might have trouble being accessed, particularly if someone's in the ADA parking space.**

Please find the revised *C101 Site Plan* attached, reflecting the relocated dumpster pad.

- 5. Can the signature block be adjusted to mention Planned Group Development?**

Please see *Planned Group Development* in the title block below *Land Development Application*.

- 6. There should be a note on the plan that says that both property owners will have access to the driveways, parking, and common areas/open space.**

This note has been added to *C101 Site Plan* as *Note 1* as well as the *Land Development Application Narrative*.

7. **A post-construction stormwater maintenance plan is needed since this is a major site development.**

Please find the *Inspection and Maintenance Plan* attached in *Appendix 6*.

8. **The narrative mentions a floodplain map, but that doesn't seem to be included.**

Please find the FEMA floodplain map attached in *Appendix 6*.

9. **Inspection and Maintenance Plan:**

- a. **Add a Responsible Party to the "During Construction" and "Post-Construction" sections**

The *During Construction* and *Post Construction* sections have been amended accordingly.

- b. **Section 2 (a) states: "See the attached plan set for plans detailing inspection and maintenance schedule." I see a few notes relevant to the USF on C102, but this seems more related to construction. Perhaps including the schedule with the written Post-Construction I&M Plan would make more sense.**

Post-construction notes from *Sections 2(b) and (c)* have been added to *C102 Stormwater Treatment Plan*.

- c. **Section 2 (b) does not include inspection protocol for the proposed roof drip edge filters. Please add.**

Inspection protocol for the roof drip edge filters had been added to *Section 2 (b)*.

10. **The northwest corner of the site does not show any proposed grading or other development. Is this area to remain undisturbed? This area is not currently considered "developed" in the stormwater plan.**

The northwest corner of the property is intentionally left undeveloped.

11. **Will there be gutters installed on the fronts of the buildings? If so, please make sure downspouts are directed to the proposed treatment areas by making a note on the plan.**

Yes, gutters will be installed along the north sides of each building and will connect to the respective storm drain conveying stormwater runoff to the stormwater treatment facilities.

12. **Are any interior floor drains proposed?**

No.

13. **Be prepared to submit a certificate of compliance when the site is built per City Code: Chapter § 165-113 Planning Board review. F. No certificate of occupancy shall be issued by the Code Enforcement Officer unless: ... (4) A certificate of compliance stamped by a licensed professional engineer or a professional land surveyor is submitted to the Staff Coordinator, indicating that the site development has been completed in accordance with the approved land development permit and supporting plans."**

The Applicant and I are aware that a Certificate of Compliance is required at the project's completion.

Re: Comments on Odlin Road site plan

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

Date Tue 1/20/2026 7:50 AM

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

I'm all set with this one.

Best Regards,



CITY OF BANGOR

Brenda Hanscom Bilotta

Deputy Director of Code Enforcement

Code Enforcement Office

Phone: 207-992-4224

Fax: 207-992-4196

<http://www.bangormaine.gov>



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

Sent: Friday, January 16, 2026 3:48 PM

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

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

Subject: Fw: Comments on Odlin Road site plan

Hi all, attached are the revisions for the proposed project on Odlin Rd. Please let me know if there are any issues opening these. Thanks in advance!

Re: Comments on Odlin Road site plan

From Vaughan Littlefield <vaughan@bangorwater.org>

Date Wed 1/21/2026 12:06 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Matthew Murray <matthew.murray@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

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

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

Bangor Water District has no additional comments.

Regards,

Vaughan Littlefield

Project Manager

Bangor Water District

PO Box 1129

Bangor, ME 04402-1129

TEL (207)947-4516 EXT. 208

FAX (207)947-5707

CELL (207)299-6309

EMAIL: vaughan@bangorwater.org

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

Sent: Wednesday, January 21, 2026 11:47 AM

To: Vachon, Adam <adam.vachon@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>; Matthew Murray <matthew.murray@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

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

Subject: Re: Comments on Odlin Road site plan

Hi all,

Does anyone have any additional comments for this project? Thanks in advance.

Best,



CITY OF BANGOR

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

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

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

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

Sent: Friday, January 16, 2026 4:27 PM

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

Cc: Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Subject: Re: Comments on Odlin Road site plan

If we could also get comments on this too soon (by Wednesday if possible), that would be helpful since we'll need to send out notices by Thursday.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street
Bangor, ME 04401

RE: Comments on Odlin Road site plan

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

Date Wed 1/21/2026 1:26 PM

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

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

Hi Matt,

Engineering has reviewed the revised submission and the applicant has adequately responded to our questions and comments. We have no further comments. Thank you.

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



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

Sent: Wednesday, January 21, 2026 11:47 AM

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

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

Subject: Re: Comments on Odlin Road site plan

Hi all,

Does anyone have any additional comments for this project? Thanks in advance.

Best,

Re: Comments on Odlin Road site plan

From Vachon, Adam <adam.vachon@bangormaine.gov>

Date Wed 1/21/2026 12:42 PM

To Vaughan Littlefield <vaughan@bangorwater.org>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Matthew Murray <matthew.murray@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

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

Nothing additional from Fire.
Adam



CITY OF BANGOR

Adam Vachon

Fire Inspector, CFI-1

Fire Prevention Division

Phone: 207-992-4180

Fax: 207-945-4449

<http://www.bangormaine.gov>

adam.vachon@bangormaine.gov

From: Vaughan Littlefield <vaughan@bangorwater.org>

Sent: Wednesday, January 21, 2026 12:06 PM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Matthew Murray <matthew.murray@bangorwater.org>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Smith, Amanda <amanda.smith@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

MAP-LOTS R10-010-A&B - ODLIN ROAD - ABUTTERS WITHIN 100FT

Owner	Owner 2	Owner Address 1	Owner Address 2
EUROVIA ATLANTIC COAST LLC		1936 LEE RD, STE 300	WINTER PARK FL 32789
RUSH PHILIP	RUSH SARAH	120 MT. VIEW AVE	BANGOR ME 04401
THIBODEAU REALTY & DEVELOPMENT CORP		892 ODLIN ROAD	BANGOR ME 04401



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

PUBLIC NOTICE

Date: January 22, 2026

Dear Property Owner:

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, February 3, 2026, beginning at 7:00 p.m. in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Major Site Development and Planned Group Development for the construction of two 250 foot by 60 foot warehouse facilities, each with 10 individual warehouse units with a single, shared driveway at a property located on Odlin Rd, Map-Lot R10-010-A & R10-010-B, in the Urban Industry District (UID). Applicant/Owner: Bernard Holdings, LLC.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, February 2nd, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, February 2nd at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
City of Bangor



COMMUNITY & ECONOMIC DEVELOPMENT

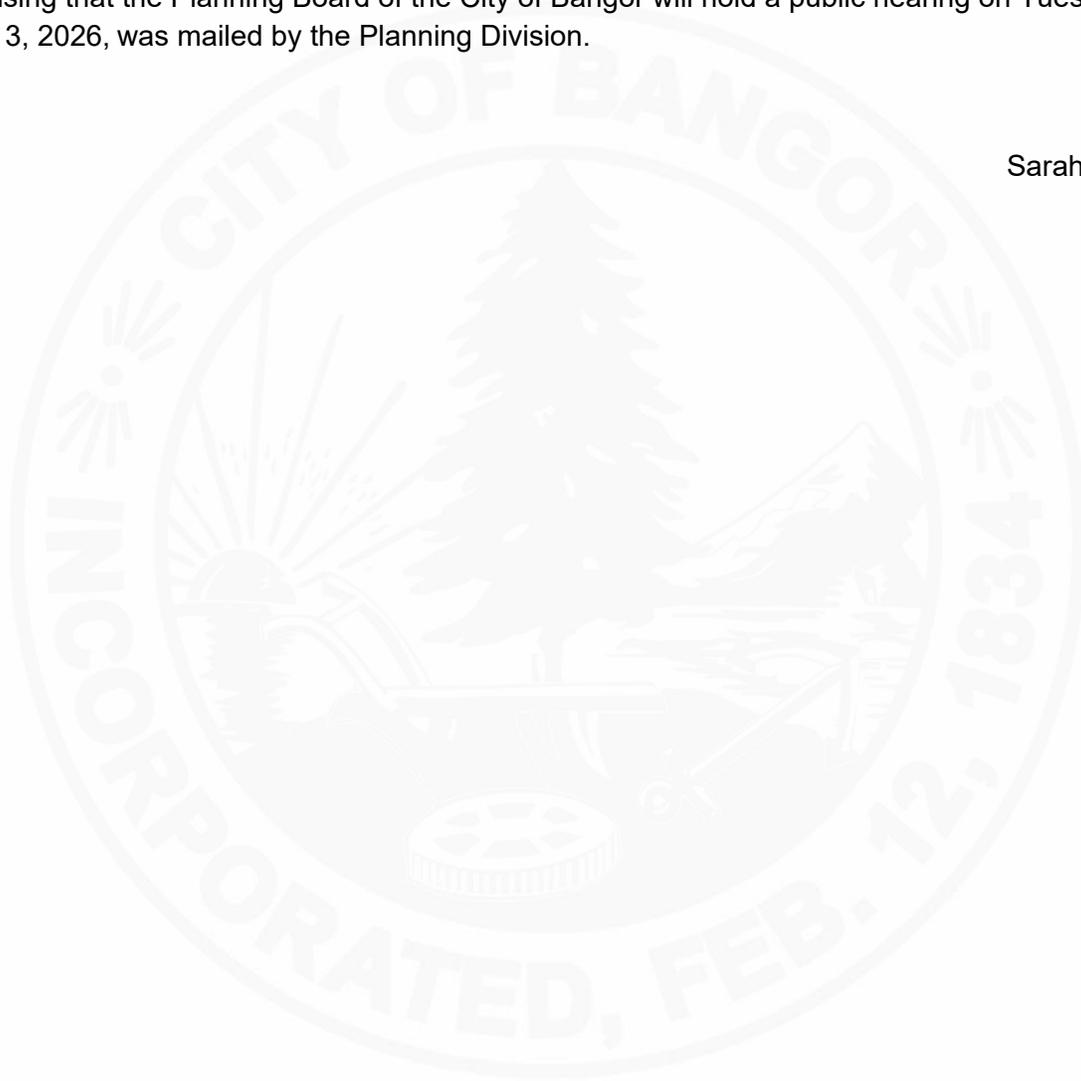
CITY OF BANGOR

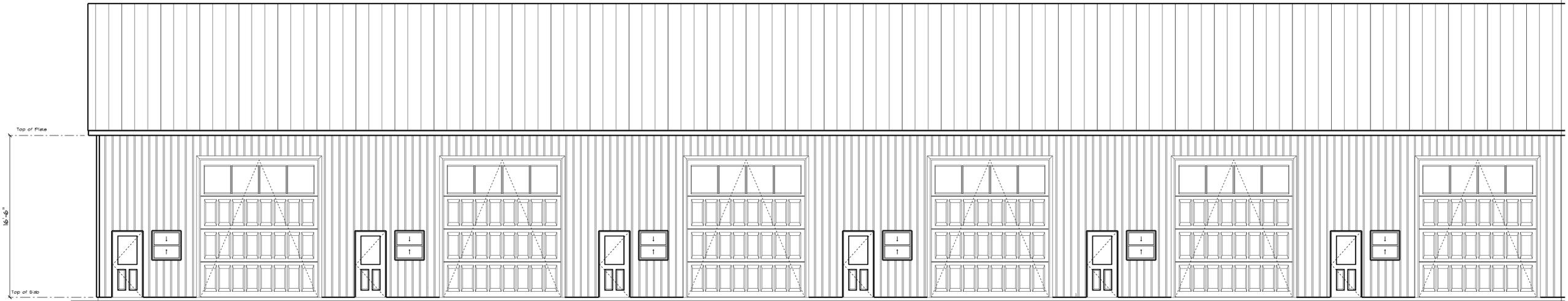
PLANNING DIVISION

Re: SDP – Map-Lots R10-010-A & B – Odlin Road – Bernard Holdings, LLC – Notice of Mailing

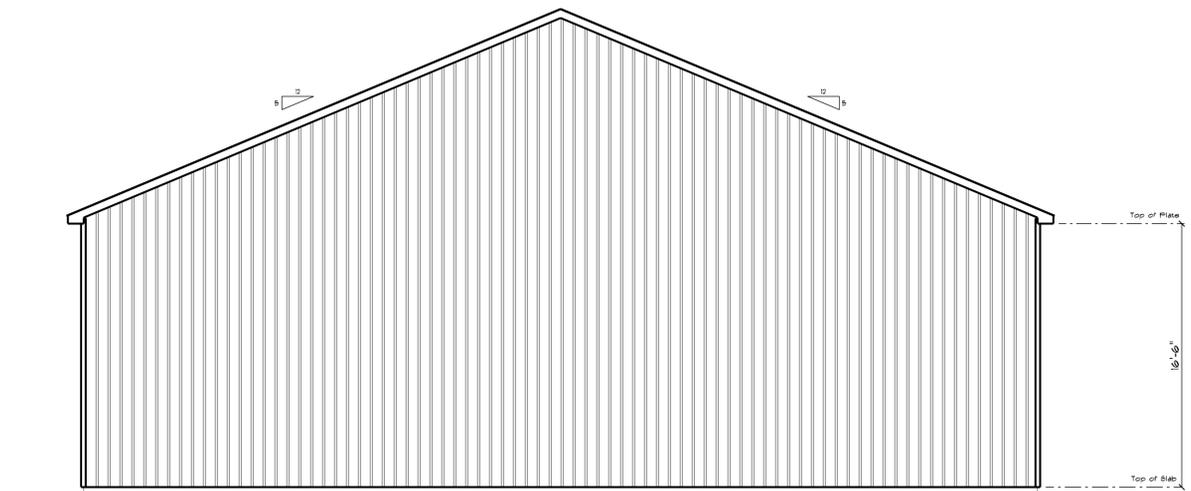
On January 22, 2026, the Public Notice for Map-Lots R10-010-A & B – Odlin Road – Bernard Holdings, LLC, advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, February 3, 2026, was mailed by the Planning Division.

Sarah Maquillan

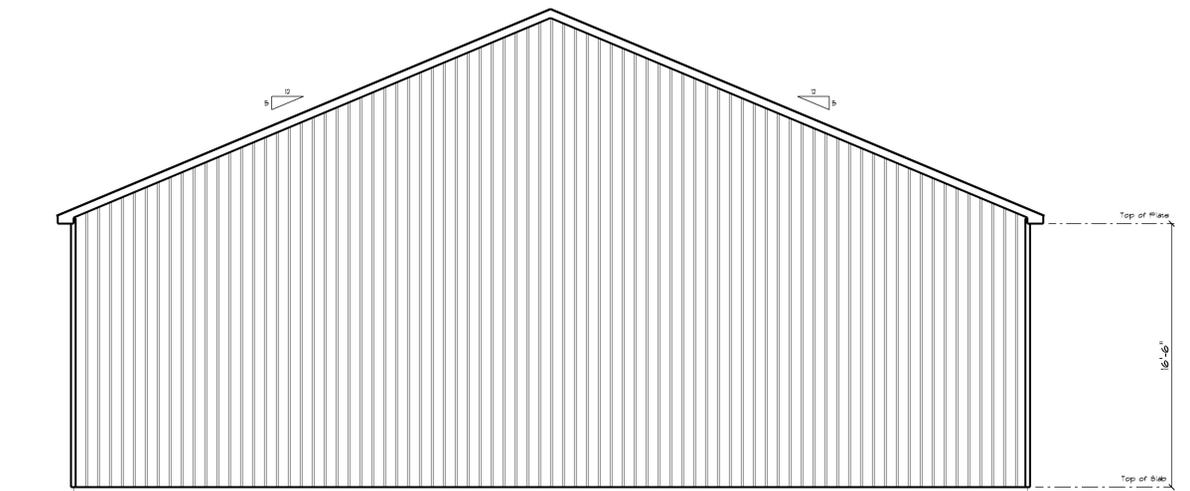




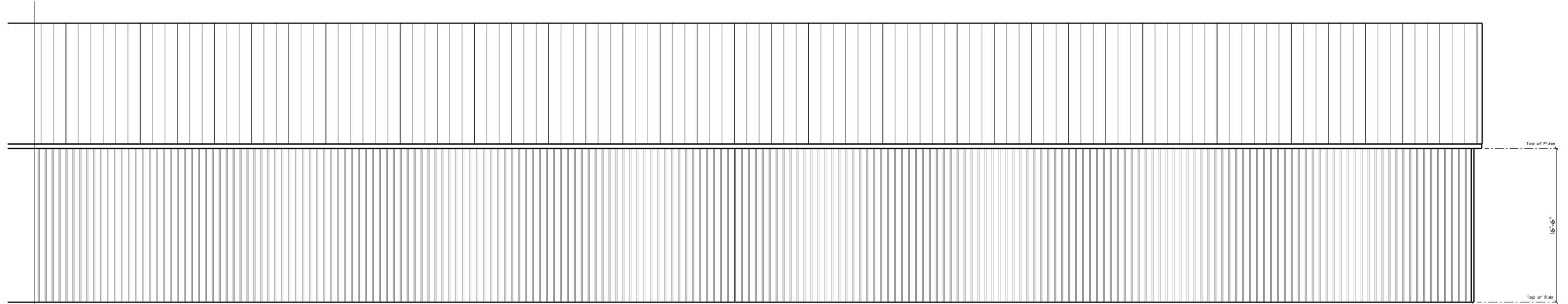
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

DISCLAIMER:

THESE DRAWINGS ARE PROVIDED BY VIKING LUMBER COMPANY AS A SERVICE TO ITS CUSTOMERS AND ARE INTENDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSE ONLY. THE INFORMATION PRESENTED IN THESE DRAWINGS HAS NOT BEEN PREPARED OR REVIEWED BY A REGISTERED ARCHITECT OR ENGINEER. VIKING LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS OBTAIN THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL BLUEPRINTS FOR ACTUAL CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION AND VIKING LUMBER COMPANY WILL ASSUME NO RESPONSIBILITY IF THEY ARE SO USED.

SCALE: AS NOTED
DRAWN BY: MK
DATE: 6/4/2025

Viking Lumber
622 Main Rd
Holden, ME 04429
PHONE: 207-843-5183 FAX: 207-843-5020
EMAIL: mik@vikinglumber.com



Contractor/Owner: **TIM BERNARD**
Job Name: **ODLIN RD LOWER**
Location: **BANGOR, ME**

Project # **E4469**



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

ANNE M. KRIEG AICP
DIRECTOR

Memorandum

To: Business & Economic Development Committee
From: Anja Collette, Planning Officer
Date: January 5, 2026
Regarding: Comprehensive Plan Implementation

In June of 2023, the City adopted the 2022 Comprehensive Plan. The Plan included policies on a wide array of issues, such as improving housing accessibility and economic vitality in the City, protecting environmentally sensitive areas, and preserving important historic and cultural resources. In 2024, staff compiled a document showing how the policies listed in the Comprehensive Plan had been implemented and what projects were being worked on or were planned in order to further implement the Plan. Staff have now updated this document with new actions that have been taken since 2024, as well as updated the status on previous actions. The document includes all actions taken since the plan was adopted in 2023 and it is attached to this memo. Some actions are included several times because they are applicable to multiple policies. Staff intend to keep this document updated as initiatives are completed in order to track progress in implementing the Plan. No action is requested from the Committee at this time; the purpose of this item is to provide an update to Councilors. Staff welcome any questions or feedback Councilors might have.

Comprehensive Plan Implementation 2023-2025

Policy 1

Objective: Ensure that the City's zoning regulations and guidelines encourage development in areas that can support growth and that development occurs without adversely impacting the City's environmentally sensitive areas and habitats.

Actions

Working on the Blueprint Bangor Land Use Code Update	Began public involvement on City-owned Grandview lot focusing on sustainable infill growth
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 24-089, allowing for co-living dormitories, but only in our more developed zones
Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD).	Adopted City Council Action 23-156 to allow for multifamily residential/mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)
Adopted City Council Action 23-245, which both facilitates construction of manufactured home parks, but also ensures that new manufactured home parks can only be constructed inside the Growth Boundary	

Policy 2

Objective: Develop an Open Space and Conservation plan with the aim of ensuring the protection and effective management of City-owned open space and identifying open space that may be targeted for acquisition.

Actions

Established Bangor as a Bee City USA affiliate (encourages sustainable management of City-owned open space)	Amended property maintenance ordinance to allow residents to participate No Mow May
Evaluating ways to incorporate conservation into Grandview Avenue development	Working on the Blueprint Bangor Land Use Code Update (will contain protections for certain open space areas)

Policy 3

Objective: Continue the protection of environmentally sensitive areas.

Actions

Evaluating ways to incorporate conservation into Grandview Avenue development	Working on the Blueprint Bangor Land Use Code Update (will contain protections for certain natural areas)
Staff attended lectures on balancing farmland preservation with solar development	Completed a Penjajawoc Watershed-Based Management Plan
Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.	

Policy 4

Objective: Implement recommendations of the 2019 Recommendations to Improve the Status of Housing in Bangor report.

Actions

Adopted Chapter 254 - Short Term Rental Licenses to create regulations on short-term rentals and opened up registration/licensing portal for operators in May, 2024	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	Established a pilot long-term rental registry
City Code Text Change; 24-237 - exempted renovation of 3 or more dwelling units from needing a Land Development Permit	Adopted several text changes creating new types of housing, such as co-living dormitories

Policy 5

Objective: Increase the supply and range of affordable housing options in Bangor and maintain an affordable housing inventory in excess of existing supply.

Actions

Adopted several text changes creating new types of housing, such as co-living dormitories	Established a pilot long-term rental registry
Began the process of designing an affordable housing development on City-owned lot off Grandview Avenue	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	City Code Text Change; 24-237 - exempted renovation of 3 or more dwelling units from needing a Land Development Permit

Policy 6	
Objective: Maintain and increase the supply of housing designed for and occupied by people of all ages and abilities.	
Actions	
Tabled at the 2024 Healthy Aging Exposition about housing rehabilitation programs and Bangor Livable Communities	Incorporating universal design elements into the City project on Grandview Avenue
Provided guidance to Bangor Livable Communities which promotes walkable streets, housing and transportation options, access to key services and opportunities for residents to participate in community activities	Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.
Adopted City Council Action 24-089 creating regulations and allowances for co-living dormitories	Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon
Adopted zoning amendment to allow boarding homes in additional zones in the City	Adopted City Council Action 23-245, which facilitates construction of manufactured home parks
Pre-approved architectural plans incorporated accessibility elements	
Policy 7	
Objective: Increase the supply of housing proximate to Bangor's downtown with an emphasis on affordable units while protecting the integrity of the City's neighborhoods.	
Actions	
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	City Code Text Change; 24-237 - exempted renovation of 3 or more dwelling units from needing a Land Development Permit
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD) and Urban Service District (USD)
Adopted City Council Action 23-258 to implement the requirements of LD 2003, allowing for more units on residential lots	Adopted City Council Action 24-089, allowing for co-living dormitories, but only in our more developed zones
Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.	Accepted the final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon
Policy 8	
Objective: Foster relationships that ensure that the housing needs of the City's most vulnerable residents are met.	
Actions	
Adopted City Council Action 23-295, adding Permanent Supportive Housing as a Conditional Use in several zones	Adopted City Council Action 23-307, creating regulations and allowances for emergency shelters
Hosted the Fair Housing Workshop with Pine Tree Legal. Attended several Resource Provider events to meet different providers and create relationships.	Dispersed CDBG funding to Permanent Supportive Housing to Address Chronic Homelessness and CDBG Projects - Volunteers of America Supportive Housing for Disabled Adults
Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.	Hired Bangor's first Homeless Response Manager
Adopted City Council Action 24-089, allowing for co-living dormitories	Adopted zoning amendment to allow boarding homes in additional zones in the City
Policy 9	
Objective: Administer, educate, and support affordable housing initiatives.	
Actions	
Administered General Assistance Program	Established a pilot long-term rental registry
Began process of developing affordable housing on City-owned lot on Grandview Avenue	Hired a Housing Officer to develop housing policy, support housing development, and manage programs for rental registry, tenants' rights and vacant/placarded properties

Began revaluation process for the City, which will help provide data on the housing stock	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	Applied for and received HUD funding through Maine CoC collaborative application to continue to support Bangor Rental Assistance Program
Policy 10	
Objective: Improve the condition of Bangor's housing supply and address blight issues in the City's neighborhoods.	
Actions	
Staff organized multidepartmental committee to coordinate management and plan action of vacant and placarded properties	Established a pilot long-term rental registry
Hired a Housing Officer to develop housing policy, support housing development, and managing programs for short term rentals, rental registry, tenants' rights and vacant/placarded properties	Administered and advertise the Heat Pump & Weatherization program for purchase and installation to eligible applicants; expanded program to rented units
Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Increased fees for vacant properties in the City to encourage placement of units back on the market.	
Policy 11	
Objective: Ensure that the City's zoning regulations and guidelines encourage development in areas that can support growth and that development occurs without adversely impacting the City's environmentally sensitive areas and habitats.	
Actions	
Adopted City Council Action 23-156 to allow for mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)	Adopted City Council Action 23-245, which both facilitates construction of manufactured home parks, and restricts manufactured home parks and tiny home parks to being constructed in the growth boundary
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 23-258 to implement the requirements of LD 2003, allowing for more units on residential lots, particularly in the growth boundary
Adopted City Council Action 24-089, allowing for co-living dormitories in the more developed residential and mixed commercial/residential zones	Adopted zoning amendment to allow boarding homes in additional zones in the City
Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD) and Urban Service District (USD)	
Policy 12	
Objective: Strengthen neighborhoods and their ability to support residents by addressing properties that are vacant and/or in disrepair and encouraging appropriate residential and neighborhood-scale commercial development within existing neighborhoods.	
Actions	
Hired a Housing Officer to develop housing policy, support housing development, and manage programs for rental registry, tenants' rights and vacant/placarded properties	Administered and advertise the Heat Pump & Weatherization program for purchase and installation to eligible applicants
Staff organized multidepartmental committee to coordinate management and plan action of vacant and placarded properties	Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.
Increased fees for vacant properties in the City to encourage placement of units back on the market.	
Policy 13	
Objective: Foster an environment that is supportive of economic development and provides opportunities for the growth and development of businesses in the City.	
Actions	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Completed 2025 Economic Development and Workforce Internships
Staff prepared pamphlets to facilitate starting a business in Bangor	Hosted National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars

Continue to reach out to regional, state, and national entities to reestablish Foreign Trade Zone and formulate Best Practices	Foster local, regional, state, and national partnerships at conference and beyond
Continue to operate, lease, and market the Bangor Innovation Center as a stand-alone incubator	Revised Bangor Innovation Center Website
Policy 14	
Objective: Continue to invest in downtown Bangor through infrastructure and streetscape improvements, building façade improvements, public spaces for gathering and events, and marketing and attracting people to downtown public spaces for gathering and events, and marketing and attracting people to downtown.	
Actions	
Completed the Maine DOT Village Planning Partnership Initiative to create a plan for improved mobility, streetscapes, and infrastructure downtown	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Continued to use Community Development Block Grant (CDBG) funds to invest in neighborhood improvements	Expanded the Downtown Assessment District to align with the TIF district
Administered and advertised the Façade Improvement Program in the Downtown area to facilitate repairs and upgrades to the facades of area businesses.	Evaluate monthly report from PCI about parking trends
Entered into a MOU with Wabanaki Public Health and Community Services for syringe waste pick up program	Completed Pickering Square remodel
Working on implementing grant to install bike parking around downtown	
Policy 15	
Objective: Review and update, as appropriate, the City's commercial zoning regulations to ensure that the regulations provide sufficient flexibility to allow development that responds to current and future market conditions.	
Actions	
Adopted City Council Action 23-246 increasing the maximum height in the Urban Service District (USD)	Adopted text change to allow for more food trucks in the Waterfront Development District
Land development code update in progress to address this and other policies	Adopted City Council Action 23-156 to allow for multifamily residential/mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)
Adopted text amendment (25-257) to allow private schools, training centers, and recreation facilities in RR&A	
Policy 16	
Objective: Consider conducting corridor studies or area plans for corridors within the commercial districts to help align economic development priorities with needed infrastructure improvements to adequately support future growth.	
Actions	
Completed plan through the Maine DOT Village Planning Partnership Initiative to improve mobility, streetscapes, and infrastructure downtown	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Evaluated needed sewer infrastructure upgrades in mall area to support new development	
Policy 17	
Objective: Partner with educational institutions and major employers in the City to strengthen and expand the workforce through training and employee pipelines.	
Actions	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Hosted VIP Event focused on business retention, workforce hiring, and networking
Provided shadowing opportunities for Northern Light Family Residents	Public Works (PW) created and implemented a partnership with United Technology Center, resulting in a 9 month Construction Program paid internship program for the FY24 and FY25 school years.
PW developed framework for electrical division apprenticeship	PW & P&R (Parks & Rec) partnering with EMCC, Bangor Housing, and EMDC to host career exploration tours, job shadowing opportunities, encouraging careers in public service.
PW Director partnered with UME Augusta to contribute to their Municipal Career Pathways program for high school and first-year college students.	PW hosted construction program demonstrations to regional high school students to demonstrate fleet maintenance, underground infrastructure, traffic signal, and snow management practices.

PW developed a Federal Motor Carrier (FMCSA) Eltry-Level Driver Training (ELDT) commercial license program to hire employees w/o proper skills and provide them with 120 hour class, range, and road training program over 90 days to earn Class B CDL while earning full-time pay and excellent benefits.	Hired students to work in PW Electrical division, learning electrical and traffic skills while studying. Department provided tuition support for technical electrical degree program.
Host National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars on workforce acquisition and retention	Completed 2025 Economic Development and Workforce Internships
Provided internships for undergraduate and graduate students at Bangor Public Health and Community Services	
Policy 18	
Objective: Promote entrepreneurship, innovation, and business expansion by supporting and leveraging partnerships among research and educational institutions, business development organizations, and the private sector.	
Actions	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Continue to operate, lease, and market the Bangor Innovation Center as a stand-alone incubator
Continued work with the Bangor Innovation Center to promote local entrepreneurship	Reached out to regional, state, and national entities to reestablish Foreign Trade Zone and formulate Best Practices
Completed 2025 Economic Development and Workforce Internships	Continued work on the Bangor Central Kithcen
Policy 19	
Objective: Grow the City and region's recreation and tourism economy.	
Actions	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration, and development	Worked with local organizations to support development and promote Bangor
Worked with Downtown Business Partnership to renovate waterfront area	Provided financial support to Bangor Chamber of Commerce for social media focused engagement
Contributed to articles in the Chamber of Commerce Tourism Magazine and Maine Biz Magazine	Participated in regional tourism group, GBR
Extended waterfront trail	
Policy 20	
Objective: Identify, attract, and retain a more diverse population by creating a welcoming and inclusive community that supports all populations.	
Actions	
Hired a Community Development Analyst to coordinate public funding and programming	Approved application for street mural downtown showcasing Wabanaki art
PW developed a Federal Motor Carrier (FMCSA) Entry-Level Driver Training (ELDT) commercial license program to hire employees w/o proper skills and provide them with 120 hour class, range, and road training program over 90 days to earn Class B CDL while earning full-time pay and excellent benefits.	Host National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars on workforce acquisition and retention
PW hosted construction program demonstrations to regional high school students to demonstrate fleet maintenance, underground infrastructure, traffic signal, and snow management practices.	PW & P&R partnering with EMCC, Bangor Housing, and EMDC to host career exploration tours, job shadowing opportunities, encouraging careers in public service.
Completed 2025 Economic Development and Workforce Internships	
Policy 21	
Objective: Develop a marketing campaign and communications strategy for Bangor that features its cultural and historic resources, economic opportunities, parks and recreational opportunities, and other assets, and promotes Bangor as a place for growth and innovation	
Actions	
Staff prepared pamphlets to facilitate starting a business in Bangor	Coordinated with Public Engagement Specialist to promote various efforts in the City
Began revisions to the Bangor Innovation Center Website	Working on a presentation to realtors and developers in January, 2026 about Bangor's historic resources

Policy 22	
Objective: Improve traffic operations and strategically improve transportation infrastructure across the City.	
Actions	
Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends	Installed advanced traffic detection at key intersection around the City
Partnered with BACTS/DOT to install active/intelligent traffic signal management system on Penobscot Corridor that extends from Brewer into Bangor. This will be used to control more intersections around the City.	Removed flashing stop beacons and replaced with flashing LED stop signs
Conducted traffic study at State St & Forest Ave. Determined the traffic signal wasn't warranted. Rebuilt intersection to calm traffic, remove signals.	Contracted for replacement of wooden poles with aluminum at Stillwater Ave. & State St. to reduce traffic detection issues.
Sent PW Electrical Staff to 3-day Traffic School conducted by Maine DOT	Contracted with Maine DOT to provide local traffic signal maintenance support in exchange for State funding. Will eventually led to a statewide integrated traffic control system.
PW created the position of Pavement Mangement Officer to actively manage paving and striping operations.	Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown
Policy 23	
Objective: Improve bicycle and pedestrian connectivity across the City.	
Actions	
PW is conducting FY24-FY25 trial for City to take over sidewalk snow clearing in downtown parking district to improve safe pedestrian access. Will likely result in change to Ordinance 257-2	Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation
Staff currently serving on Complete Streets Plan Committee organized by BACTS	Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown
Painted bike lane on a section of State St. Reviewing opportunities for additional bike lanes around City.	Implemented new sidewalk plowing in FY24 to more quickly improve pedestrian access to schools after winter storms
Approved application for street mural downtown to improve pedestrian safety and the downtown streetscape; had a noticeable impact on calming traffic	Currently discussing complete neighborhoods/complete streets with the Livable Communities committee and other staff
Added sidewalk to Ohio Street	Implementing Community Action Grant to install bike racks and secure bike storage in the City
Continuing to require all development applications to add pedestrian connections where applicable	Installed new multi-use path on Fourteenth Street
Created (or working on creating) new sidewalks along Ohio Street, Odlin Road, Maine Avenue, and Mt. Hope Avenue	
Policy 24	
Objective: Accommodate emerging transportation modes and technologies.	
Actions	
Installed 5 new EV charging stations downtown - 4 at Pickering Square parking garage and 1 at Abbot Square parking lot	Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation
Working on land use code update that will address this and other policies	Used grant funding to purchase an EV for City use
PW Director and electrical staff attended seminars on smart streets connectivity, sending information to autos regarding traffic signals, construction, delays, etc.	Partnered with BACTS/DOT to install active/intelligent traffic signal management system on Penobscot Corridor that extends from Brewer into Bangor. This will be used to control more intersections around the City.
IT, Engineering, and PW is partnering to install fiber optic connectivity around the City, which will support smart streets data connectivity	
Policy 25	
Objective: Continue to address safety issues across Bangor's transportation system.	
Actions	
Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation	Approved application for street mural downtown to improve pedestrian safety/traffic calming
Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown	Newly created Pavement Management Officer implemented annual pavement condition index scoring process to improve safety/rideability of streets.

<p>Newly created Pavement Management Officer testing new pavement marking options (inlaid polyurea, MMA, heat applied durable surface markings, heat inlaid durable surface markings) to increase year-round crosswalk and striping visibility.</p>	<p>Evaluate and address each resident request for traffic calming measures and take appropriate action - either justify the current configuration or make changes.</p>
<p>Working with the Bangor Area Comprehensive Transportation System (BACTS) on a Complete Streets Plan for the City and region</p>	<p>Working with the Bangor Area Comprehensive Transportation System (BACTS) to identify areas to improve safety using a Safe Streets for All Grant</p>
<p>Conducted a trial of a new pavement scoring software in 2024.</p>	<p>Created (or working on creating) new sidewalks/multi-use paths along Ohio Street, Fourteenth Street, Odlin Road, Maine Avenue, and Mt. Hope Avenue</p>

Policy 26	
Objective: Update City regulations and policies to better manage and accommodate transportation needs across the City.	
Actions	
Adopted City Council Action 24-099, to reduce the minimum off-street parking spaces required for residential units and developments requiring Land Development Permits	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Incorporated flexibility with winter on-street parking rules that will also allow safe clearing of snow & ice	Completion of 800+ "Monty Moose" Parking Lot and associated sidewalk
Policy 27	
Objective: Improve Community Connector bus service and amenities and implement strategies to increase ridership.	
Actions	
Switched bus system to fixed stop routes to improve reliability, boost ridership, and create potential for bus tracking	Received DOT grant to add bicycle racks to buses, including the capability to carry e-bikes
Renovating the bus barn to add capability for electric bus charging	Created new rider app for bus tracking
Installed new ticket vending machine	
Policy 28	
Objective: Continue to support the growth of Bangor International Airport (BGR) as a transportation and commerce hub.	
Actions	
Approved development plans for the Bangor International Airport for utility buildings, gate connections, and increased parking	Extended the lease of Transportation Security Administration (TSA)
Policy 29	
Objective: Improve regional transportation options and connectivity to the region.	
Actions	
Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation	
Policy 30	
Objective: Prioritize climate resiliency through city-wide and regional mitigation and adaptation strategies.	
Actions	
Completed the regional Penobscot Climate Action Plan and established membership on the Penobscot Climate Action Committee	Working with the Penobscot Climate Action Committee to push forward resiliency strategies in the region and to increase public awareness around climate initiatives
Received grant funding to create urban forest management plan (UFMP) to manage street and urban park trees assets. The UFMP will promote climate resiliency through a cooling tree canopy and erosion control through tree plantings.	Administered and advertise the CDBG Heat Pump & Weatherization program for purchase and installation to eligible applicants
Created a new grant program to help fund weatherization in rented units in the City	Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings and install bicycle racks around the City
Used the Energy Efficiency & Conservation Block Grant program to purchase an EV for general City use	Several departments, such as Fleet and Community Connector, have purchased EVs and hybrid vehicles
Renovating the bus barn to add capability for electric bus charging	The Blueprint Bangor Land Development Code update in progress will incorporate climate action plan strategies
Policy 31	
Objective: Improve stewardship of forests and tree canopy on City-owned open space and rights-of-way.	
Actions	
Continued to review development plans for vegetative buffering requirements and encouraging planting of native species	Awarded grant funding to create urban forest management plan to manage street and urban park trees assets.
PW created the position of Forestry Manager and hired state licensed Forester to manage tree assets across the City.	PW & P&R hired University of Maine forestry program interns to inventory, and catalogue in GIS, every street and urban park tree in the City.
Coordinated with and supported Bangor Beautiful non-profit to plant 25 trees at Center St., Park St., High St., Hammond St., and Ohio St. and 17 trees at the intersection of Oak St. and Washington St.	Coordinated with Downtown Bangor Partnership (DBP) to support annual removal of invasive species in downtown parks.
Coordinated with Downtown Bangor Partnership (DBP) to support annual Big Dig planting of public flower beds by private, public, and business entities.	Awarded \$50k in Inflation Reduction Act grant funding to create/expand City tree nursery to grow native tree stock for street and park plantings.

Inventoried public ash trees and created a plan for dealing with the Emerald Ash	Planted additional trees in Pickering Square
Policy 32	
Objective: Support and enhance agricultural resources.	
Actions	
Renewed the Farmer's Market lease	Currently working on the Commerical Kitchen Development as a collaborative, commercial kitchen space for entrepreneurs
Helped guide applicants through zone change process to facilitate a cut flower business	Staff attended lectures on smart growth and balancing farmland preservation with solar development
PW supports Farmer's Market on winter weekends to clear parking lot prior to market start.	PW used resident leaves and grass to create compost, on a State-licensed site, for use by residents and city staff.
PW partnered with Bangor High School students to test compost for harmful effects.	Approved \$75,000 in ARPA funding to Food and Medicine to create new community gardens
The Blueprint Bangor Land Development Code update in progress will incorporate strategies to protect farmland and farming	
Policy 33	
Objective: Continue to promote sustainable stormwater management and floodplain management to be resilient and adaptable to a changing climate.	
Actions	
Continued to review development plans for adherence to stormwater regulations and best practices	Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.
Completed the Penjajawoc Watershed Based Management Plan	Completed floodplain restoration project on Arctic Brook, completed in-stream improvement project on Capehart Brook, and completed replacement of undersized storm drain on State Street
Stormwater Technician educates Planning Board members yearly on stormwater regulations	The Blueprint Bangor Land Development Code update in progress will help implement this policy
Began planning for in-stream improvement projects for Sucker Brook in 2 locations	
Policy 34	
Objective: Prioritize energy efficiency and implementation of renewable energy measures.	
Actions	
Continue to administer and advertise the Heat Pump & Weatherization program for purchase and installation to eligible homeowners, and expanded weatherization program to rented units	Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings
Adopted City Council Action 24-164 amending district height limits to clarify the limits for rooftop solar	PW exploring purchase of heavy vehicles that run on RNG instead of diesel. Heavy vehicles have continued to be a challenge for EV adoption so RNG is a viable option to reduce emmissions.
PW Fleet Services investing in annual technician training for electric vehicles and hybrids to support City move toward EV fleet.	Currently working on hiring sustainability intern to help evaluate City-owned property for solar potential and identify other energy saving measures
Received grant funding through the "low-no" emission vehicle grant program to rehabilitate bus depot to support charging of electric buses	
Policy 35	
Objective: Actively work towards protecting and improving water quality of the Penobscot River, impaired streams, and other water resources in the City.	
Actions	
Continue to review development plans for adherence to stormwater and water district regulations and best practices	Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.
Continued investment in stormwater separation projects	The Blueprint Bangor Land Development Code update in progress will help implement this policy
Completed the Penjajawoc Watershed Based Management Plan	
Policy 36	
Objective: Prepare a City Facilities Master Plan to assess capacity to meet current and anticipated program needs and to identify energy, efficiency, and overall facility improvements that are needed.	
Actions	
Committed funding for the development of an ADA Transition Plan	Completed work on renovating City Hall to meet code requirements, improve energy efficiency, and enhance customer service
Energy audits for 6 municipal buildings in process	
Policy 37	

Objective: Continue to preserve, enhance, and maintain parks and recreation facilities.	
Actions	
P&R created and adopted Forest Management Plan (FMP) for Rolland Perry City Forest.	PW & P&R hired University of Maine forestry program interns to develop selective harvest plan for City forest according to FMP.
P&R contracted for the creation of Forest Management Plan (FMP) for Essex Woods recreation area.	PW partnered with Bangor High School students to create a awareness around Beech Leaf Disease at City Forest.
Policy 38	
Objective: Expand access to parks and recreational facilities for all users and improve connectivity of parks and open spaces.	
Actions	
PW & P&R coordinated browntail moth (invasive pest) remediation treatment trials in City parks across the City, creating safer experience for park users.	Extended the waterfront walking/biking path
P&R worked with PW to develop plan for the creation of a public park on City property in Judson Heights	
Policy 39	
Objective: Improve resources of Bangor's Public Health and Community Services Department (PHCS) to ensure that Bangor continues to meet the needs of residents.	
Actions	
Bangor's Public Health and Community Services currently pursuing accreditation through the Public Health Accreditation Board	
Policy 40	
Objective: Support the work of local and regional community organizations that provide social services to the Bangor community.	
Actions	
Continued to disperse CDBG funds	Hosted CDBG Action Plan Workshop
Continued the ShelterPlusCare program	Distributed ARPA funding to various organizations
Awarded grant funding to continue the operation of warming shelters	
Policy 41	
Objective: Ensure that Bangor's public safety services have the resources to meet the needs of the community.	
Actions	
Invested in new technology for the Police Department	Invested in new staff at PHCS to help provide services to the unhoused
Policy 42	
Objective: Support sustainability, including energy efficiency and renewable energy sources, across all City facilities.	
Actions	
Received designation as a Bee City USA, which will prioritize planting of native plants and reducing pesticide use	P&R partnered with Maine Audubon to plant monarch friendly native plants at Essex Woods former ski hill and capped landfill, and adjusted mowing schedule to assist in monarch reproduction/life cycle
P&R partnered with Ag Allies to create safe space for Bobolink reproduction cycle at capped landfill on Kittredge Road.	Staff preparing a plan for a municipal building energy audit for committee review
Renovating the bus barn to add capability for electric bus charging	Coordinate with Downtown Bangor Partnership (DBP) to support annual removal of invasive species in downtown parks.
Used the Energy Efficiency & Conservation Block Grant program to purchase an EV for general City use	Several departments, such as Fleet and Community Connector, have purchased EVs and hybrid vehicles
Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings	Currently working on hiring sustainability intern to help evaluate City-owned property for solar potential and identify other energy saving measures
Awarded \$50k in Inflation Reduction Act grant funding to create/expand City tree nursery to grow native tree stock for street and park plantings.	Awarded grant funding to create urban forest management plan to manage street and urban park trees assets.
Policy 43	
Objective: Continue to protect and maintain the City's drinking water supply and distribution infrastructure.	
Actions	
Continue to coordinate with Bangor Water District on Site Development Applications to ensure adequate capacity and safe development	
Policy 44	

Objective: Continue to make needed investments in the City's wastewater collection infrastructure.	
Actions	
Continue to coordinate with City Sewer on Site Development Applications to ensure adequate capacity and safe development	Currently working on increasing capacity (or conducting studies to do so) at several points in the City, including around the Bangor Mall and the Broadway area
Currently undergoing an evaluation of the K-Mart and Perry Rd. pump stations to address operational and development concerns related to sewer capacity.	Completed a \$1.8M project at the wastewater treatment plant to upgrade the SCADA (supervisory control and data acquisition) system.
Implementing a sophisticated asset management program to identify and prioritize maintenance/repair/replacement needs.	Continue to maintains the State Revolving Fund funded account for smaller sewer improvements
Continued application for grants	Replaced 2,202 lf of sewer and 40 sewer manholes
Completed post-construction monitoring of Davis Brook storage tank	Cleaned/jetted 70.46 miles of sewer pipe
Inspected and coded 27.56 miles of sewer pipe	
Policy 45	
Objective: Proactively work towards obtaining and securing funding through the Infrastructure Investment and Jobs Act (IIJA) as a means of financing needed improvements to City facilities and infrastructure.	
Actions	
Implemented grant funding through the EECBG program (which was funded through the IIJA) for energy efficiency investments in City facilities/vehicles	
Policy 46	
Objective: Develop a City-wide digital infrastructure strategy.	
Actions	
IT coordinated with departments to better utilize digital assets like Laserfiche	Constantly updating Parcel Viewer as zones change
Created an online permitting portal for short-term rentals	Purchased software (Neighborly) to facilitate CDBG funding dispersal
Began implementation of asset management program	Creation of City-Wide Laserfiche Task Force for more effective usage
Policy 47	
Objective: Promote and enhance the viability of historic and architectural resources for their continued use or for new uses.	
Actions	
Completed the Phase 4 of Bangor Historic Architectural Survey documenting additional historic resources in the City	Partnered with Bangor Historical Society to put on Jane's Walk, a community lead walking tour of historic Bangor
Attended Preservation Conference in Portland, Maine for training and networking	Completed architectural survey of the Great Fire District, Main Street District, the Tree Streets, State Street, and other standalone historic sites in the City
Continue to host yearly Jane's Walk celebrating smart development and historic resources	Working on public education about the City's historic resources and historic preservation
Working on presentation to realtors and developers about historic preservation	
Policy 48	
Objective: Provide continued support for the protection of historic resources in Bangor.	
Actions	
Completed the Phase 4 of Bangor Historic Architectural Survey documenting additional historic resources in the City	Completed architectural surveys of the Great Fire District, Main Street District, and other standalone historic sites in the City
Dispersed CDBG funding to Bangor Historical Society	Plan to work on integrating architectural survey results into City parcel viewer
Working on presentation to realtors and developers about historic preservation	Working on public education about the City's historic resources and historic preservation
Policy 49	
Objective: Provide more support for the arts and cultural organizations in Bangor.	
Actions	
Assisted Bangor Beautiful and Wabanaki Public Health and Wellness with completing the Wabanaki Ground Mural on Hammond Street	Coordinated with Downtown Bangor to install the Umbrella Sky Project on Cross Street
Coordinated with and supported Bangor Beautiful non-profit to re-paint and landscape "Welcome to Bangor" installations at Oak, Hammond, and Union Streets.	Partnered with City Engineering to envision Diversity, Equity, and Inclusion themed mural

Sponsored various events and programs	Continue to host events like the yearly Sidewalk Art Festival and monthly First Friday Art Walk
Supported murals at Waterfront Concerts	Worked with Bangor High School students for the creation of art that was installed on BigBelly trash cans around the Downtown District in 2025.
Policy 50	
Objective: Bolster Bangor as a place that is home to events.	
Actions	
Partnered with local organizations like Downtown Bangor and Bangor Chamber of Commerce to support and conduct events	Provided financial support to Bangor Chamber of Commerce for social media focused engagement
Contributed to articles in the Chamber of Commerce Tourism Magazine and Maine Biz Magazine	Continue to host yearly Jane's Walk celebrating smart development and historic resources
Hosted National Economic Development Week 2024 VIP Summit Event to collaborate with downtown businesses on the future of Bangor	

**Hearing Agenda
Board of Appeals**

Wednesday, February 4, 2026 at 5:30 p.m.

1. Introductions
2. Training
3. Approval of Minutes from the July 23, 2025 Board of Appeals Meeting
4. Public Hearing – 1011 Union Street, Applicant Nathan Woodard, for consideration of a variance from the setback requirement of City Ordinance § 165-73B and the buffer requirement of § 165-73D
5. Other Business

Unless otherwise noted, all meetings are held at City Council Chambers, Bangor City Hall, 73 Harlow Street. 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.

In addition to Zoom, you can also watch most meetings via the City of Bangor's YouTube page.

Anyone who wishes to be heard on the application, offer public comment, evidence, or testimony must attend in person or via Zoom. To attend the meeting via Zoom, you may go to the calendar feature of the City's website at <https://www.bangormaine.gov/calendar>. From the calendar, click on the Board of Appeals meeting on February 4, 2026, and then click the link for the Zoom meeting. The link will be there on or before the date of the meeting.

The City Council has adopted a Public Comment Policy. Individuals who have appropriately pre-registered to give public comment via remote means will be given the opportunity to participate remotely. For more information on accessing City of Bangor's Public Meetings, Remote Public Comment Registration, and Remote Meeting Participation, please visit www.bangormaine.gov/video.

**Board of Appeals
Minutes**

For Meeting Held on July 23, 2025 at 5:15 p.m.

Members Present: Jordan LaBouff, Edward Gould (Chair), Robin Perkins, Robert Ballingall, and Rachel Thompson.

Staff Present: Grace Innis, Assistant City Solicitor

- I. Introductions:
 - A. Chair Gould opened the hearing and introduced members.
- II. Approval of Minutes:
 - A. July 16, 2025:
 1. Member Ballingall made a motion to approve the meeting minutes.
 2. Member LaBouff seconded the motion.
 3. Motion passed unanimously (5-0).
- III. Findings of Fact and Conclusions of Law – Applicant Bangor Farmers’ Market Association, for consideration of an appeal under City Ordinance § 165-26, to allow a temporary storage building at the Abbot Square parking lot located at 108-148 Harlow Street.
 - A. Member Thompson made a motion to approve the written Notice of Decision.
 - B. Member Perkins seconded the motion.
 - C. Motion passed unanimously (5-0).
- IV. No Other business.
- V. Meeting adjourned.
 - A. Member Thompson made a motion to adjourn.
 - B. Member Ballingall seconded the motion.
 - C. Motion passed unanimously (5-0).

CITY OF BANGOR
BOARD OF APPEALS APPLICATION

For Internal Use Only

Fee Paid: \$ 361.00 _____ Cash Credit Card _____ Check
Date Received: 12.29.2025
Received by: [Signature]

Application Fee is not required for processing a Disability Variance or a Fair Housing Act Reasonable Accommodation.

Appellant/Applicant Information

Date: 12/22/25
Name of Appellant/Applicant: Nathan Woodard
Mailing Address: 260 Clark St
Kenduskenug ME 04450
Telephone Number: 207-944-7978
Email Address: midusmaine@gmail.com

Owner's Information (if different from Applicant)

Owner: Midus Properties Inc
Owner's Address: 1/2 College Ave - Suite 1
Waterville ME 04901

Description of Interest of Applicant in Site (if not owner):

- Signed Lease Agreement
- Signed Purchase/Sale/Option Agreement
- Signed Written Agreement from Owner
- Other (Please describe) Business operator on leased property

Property Information

Site Address: 104 Union St
Map/Lot: Map: R24 Lot: 011-F
Zoning District: S & P5
Permit #: _____

Last Warranty or Quitclaim Deed Recorded at the Penobscot Registry of Deeds: Book _____ Page _____

CITY OF BANGOR
BOARD OF APPEALS APPLICATION

The Undersigned Requests that the Board of Appeals Consider the Following Appeal/Variance/Accommodation: (Check the box that applies to your request)

- Administrative Appeal – alleging error in an order or decision of Code Enforcement Officer, City Clerk (taxicab or livery licenses), law enforcement officer (removal of taxicab or livery from service), or other city official or body where appeal is specifically allowed
- Variance Appeal – requesting variance from requirements of a land use ordinance due to unnecessary hardship, or from the Bangor Center Revitalization Area ordinance
- Practical Difficulty Appeal – requesting variance from a setback requirement
- Disability Variance – requesting variance as an owner of a dwelling to make the dwelling accessible to a person with a disability who resides in or regularly uses the dwelling
NOTE: Application Fee Shall be Waived for a Variance Based on a Disability
- Fair Housing Act Reasonable Accommodation – requesting waiver of a land use requirement as a reasonable accommodation to a person or group who qualifies as “handicapped” as defined by the Fair Housing Act
NOTE: Application Fee Shall be Waived for a Variance Based on a Disability

List the ordinance section from which appeal is taken, if applicable: _____

Attach the decision from which the appeal is taken, if applicable.

Describe in detail the facts that form the basis of the appeal. Please be as specific as possible so the Board of Appeals can give full consideration to your case. (Attach a separate sheet(s) of paper, if needed).

See attached

Attach any materials in support of your application (e.g., photos, drawings, surveys, plans, records, etc.)

I certify that the information contained in this Application and its supplement is true and correct.

Date: 12/22/25

Signed: 

By: Nathan Wondol
Printed Name

Notice to Appellant/Applicant: This Application and any materials in support of the application must be returned to the Code Enforcement Office along with your paid fee. You will be notified of the date and time of the hearing if your submitted application and fee have been accepted.

**CITY OF BANGOR
BOARD OF APPEALS APPLICATION**

For Internal Use Only

Fee Paid: \$ _____ Cash _____ Credit Card _____ Check _____

Date Received: _____

Received by: _____

[Application Fee is not required for processing a Disability Variance or a Fair Housing Act Reasonable Accommodation.](#)

Appellant/Applicant Information

Date: 12/22/25

Name of Appellant/Applicant: Nathan Woodard

Mailing Address: 260 Clark Rd

Kenduskenug ME 04450

Telephone Number: 201-944-7938

Email Address: midasmaine@gmail.com

Owner's Information (if different from Applicant)

Owner: Same

Owner's Address: _____

Description of Interest of Applicant in Site (if not owner):

- _____ Signed Lease Agreement
- _____ Signed Purchase/Sale/Option Agreement
- _____ Signed Written Agreement from Owner
- _____ Other (Please describe) _____

Property Information

Site Address: North of KOU Union St

Map/Lot: Map: R24 Lot: 017-A

Zoning District: S2PS

Permit #: _____

Last Warranty or Quitclaim Deed Recorded at the Penobscot Registry of Deeds: Book _____ Page _____

CITY OF BANGOR
BOARD OF APPEALS APPLICATION

The Undersigned Requests that the Board of Appeals Consider the Following Appeal/Variance/Accommodation: (Check the box that applies to your request)

- Administrative Appeal – alleging error in an order or decision of Code Enforcement Officer, City Clerk (taxicab or livery licenses), law enforcement officer (removal of taxicab or livery from service), or other city official or body where appeal is specifically allowed
- Variance Appeal – requesting variance from requirements of a land use ordinance due to unnecessary hardship, or from the Bangor Center Revitalization Area ordinance
- Practical Difficulty Appeal – requesting variance from a setback requirement
- Disability Variance – requesting variance as an owner of a dwelling to make the dwelling accessible to a person with a disability who resides in or regularly uses the dwelling
NOTE: Application Fee Shall be Waived for a Variance Based on a Disability
- Fair Housing Act Reasonable Accommodation – requesting waiver of a land use requirement as a reasonable accommodation to a person or group who qualifies as “handicapped” as defined by the Fair Housing Act
NOTE: Application Fee Shall be Waived for a Variance Based on a Disability

List the ordinance section from which appeal is taken, if applicable: _____

Attach the decision from which the appeal is taken, if applicable.

Describe in detail the facts that form the basis of the appeal. Please be as specific as possible so the Board of Appeals can give full consideration to your case. (Attach a separate sheet(s) of paper, if needed).

See attached

Attach any materials in support of your application (e.g., photos, drawings, surveys, plans, records, etc.)

I certify that the information contained in this Application and its supplement is true and correct.

Date: 11/22/25

Signed: Nathan Woodard

By: Nathan Woodard
Printed Name

Notice to Appellant/Applicant: This Application and any materials in support of the application must be returned to the Code Enforcement Office along with your paid fee. You will be notified of the date and time of the hearing if your submitted application and fee have been accepted.

Nathan Woodard
260 Clark Road
Kenduskeag, ME 04450
Midasmaine@gmail.com
207-944-7938

December 15, 2025

Dear Members of the Board of Appeals,

I am requesting two variances from the setback requirements under the City of Bangor's Land Use Ordinance. One for the property I recently acquired, a 100 ft x 100 ft lot located behind my auto repair business, Midas, at 1011 Union Street, Bangor, ME. For this lot I am seeking a variance to maintain the existing one-foot setback for the proposed expanded parking area, which I was told by city staff in a pre-planning meeting they would be willing to do. The second is a variance for the parking lot my business has had and maintained for more than forty-five years. The existing parking lot has had a one foot set back which was approved by the city in the original plans dating back to 1978, however code enforcement is now insisting I pull that parking back four feet to meet the five-foot set back requirements, resulting in massive re-orientation of parking stalls and a significant reduction in the number of parking spaces. This application is being filed with the Board of Appeals to request a setback variance, citing unnecessary hardship as the basis for the requests.

As the General Manager of the Midas franchise at 1011 Union Street, I operate an auto repair shop that has served the Bangor community for decades. The existing parking lot on my property maintains a one-foot setback, which has been in place for more than forty-five years without issue. My intent in acquiring the adjacent lot was to expand this parking area to add approximately seventeen additional spots, addressing chronic parking shortages that limit my business operations. However, conflicting and erroneous guidance from City officials has created significant barriers, jeopardizing both planned expansion and my longstanding parking lot.

Key Events and Basis for the Appeal

Below is a timeline of the events leading to this application:

Pre-Planning Meeting on February 13, 2025, at 2:30 PM: I attended a pre-planning meeting with City of Bangor staff to discuss the potential acquisition of the 100 ft x 100 ft lot behind my business for parking expansion. I presented a rough parking plan that extended the existing one-foot setback into the new proposed parking expansion. All participants agreed this would be a simple and straight forward project. I was explicitly informed that my existing lot is non-conforming and that the city would support grandfathering the one-foot setback of my existing parking on to the proposed expansion. The only challenge identified by city staff was rezoning the new lot from General & Industrial Service (G&IS) to Service & Professional Services (S&PS). No other setbacks or buffers were mentioned as requirements. Relying on this assurance, I proceeded in good faith to acquire the lot.

Planning Board Meeting on July 15, 2025: I appeared before the Planning Board to request the zone change after taking ownership of the property. During the discussion, the planning board Chair explicitly addressed grandfathering the one-foot setback, stating it "seemed to make sense." Additionally, Director of Development Anne Krieg reiterated that my existing lot is non-conforming. There were no issues mentioned regarding setbacks or buffers and certainly no mention of having to move my existing parking lot back four feet. I also have an email from Anne Krieg stating again that my lot is non-conforming and that I would be able to extend the one-foot set back in the proposed parking lot. This meeting is available on YouTube, and the link will be attached.

Subsequent Issues with Code Enforcement and Planning Department:

After the zone change, I encountered numerous unexpected challenges, none of which were raised during pre-planning.

1. The planning department informed me that there was no discussion or agreement about grandfathering the one-foot setback, even though recorded video and emails with senior planning staff clearly show otherwise.
2. City staff later claimed they spoke "erroneously" when repeatedly describing the lot as non-conforming.
3. Code Enforcement then required a 75-foot buffer at the back of the lot due to shoreland zoning. After several days, they acknowledged their error and admitted it is not a shoreland zone.
4. Next, I was informed that the zone change triggered a 20-foot vegetated buffer requirement on the side of the lot where I was told I would be able to extend the existing one-foot set back. This would render my acquired lot unusable for parking.

5. Code Enforcement just recently claimed that, before the pre-planning meeting on February 13, I had a meeting with them and that is when I was told I would need to move my current parking lot back by four feet to comply with the five-foot setback rule. When I requested any evidence of this meeting I was told by email: “It sounded to me like it was an informal meeting where you came to the Code office, so there's probably not a record.” This assertion directly contradicts the multiple assurances of grandfathering the one-foot setback on the new parking lot in addition to all the times my long-established parking lot had been called non-conforming by planning staff, as documented in meetings and emails. An email (Item 5, attached) from Planning Officer Anja Collette on October 1st even reiterates that I can maintain the current one-foot setback. Removing four feet from my existing parking lot means parking in front of the six bay doors would prohibit employees from safely bringing in any vehicle larger than a compact car. There is not a business owner in the city that would not remember code telling them they would have to lose more than half their existing parking spaces. I have no emails, calls, or correspondence with Code Enforcement prior to the pre-planning meeting, and I categorically deny any such meeting ever took place.
6. There are no notes from the February 13 pre-planning meeting, despite City code requiring documentation of such discussions. The city's lax approach to record keeping allows officials to reference meetings that never occurred, while avoiding responsibility for meetings that did take place but are not properly documented. This lack of records exacerbates the inconsistencies and shows clear procedural lapses on the City's part.

In reliance on the City's initial assurances, I have invested over \$15,000 in this project, including planning, surveying, and related expenses. Now, due to these shifting requirements and unsubstantiated claims, my only path forward is this variance application, for which I must pay an additional \$862 in fees—a burden created entirely by the City's errors, miscommunications, and false assertions.

Demonstration of Undue Hardship for proposed parking expansion for first variance:

Strict application of the five-foot setback requirement would cause undue hardship as defined under Maine State Law and the City's ordinances. I address the required findings below:

No Reasonable Return Without Variance: Without an approved variance I cannot expand my parking lot. If it cannot yield a reasonable return for its intended use, it would result in significant financial injury and an annual property tax bill for a lot of no use or value to my business.

Unique Circumstances of the Property (Not General Neighborhood Conditions): The property is uniquely situated as an extension of my existing non-conforming lot, which has operated with a one-foot setback for more than forty-five years. The adjacency to my current business creates a specific need for seamless integration between existing and proposed parking expansion. This was acknowledged by City staff in the pre-planning meeting. These circumstances are particular to this lot and there is no other option. My business often has customer vehicles double and sometimes triple parked due to lack of space. Union Street Laundromat has allowed my employees to park in their parking lot for the past few years, but this is no longer an option. Expanding my current parking lot is the only solution.

No Alteration to Essential Character of the Locality: Granting the variance will simply extend an existing, long-standing parking lot and will not change the neighborhood's character. The area is already commercial, and the expansion aligns with surrounding uses. There will be no unreasonable detriment to abutting properties or the natural environment, as the project involves only paved parking with no structures or environmental impacts. The property is not in a shoreland zone, and the proposed expansion would not encroach on any wetlands. I am merely trying to expand the parking lot between an abutting paved parking lot at Union Street Laundromat and a new road built by Encompass Health.

Hardship Not Self-Created: The hardship stems directly from the City's conflicting guidance, erroneous statements, and false claims of prior meetings. I acted in good faith based on official assurances, including recorded discussions of grandfathering the existing one-foot setback to have a uniform and seamless parking lot to better serve my community.

Demonstration of Undue Hardship for existing parking for second variance:

No Reasonable Return Without Variance: Without a variance I would lose almost half of my existing parking. Being forced to pull my parking back four feet would make it so any vehicle parked in front of my six bays would prevent all but the smallest of vehicles from entering the garage safely. I went to the city to expand my parking, expecting a straight-forward process. Consequently, I am now required to justify the continued use of my long-standing parking lot.

Unique Circumstances of the Property (Not General Neighborhood Conditions): The original plans for a four bay Midas at 1011 Union St show an exception made to have a one-foot set back on the parking. In 1987, a new plan was proposed to build an additional two bays. In that plan the city, for some unknown reason, required the parking lot to be pulled back to a five-foot setback and have only five parking spaces in front of the bay doors, in a

parallel parking arrangement. Clearly, expanding a business by adding more bays while requiring even more limited parking makes no sense. I'm not sure why this was never implemented or required, especially since it was owned by different parties until 2002. Forcing my customers to parallel park and then exit their vehicle on the opposite side of the building is beyond impractical, especially in today's world where most people avoid parallel parking at all costs. Parking in this manner also forces people to drive further into an already overcrowded parking lot in order to turn around.

No Alteration to Essential Character of the Locality: This parking lot has existed as is since 1978, as shown in the original approved site plan (attached). All I am seeking to do is keep this as it has been for more than forty-five years.

Hardship Not Self-Created: This undue hardship is entirely created by code enforcement's false claims of a meeting. Had I not started the project of expanding my current parking lot with the city, I would not have to defend my current parking lot.

In summary, all I have asked is for the city to honor what I was told at the pre-planning meeting. There have been multiple estoppel cases against municipalities in Maine that show the words of ranking city staff matter, and simply saying "they spoke erroneously" does not excuse their words from being relied upon. City staff is quick to tell me code must be followed, but the city not following its own code by not having notes of the pre-planning meeting is what caused this mess. If those notes were available, I could have completed the gravel pad this year as intended so it could settle through winter and be ready for paving next spring. The inability of the city to follow its own code has led to this project at best being severely delayed and over budget, and at worst a complete waste of time and resources in addition to exacerbating my already existing parking issues.

I respectfully request that the Board grant this variance to rectify the undue hardship created by these circumstances and allow my business to thrive as originally assured by the city. I am available to provide additional information or attend any hearings as required.

Thank you for your consideration.

Sincerely,

Nathan Woodard

In support of this application, I have attached:

Item 1: A copy of my rough parking plan from the February 13 pre-planning meeting done by Jim Kiser. Jim did this plan as a favor to me and declined to take on my project. To my knowledge he never spoke to any city staff on my behalf as I never paid him. I hired Justine Drake as my site planner.

Item 2: An email from Director of Development Anne Krieg stating my current parking lot is non-conforming and that I'd need a waiver to extend it into the proposed parking

Item 3 and 4: Emails from Planning Analyst Matthew Altiero saying I would need buffers that were never mentioned prior and calling my existing lot non-conforming.

Item 5: Email from Planning Officer Anja Collette calling my existing lot non-conforming and that my existing lot can continue to have a one-foot set back.

Item 6: Email from Anja Collette stating there are no notes from the pre-planning meeting.

Item 7: Email from a formal Freedom of Access Act request that confirms no meeting notes exist from the pre-planning meeting.

Item 8: Email from Anja Collette stating Anne Krieg and the planning board chair spoke "erroneously" when calling my existing lot non-conforming. In complete disregard of her own words, she now says my lot is not non-conforming and that I will also have to pull my existing parking lot back 4 feet.

Item 9: Email from Anja Collette stating that there is no evidence of any code enforcement meeting with me before the pre-planning meeting.

Item 10: An up-to-date site plan done by Justine Drake of Hinckley Hill Designs

Item 11: Invoices of expenses exceeding \$15,000, not including acquisition costs

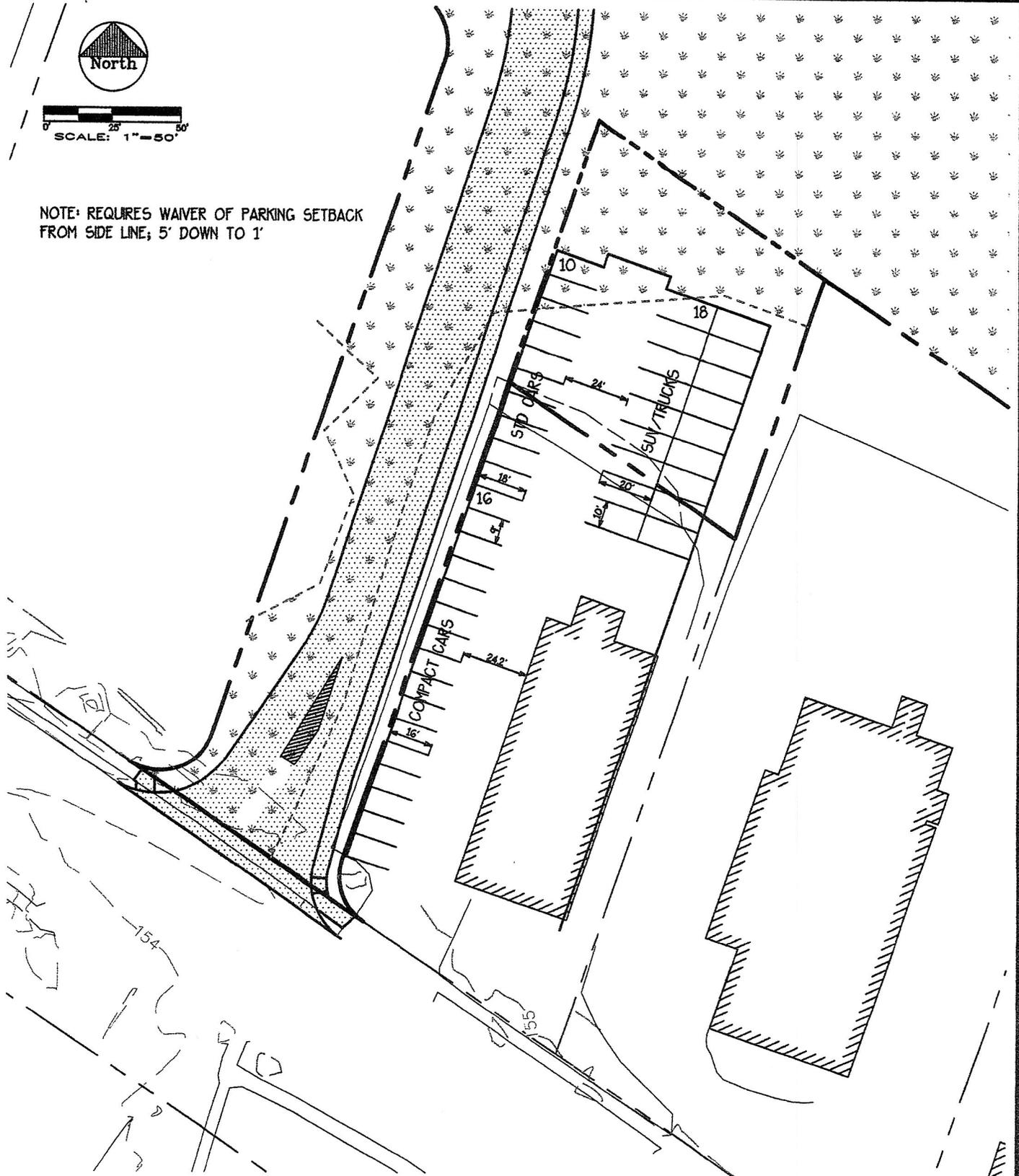
Link for the July 15 Planning Board video with relevant conversation (27:12 is the related time):

<https://www.youtube.com/live/OQHRbo2410s?si=W4DaCzg0glteIx5&t=1633>



0 25 50
SCALE: 1" = 50'

NOTE: REQUIRES WAIVER OF PARKING SETBACK FROM SIDE LINE; 5' DOWN TO 1'



MIDAS PARKING SKETCH
ENCOMPASS HEALTH REHABILITATION HOSPITAL
UNION STREET, BANGOR, MAINE

FOR:
ENCOMPASS HEALTH MAINE REAL ESTATE, LLC
9001 LIBERTY PARKWAY, BIRMINGHAM, AL 35242



ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700

13 MAR 25

2

From: Krieg, Anne M. <anne.krieg@bangormaine.gov>

Sent: Thursday, August 14, 2025 2:29 PM

To: Justine Drake <justine@hinckleyhilldesigns.com>; Maquillan, Sarah <sarah.maquillan@bangormaine.gov>

Cc: Altiero, Matthew <matthew.altiero@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>

Subject: RE: Plan

Hi there –

Staff or the Planning Board is not authorized to provide a waiver from parking setback; however, the parking is non-conforming as to setback, so as long as you don't encroach further, you can extend the parking.

How many spaces are being added?

amk

Anne Krieg AICP
City of Bangor
Director of Community & Economic Development Department

On Sep 23, 2025, at 4:27 PM, Altiero, Matthew <matthew.altiero@bangormaine.gov> wrote:

Hello,

The left side of the lot that is adjacent to the G&ISD district will need the type c buffer. The rear side of the lot will also need the type c buffer. The right side of the lot adjacent to the S&PS district would not need a buffer. It does not look like there was a zoning change submitted for the back lot, but G&ISD and S&PS have the same setback requirement of 5 feet for parking on the side and rear. Please feel free to reach out if you have any questions.

Best,



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

From: Altiero, Matthew <matthew.altiero@bangormaine.gov>
Sent: Tuesday, September 23, 2025 12:32 PM
To: Justine Drake <justine@hinckleyhilldesigns.com>
Cc: Krieg, Anne M. <anne.krieg@bangormaine.gov>
Subject: Re: Plan

Hi Justine,

I just spoke with Anne and our code department. The wetland setback is not required. That wetland is a forested wetland, so it is not included in shoreland zoning. If too much of a forested wetland is disturbed, you would need a permit, but as it is now, no permit is required. Regarding the nonconforming side setback, to extend, you would need to have any extension conform to current code with the required setbacks and buffers. If you have any questions, please feel free to email or call me. I will be at my desk between 1:15 PM to 4:30 PM.

Thank you,



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



Nathan Woodard <midasmaine@gmail.com>

1011 Union Street

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

Wed, Oct 1, 2025 at 10:05 AM

To: "midasmaine@gmail.com" <midasmaine@gmail.com>

Cc: "Maquillan, Sarah" <sarah.maquillan@bangormaine.gov>, "Altiero, Matthew" <matthew.altiero@bangormaine.gov>

Hi Nate, on the zoning portion of your question, the zoning was definitely changed by Council. As Sarah mentioned, there can be a lag with updating the mapping. We will make sure that's updated soon so that there's no confusion.

On the setbacks, I remember being pretty clear with Jim Kiser awhile back that the new portion of the parking lot would need to meet the current setback requirement from the lot lines, which is 5 feet. The existing parking lot is non-conforming/grandfathered and can continue to have the 1-foot setback, but when you create new parking or redevelop a parking lot, it has to meet the current standards. I don't know what was said during the Planning Board meeting, but there may have been a misunderstanding. Regardless, a determination on the setbacks would have to be made during a meeting on the site plan, not on the zone change. I did just talk to Anne and she also thought she remembered saying the new parking would have to meet the setback requirement. Again, it is just a 5-foot setback, which might make the configuration a little odd, but it should still leave plenty of room for parking on that lot.

**CITY OF BANGOR****Anja Collette AICP***Planning Officer**Community & Economic Development**Planning Division*

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

From: Nathan Woodard <midasmaine@gmail.com>**Sent:** Tuesday, September 30, 2025 09:17

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[Quoted text hidden]



Nathan Woodard <midasmaine@gmail.com>

Midas Parking Lot

Collette, Anja <anja.collette@bangormaine.gov>
To: Nathan Woodard <midasmaine@gmail.com>
Cc: Justine Drake <justine@hinckleyhilldesigns.com>

Tue, Oct 7, 2025 at 4:34 PM

Hi Nate, on the pre-app record, usually we do create those for pre-apps, but unfortunately I'm not finding one for this project. We had some staff turnover earlier in the year, so it may have gotten caught up in that.

I do understand on the 20-foot buffer and I'm sorry if that wasn't mentioned previously. We do sometimes propose code changes when situations like this come up where a part of the code that might be an unreasonable requirement comes to our attention. Typically our proposals are accepted, but I can't make a guarantee. But we will workshop it with Council and Planning Board first to make sure any concerns are addressed.

On the gravel pad, what I can do is ask Engineering and Code here if they would be okay having that part be a minor revision so that you can at least go ahead and get that piece done.



CITY OF BANGOR

Anja Collette AICP

Planning Officer

Community & Economic Development

Planning Division

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

From: Nathan Woodard <midasmaine@gmail.com>

Sent: Tuesday, October 7, 2025 2:18 PM

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

Cc: Justine Drake <justine@hinckleyhilldesigns.com>

Subject: Re: Midas Parking Lot

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

[Quoted text hidden]



Nathan Woodard <midasmaine@gmail.com>

Requesting for meeting records

Innis, Grace <grace.innis@bangormaine.gov>
To: Nathan Woodard <midasmaine@gmail.com>
Cc: CityClerk-WWW <cityclerk@bangormaine.gov>

Wed, Nov 19, 2025 at 1:49 PM

Good afternoon, Nathan,

This is an acknowledgment of your FOAA request, which was received by the Legal Department and the Clerk's Office on November 13, 2025.

I understand from the Community and Economic Development Department that no meeting records exist for the preapplication meeting on 2/18/25 at 9:30 a.m.

Should you have any questions or concerns, please let me know.

Grace



CITY OF BANGOR

Grace T. Innis, Esq. (*she/her*)
Assistant City Solicitor / Public Access Officer / ADA Coordinator
73 Harlow Street
Bangor, ME 04401
(207) 992-4276
grace.innis@bangormaine.gov

From: Nathan Woodard <midasmaine@gmail.com>
Sent: Thursday, November 13, 2025 10:21 PM
To: Innis, Grace <grace.innis@bangormaine.gov>
Cc: CityClerk-WWW <cityclerk@bangormaine.gov>
Subject: Requesting for meeting records

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

[Quoted text hidden]



Nathan Woodard <midasmaine@gmail.com>

RE: 1008.01 Midas - Minor Revision

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

Mon, Nov 10, 2025 at 4:20 PM

To: Nathan Woodard <midasmaine@gmail.com>

Cc: Justine Drake <justine@hinckleyhilldesigns.com>, "Maquillan, Sarah" <sarah.maquillan@bangormaine.gov>, "Altiero, Matthew" <matthew.altiero@bangormaine.gov>

Hi Nate, there are a couple of things to address:

- Yes, the Planning Board chair and Anne both erroneously said at the meeting that this lot had a non-conformity. Unfortunately, they were misinformed. This site has an approved site plan from 1987 that shows the parking having a 5-foot setback and a buffer. Over time, it seems the parking migrated past this setback and the buffer was never planted. This makes the site out of compliance, not non-conforming. A non-conformity is when a site is in compliance, but then the ordinance changes and makes it out of compliance. In this case, even though the site plan complied with our ordinance (both before and after it was updated in the 90's), the site itself never seemed to be in compliance either with the ordinance or with the site plan.
 - I did look at the zoning ordinance from 1974 since this building and original parking were built in 1978 and it does look like there was still a required 5-foot setback for parking in 1974. So that lends more support to this not being a non-conformity.
- Despite the above, we are willing to allow the gravel pad to encroach into the 5-foot setback because we're not considering it parking for this scenario.
- The larger issue is that the current parking is still out of compliance with its approved site plan and our ordinance (and not non-conforming) as I described above. Therefore, it still does have to meet our current code. So the minor revision for the gravel pad would need to show the existing parking having the setback shown in the original plan and required by our ordinance, and when the project comes in for a full site plan next year, it would need to show that as well. I do believe this issue was brought up by Code in the pre-app meeting for this.
- I did ask our Legal Department to look for any variances that might have been given for this site for the setbacks since 1987 and they weren't able to find anything unfortunately.
- As an alternative to the current parking configuration on the side, could you do angled parking and then work out an agreement for people to exit onto Encompass's driveway as shown below? The angled parking would provide a bit more space to bring in the pavement to meet setbacks while also keeping a lot of parking.



CITY OF BANGOR

Anja Collette AICP
Planning Officer
Community & Economic Development
Planning Division

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

From: Nathan Woodard <midasmaine@gmail.com>
Sent: Friday, November 7, 2025 9:36 AM
To: Collette, Anja <anja.collette@bangormaine.gov>
 [Quoted text hidden]

[Quoted text hidden]



Nathan Woodard <midasmaine@gmail.com>

RE: 1008.01 Midas - Minor Revision

Collette, Anja <anja.collette@bangormaine.gov>
To: Nathan Woodard <midasmaine@gmail.com>

Tue, Dec 9, 2025 at 10:34 AM

It sounded to me like it was an informal meeting where you came to the Code office, so there's probably not a record.

**CITY OF BANGOR**

Anja Collette AICP
Planning Officer
Community & Economic Development
Planning Division

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

From: Nathan Woodard <midasmaine@gmail.com>

Sent: Tuesday, December 9, 2025 10:33 AM

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[Quoted text hidden]



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

11a

REVISED INVOICE

Nate Woodard
142 College Ave Ste 1
Waterville, ME 04901

invoice number 55241
Date 05/06/2025
Project 25-117N - UNION ST - NATE WOODARD -
BANGOR - BOUNDARY

PROJECT SCOPE AND BILLING SUMMARY					
Description	Budget Amount	Percent of Budget	Prior Billed	Total Billed	Current Invoice
BOUNDARY/SITE	8,600.00	100.00	0.00	8,600.00	8,600.00
10% DISCOUNT - PER AGREEMENT	0.00	0.00	0.00	-860.00	-860.00
Total	8,600.00	90.00	0.00	7,740.00	7,740.00

CURRENT INVOICE SUMMARY	
Invoice subtotal	8,600.00
Invoice adjustment	-860.00
Invoice total	7,740.00
Prepayment applied	-2,000.00
Amount due this invoice	5,740.00

PAST INVOICE AGING SUMMARY							
invoice Number	Invoice Date	Current	Over 30	Over 60	Over 90	Over 120	Outstanding
55241	05/06/2025	5,740.00					5,740.00
	Total	5,740.00	0.00	0.00	0.00	0.00	5,740.00

AMOUNT NOW DUE	\$5,740.00
-----------------------	-------------------

Invoices over 30 days are subject to a late payment charge of 1-1/2% per month, an annual rate of 18%.

Please remit payment to: Main-Land Development Consultants, Inc., PO Box Q, Livermore Falls, ME 04254

OR

You may pay on-line by Credit Card or ACH (eCheck) by going to www.main-landdci.com, click on PAY NOW and follow the easy steps.

A 2024 Best Place to Work in Maine Company!

113

INVOICE

Hinckley Hill Designs, LLC
Justine Drake, PE

3409 Union Street
Levant Maine, 04456
207-659-9719
justine@hinckleyhilldesigns.com

INVOICE # 1008-01.01
DATE: NOVEMBER 17, 2025

B+M
5041
(B)
11/18/25

TO Midas
Attn: Nathan Woodard
1011 Union Street
Bangor, Maine 04401
midasmaine@gmail.com

TASK	DESCRIPTION	PAYMENT DUE	COST
1	Midas Parking Lot Land Development Application Minor Revision	Payment Due within 15-days of Invoice Date	\$2,000.00

TOTAL CONTRACT AMOUNT	4,500.00
TOTAL DUE	2,000.00
REMAINING CONTRACT AMOUNT	\$2,500.00

11/18/25 PER DATE PAY THE 2500.00

llc

Print receipt

<-- Back

Payment Receipt

Thank you for making your payment to the **City of Bangor Code Enforcement** store through the Maine PayPort service. Your payment has been successfully processed and the details of your transaction(s) are provided below.

Payment Confirmation

- Order ID: **77879550**
- Transaction Date: **2025-06-26 10:16:50**
- Name on Credit Card: **NATHAN WOODARD**
- Card Number: ****** * 8490**

<p>Order Details</p> <ul style="list-style-type: none"> • Town / Store: City of Bangor Code Enforcement • Item: Miscellaneous • Quantity: 1 Price: \$2172.00 Notes: PLANNING DEPARTMENT - 1011 UNION STREET • Status: Charged <ul style="list-style-type: none"> • Sub-Total: \$2172.00 • Maine PayPort Price: \$2226.30

Your account has been charged the following amount: **\$2226.30**

Signature: _____

The disclosure statement has been read and agreed to by the customer.

The customer has been informed that PayPort is a service offered by a third party working in partnership with the State of Maine and this municipality. As part of our service to you, we will remit the designated portion of your payment to the municipality on your behalf. The balance funds the operation of this and other Maine.gov online services. Conducting business through Maine PayPort is voluntary and the final cost may be higher than using other forms of payment. This service is provided by the Information Resource of Maine (InforME) as designated in statute of (M.R.S.A. Title 1, Ch. 14).

Questions or refunds? Contact the City of Bangor Code Enforcement store at 2079924226 or laura.salisbury@bangormaine.gov.

Payment Receipt

Thank you for making your payment to the **City of Bangor Code Enforcement** store through the Maine PayPort service. Your payment has been successfully processed and the details of your transaction(s) are provided below.

Payment Confirmation

- Order ID: **79728222**
- Transaction Date: **2025-10-21 14:33:01**
- Name on Credit Card: **Nathan Woodard**
- Card Number: **** * 8490

RIM
3041
B

Order Details

- Town / Store: **City of Bangor Code Enforcement**
- Item: **Miscellaneous**
- Quantity: 1 | Price: **\$70.00** | Account: **Minor Site Plan Revision** | Notes: **1017 Union Street**
- Status: **Charged**
 - Sub-Total: **\$70.00**
 - Maine PayPort Price: **\$71.75**

Your account has been charged the following amount: **\$71.75**

Signature: _____

The disclosure statement has been read and agreed to by the customer.

The customer has been informed that PayPort is a service offered by a third party working in partnership with the State of Maine and this municipality. As part of our service to you, we will remit the designated portion of your payment to the municipality on your behalf. The balance funds the operation of this and other Maine.gov online services. Conducting business through Maine PayPort is voluntary and the final cost may be higher than using other forms of payment. This service is provided by the Information Resource of Maine (InforME) as designated in statute of (M.R.S.A. Title 1, Ch. 14).

Questions or refunds? Contact the City of Bangor Code Enforcement store at 2079924226 or laura.salisbury@bangormaine.gov.

[<-- Back](#)[Print receipt](#)

Payment Receipt

Thank you for making your payment to the **City of Bangor Code Enforcement** store through the Maine PayPort service. Your payment has been successfully processed and the details of your transaction(s) are provided below.

Payment Confirmation

- Order ID: **80637464**
- Transaction Date: **2025-12-29 09:46:06**
- Name on Credit Card: **Nathan Woodard**
- Card Number: **** * 8490

Order Details

- Town / Store: **City of Bangor Code Enforcement**
- Item: **Miscellaneous**
- Quantity: **1** | Price: **\$361.00** | Notes: **Board of Appeals 1011 Union**
- Status: **Charged**
- Item: **Miscellaneous**
- Quantity: **1** | Price: **\$431.00** | Notes: **Board of Appeals 1011 Union R24-Loto17A**
- Status: **Charged**
 - Sub-Total: **\$792.00**
 - Maine PayPort Price: **\$811.80**

Your account has been charged the following amount: **\$811.80**

Signature: _____

The disclosure statement has been read and agreed to by the customer.

The customer has been informed that PayPort is a service offered by a third party working in partnership with the State of Maine and this municipality. As part of our service to you, we will remit the designated portion of your payment to the municipality on your behalf. The balance funds the operation of this and other Maine.gov online services. Conducting business through Maine PayPort is voluntary and the final cost may be higher than using other forms of payment. This service is provided by the Information Resource of Maine (InforME) as designated in statute of (M.R.S.A. Title 1, Ch. 14).

Questions or refunds? Contact the City of Bangor Code Enforcement store at 2079924224 or brenda.hanscombilotta@bangormaine.gov.

City of Bangor, ME
Tuesday, January 13, 2026

Chapter 23. Boards, Committees and Commissions

Article I. Board of Appeals

§ 23-3. Appeals and variances.

Administrative appeals from any order, requirement, decision, determination or interpretation of the Code Enforcement Officer, or other officer or entity specified by an ordinance, and variance appeals from the laws and ordinances of the City of Bangor, where expressly permitted by an ordinance, shall be made pursuant to the following procedures:

- A. The Board shall follow any procedures specifically set forth in the ordinance which forms the basis of the appeal. If the procedures set forth in an ordinance differ from the procedures set forth in this section, the Board shall follow the procedures set forth in the ordinance to the extent that the procedures are inconsistent.
- B. Persons appealing any order, requirement, decision, determination or interpretation of the Code Enforcement Officer, or other officer or entity specified by an ordinance, shall first file with the Code Enforcement Officer a completed appeal application form and an application processing fee in such amount as may be established from time to time by the City Council by Council order. The appeal application form shall specifically set forth the grounds which form the basis for the appeal.
- C. The Board shall have the authority to grant variances only as specifically provided by an ordinance. If an ordinance permits variances, a party requesting a variance shall check the box marked "variance" on the appeals form and follow the procedures as for an appeal, as set forth in this section.
- D. Appeals must be filed and the required application processing fee paid within 30 days after the decision to be appealed.
- E. The Code Enforcement Officer shall immediately refer the appeal, together with all materials relative thereto, to the Chair of the Board for consideration by the Board as provided herein. Before taking any action on the appeal, the Board of Appeals shall hold a public hearing within 60 days of the receipt of the application and required fee. The Chair of the Board has the discretion to grant a continuance to an applicant who requests one, permitting the public hearing to be held beyond 60 days of the date of the application. By requesting such a continuance, an applicant consents to the public hearing being held beyond 60 days from the date the application and required fee are received. The Board shall notify, by United States Mail, the applicant, the owners of all abutting property and owners of properties within 100 feet of the exterior boundaries of the property in question, at least 10 days in advance of the hearing, of the nature of the appeal and the time and place of the public hearing, in accordance with the following:
[Amended 4-27-2015 by Ord. No. 15-136; 4-22-2024 by Ord. No. 24-120]
 - (1) The owners of the property shall be considered to be those against whom taxes are assessed. Failure of any person owning property within said 100 feet to receive notice of said public hearing shall not necessitate another hearing or invalidate any action by the Board of Appeals.
 - (2) The Board shall notify the Code Enforcement Officer, Planning Officer, City Council and the Planning Board, at least 10 days in advance, of the time and place of the hearing and shall

publish notice of the hearing at least 10 days in advance in a newspaper of general circulation in the area.

- (3) At any hearing, a party may be represented by an agent or an attorney. A hearing shall not be continued to another time except for good cause.
 - (4) The Code Enforcement Officer, or their designated agent, shall attend all hearings and shall present to the Board of Appeals all plans, photographs or other materials they deem appropriate for an understanding of the appeal.
 - (5) The appellant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions may be asked through the Chair. All persons at the hearing shall abide by the order of the Chair.
 - (6) Within 20 days of the public hearing, the Board of Appeals shall reach a decision on the requested appeal. Notice of any decision must be mailed or hand delivered to the appellant, the appellant's representative or agent, the Planning Division and the City Council within seven days of the Board's decision. Failure of the Board to render a decision within 20 days of the hearing will result in a denial of the appeal, unless the appellant agrees to an extension of the twenty-day period.
 - (7) Upon notification of the decision of the Board of Appeals, the Code Enforcement Officer shall take all necessary action as instructed by said Board.
- F. The Board shall apply the standard of review specifically set forth in the ordinance from which the appeal is taken. If an ordinance does not specifically set forth a different standard of review, the Board may interpret the provisions of the ordinance which forms the basis of the appeal.
- G. The Board may modify or reverse the action or determination from which the appeal was taken by the Board by a concurring vote of at least four of its members.
- H. Appeals to Superior Court. Further appeals may be taken from any action of the Board of Appeals by any party, including the City of Bangor, to the Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.
[Amended 9-23-2002 by Ord. No. 02-342]

City of Bangor, ME
Wednesday, January 14, 2026

Chapter 165. Land Development

Part 1. Purpose, Applicability, Administration and Enforcement

Article I. General Provisions

§ 165-11. Appeals.

[Amended 5-12-1997 by Ord. No. 97-197; 8-24-1998 by Ord. No. 98-321; 9-14-1998 by Ord. No. 98-339; 12-27-2000 by Ord. No. 01-63; 12-27-2000 by Ord. No. 01-63; 9-23-2002 by Ord. No. 02-342; 6-12-2023 by Ord. No. 23-154; 10-27-2025 by Ord. No. 25-293]

- A. Administrative appeals. Administrative appeals alleging there is an error in any order, requirement, decision or determination made by the Code Enforcement Officer in the enforcement of this chapter shall be made to the Board of Appeals, as established by Chapter **23**, Article **I**, of the Code of the City of Bangor. The action of the Code Enforcement Officer may be modified or reversed by the Board of Appeals, by concurring vote of at least four members of the Board.
- B. Variance appeals. The Board of Appeals shall hear and decide upon appeal requests for variance in specific cases where a relaxation of the terms of this chapter would not be contrary to the public interests and where, owing to conditions peculiar to the property, a literal enforcement of this chapter would result in unnecessary hardship. A financial hardship alone shall not constitute grounds for granting a variance. A variance shall not be granted which permits the establishment of a use in any district which is not specifically allowed under the use provisions of Article **XIII**, **XIV** or **XV** of this chapter.
- (1) Before the Board may exercise its discretion and grant a variance upon the grounds of unnecessary hardship, the record must show that:
 - (a) The land in question cannot yield a reasonable return unless a variance is granted;
 - (b) The plight of the owner is due to unique circumstances of the property and not to the general conditions of the neighborhood;
 - (c) The granting of the variance will not alter the essential character of the locality; and
 - (d) The hardship is not the result of action taken by the applicant or a prior owner.
 - (2) The Board of Appeals shall grant a variance only by concurring vote of at least four members and, in so doing, may prescribe any conditions and safeguards as are appropriate for carrying out the intent and purpose of this chapter. The Board shall not hear within any twelve-month period more than one variance application requesting the same relief.
 - (3) No variance granted under this subsection is valid until a certificate detailing the contents of the variance has been recorded in the Penobscot Registry of Deeds in accordance with the requirements of 30-A M.R.S.A. § 4353.
- C. Practical difficulty appeal.

- (1) The Board of Appeals shall hear and decide upon appeal requests for variance in specific cases where a relaxation of the setback requirements of this chapter would not be contrary to the public interests and where, owing to conditions peculiar to the property, a literal enforcement of this chapter would result in practical difficulty. Such practical difficulty variances may only be granted to properties situated in the URD-1, URD-2 and M & SD Zones to replace legally nonconforming structures, provided that there is no additional encroachment into the required minimum yards. Before the Board may exercise its discretion and grant a variance upon the grounds of practical difficulty, the record must show that:
 - (a) The need for the variance is due to the unique circumstances of the property and not to the general condition of the neighborhood;
 - (b) The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties;
 - (c) The practical difficulty is not the result of action taken by the petitioner or a prior owner;
 - (d) No other feasible alternative to a variance is available to the petitioner;
 - (e) The granting of a variance will not unreasonably adversely affect the natural environment; and
 - (f) The property is not located in whole or in part within shoreland areas.
- (2) No variance granted under this subsection is valid until a certificate detailing the contents of the variance has been recorded in the Penobscot Registry of Deeds in accordance with the requirements of 30-A M.R.S.A. § 4353.

D. Disability variance.

- (1) The Board may grant a variance to an owner of a dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The Board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. For the purpose of this subsection, a disability has the same meaning as a physical or mental disability under 5 M.R.S.A. § 4553-A, and the term "structures necessary for access to or egress from the dwelling" is defined to include railing, wall or roof systems necessary for the safety or effectiveness of the structure.
- (2) No variance granted under this subsection is valid until a certificate detailing the contents of the variance has been recorded in the Penobscot Registry of Deeds in accordance with the requirements of 30-A M.R.S.A. § 4353.
- (3) Any applicant for a disability variance shall not be required to pay any application fee as part of their application.

E. Fair Housing Act reasonable accommodation. The Board shall grant a waiver from the strict application of the terms of this chapter as a reasonable accommodation to any person or group who qualifies as "handicapped," as defined by the Fair Housing Act, where an accommodation is necessary to afford such person or group equal opportunity to use and enjoy a dwelling in conformity with the requirements of the Federal Fair Housing Act, as amended, 42 U.S.C. § 3601 et seq.

- (1) A "reasonable accommodation" is a change in some rule that is generally applicable so as to make its burden less onerous on the handicapped individual.
- (2) An accommodation is not reasonable if it would require a fundamental alteration in the nature of zoning or it would impose undue financial or administrative burdens on the City of Bangor.

- (3) Any applicant for a Fair Housing Act reasonable accommodation shall not be required to pay and application fee as part of their application.
- F. Appeals to Superior Court. A party may appeal any final action of the Planning Board to Superior Court in accordance with Rule 80B of the Maine Rules of Civil Procedure.

City of Bangor, ME
Monday, January 12, 2026

Chapter 165. Land Development

Part 2. General Requirements

Article X. Off-Street Parking

§ 165-73. Parking area location and screening.

The location of off-street parking shall comply with the following requirements:

- A. All parking spaces shall be located on the same or adjacent lot with the principal building or use served, except that when such parking spaces cannot be reasonably provided on the same or adjacent lot, the Planning Board may authorize parking on another lot within 500 feet distance of the premises to be served by such parking, provided that such lot is held under the same ownership or lease and is located in the same or a less restrictive district as the building or use served.
- B. In any district, no off-street parking space, outdoor display area or outdoor storage area shall be located closer to a street line, side lot line or rear lot line than the minimum distance in feet indicated on the following schedule:
[Amended 10-24-1994 by Ord. No. 94-439; 7-28-1997 by Ord. No. 97-312; 3-24-2003 by Ord. No. 03-106; 6-26-2006 by Ord. No. 06-223; 4-9-2007 by Ord. No. 07-97; 4-11-2011 by Ord. No. 11-100; 3-8-2021 by Ord. No. 21-099]

District	Minimum Distance in Feet From		
	Street Line	Side Lot Line	Rear Lot Line
URD-1, URD-2, M & SD, NSD, USD, WDD, ADD, DDD, BPD and UID with 50 or more spaces	10	5	10
I & S, T & S, G & ISD, S & PS, GC & S, P & O, RR & A, RP, LDR and HDR	20	5	5
ADD, WDD, URD-2, M & SD, USD, NSD, BPD and DDD with less than 50 spaces	6	5	5
I & S, G & ISD, GC & S, BPD and S & PS			
With more than 100 spaces	20	15	15
With more than 250 spaces	25	20	20
With more than 500 spaces	35	25	25

- C. Electric vehicle (EV) supply equipment are exempt from setback requirements and therefore may be located in the parking setbacks listed in § 165-73B above. EV supply equipment does not require a land development permit, but must meet National Electrical Code standards. If buffering and/or screening is required for the lot in question where the EV supply equipment is proposed, the buffering/screening may be eliminated within five feet in any direction of the equipment.
[Amended 10-24-2022 by Ord. No. 22-347^[1]]

[1] *Editor's Note: Former Subsection C, regarding parking spaces in front yards, was repealed 4-9-2007 by Ord. No. 07-97.*

- 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:

[Amended 7-28-1997 by Ord. No. 97-312; 9-9-2002 by Ord. No. 02-322; 3-24-2003 by Ord. No. 03-106; 4-9-2007 by Ord. No. 07-97]

(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.

[Amended 9-10-2018 by Ord. No. 18-315]

(2) All parking lots fronting on a public street or private way shall have an E Buffer Yard along the street right-of-way boundary. All off-street loading areas fronting on a public street or private way shall have a B Buffer Yard along the street right-of-way boundary, except loading areas fronting on a public street or private way in DDD, WDD, URD-2, M & SD, USD, BPD, and NSD with less than 50 spaces shall have an A Buffer Yard. For the purpose of this subsection, the term "private way" shall not include a railroad.

[Amended 4-11-2011 by Ord. No. 11-100; 11-13-2019 by Ord. No. 19-416]

City of Bangor, ME
Monday, January 12, 2026

Chapter 165. Land Development

Part 5. Appendices

Article XIX. District Site Development Standards

§ 165-135. Application and explanation of standards.

Numerical standards, height and density concepts, yard requirements and other measurements of development, bulk or intensity need to be clearly understood if such standards are to be properly applied. This section explains the following terms used in the tables in this article.

A. Height limits. Height limitations are established by three factors which define a building envelope for a lot in the specific district:

[Amended 12-11-2000 by Ord. No. 01-42; 5-10-2004 by Ord. No. 04-125]

- (1) Maximum district height: the maximum limit on height at any point on a lot in any part of the district.
- (2) Maximum building height at minimum yard setback line:
 - (a) Front yard: is equal to minimum setback dimension.
 - (b) Side yard: is equal to two times the minimum side yard dimension.
 - (c) Rear yard: is equal to minimum rear yard dimension.
 - (d) Where a setback is less than 20 feet, maximum height at setback line is 20 feet.
[Amended 4-24-2017 by Ord. No. 17-135]

- (3) Maximum height within buildable area is equal to maximum building height at minimum yard line, plus one foot above building line maximum for each additional foot distance from the property line, up to the district maximum height (as prescribed in the district regulations).

- (4) The maximum building height limitation at the minimum yard setback line shall not apply in the Downtown Development District, Bass Park District, Airport Development District or Waterfront Development District. The maximum building height limitation at the minimum front yard setback line shall not apply in the Multifamily and Service District (M & SD) or Urban Service District (USD), and the maximum building height limitation at the minimum side and rear yard setbacks shall only apply to properties in the Multifamily and Service District (M & SD) or Urban Service District (USD) that abut lots in the URD-1, URD-2, or LDR Districts.
[Amended 4-11-2011 by Ord. No. 11-100; 6-10-2024 by Ord. No. 24-164]

- (5) Rooftop mechanical equipment shall be allowed to extend up to 10 feet above the maximum district height limitation, provided that, if located on a lot in a residential district, any rooftop mechanical equipment is screened from view with suitable elements of a permanent nature, finished to blend in with the rest of the building. Where such screening is not feasible, equipment shall be installed in a neat, presentable manner and, if possible, shall be painted to minimize its visibility.

[Added 6-10-2024 by Ord. No. 24-164^[1]]

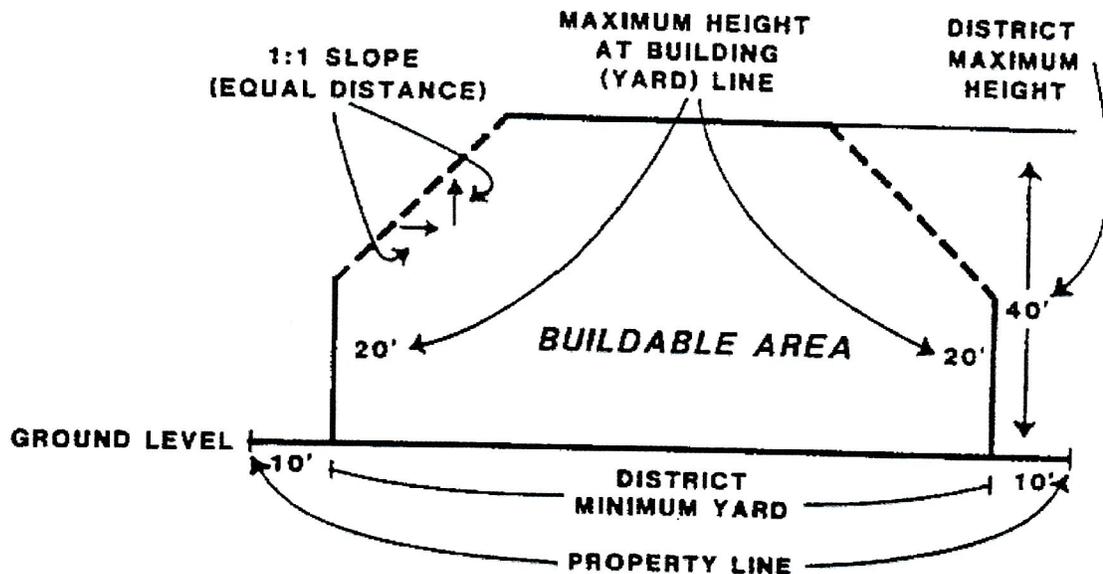
[1] *Editor's Note: This ordinance also redesignated former Subsection A(5) as Subsection A(7).*

- (6) Roof-mounted or building-integrated solar shingles, panels, or canopies shall be allowed to extend above the maximum district height limitation as follows:

[Added 6-10-2024 by Ord. No. 24-164]

- (a) In residential zones, up to three feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to five feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
 - (b) In all other zones, up to four feet above the maximum height allowed in the underlying zone. In the case of flat roofs, the solar energy system may be up to 10 feet above the maximum height allowed in the underlying zone. All roof-mounted solar energy systems shall be set back from the edge of the roof by one foot for every one foot of solar energy system height.
- (7) The building envelope sketch below illustrates the interaction of these three factors on height control.

Building Envelope Sketch



- B. Floor area ratio. "Floor area ratio" (FAR) is the maximum that the ratio of building gross floor area divided by lot area (for a given lot) cannot be exceeded for that use or district.
- C. Impervious surface ratio (ISR). The "impervious surface ratio" is the maximum percent of surface area of a lot or site which is not to be loamed, reseeded or revegetated after construction of site development project.
- D. Buffer yard.

- (1) A "buffer yard" is a designated area along the rear and side yards of a site development which is to be planted and landscaped in a certain manner (or alternative manners) to lessen the impact of one site development upon another. The buffer yard requirements are shown in 100-foot-long units. Lots with a yard of less than 100 feet in length will be required to provide buffer yard elements in proportion to the 100-linear-foot requirements indicated below. All fractions of trees or shrubs will be considered whole plants. There are five different types of buffer yards

which may be required under Article **XIV**: Buffer Yards A, B, C, D and E, as defined by the illustrations which follow.^[2]

[Amended 4-9-2007 by Ord. No. 07-97; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

[2] *Editor's Note: Buffer yard illustrations are included as attachments to this chapter.*

- (2) Minimum standards for buffer yard trees and shrubs. All plants in prescribed buffer yards will meet the following minimum standards:
[Amended 4-9-2007 by Ord. No. 07-97]

- (a) Trees and shrubs.

- [1] Trees.

- [a] Evergreen: minimum height of four feet.

- [b] Deciduous: minimum caliper of 1 1/2 inches measured six inches from the root ball.

- [2] Shrubs.

- [a] Evergreen: minimum height of 18 inches.

- [b] Deciduous: minimum height of 24 inches.

- (b) A minimum of 50% of the required shrubs shall be of an evergreen variety. Buffer yards less than 20 feet in width should consider ornamental or understory trees where space is limited. Street trees are recommended where a public esplanade is available.

- (3) Plant spacing.

[Added 4-9-2007 by Ord. No. 07-97]

- (a) The following guideline should be considered in spacing of adjacent plants by type:

Type	Mature Width (feet)	Spacing (feet on-center)
Street trees	50	100
Understory trees	20 to 40	30 to 50
Large shrubs	10 to 30	10
Small shrubs	5	5

- (b) Grouped planting beds are encouraged, but plant materials should not leave an unscreened opening greater than 25 feet when measured at tree canopies at 50% of full growth.

- (4) Substitutions.

[Added 4-9-2007 by Ord. No. 07-97]

- (a) Existing vegetation may be preserved and maintained to meet the applicable buffer yard, provided the vegetation is of a type and variety to mix the mix of plants for specific buffer yards. Applicants may also enhance existing vegetation to meet the range of types required in specific buffer yards.

- (b) Parking lot buffers may substitute a landscaped berm for six shrubs, provided that the berm is a minimum of three feet higher than the elevation of the adjacent parking lot being buffered.

- (c) Transition yard buffers may substitute a minimum six-foot opaque fence for eight shrubs.

- (d) Landscape boulders that are a minimum of 48 inches tall by 48 inches wide may be substituted for up to 50% of the required shrubs.
- (e) A minimum three-foot stone or masonry wall may be substituted for 10 shrubs.

LAND DEVELOPMENT

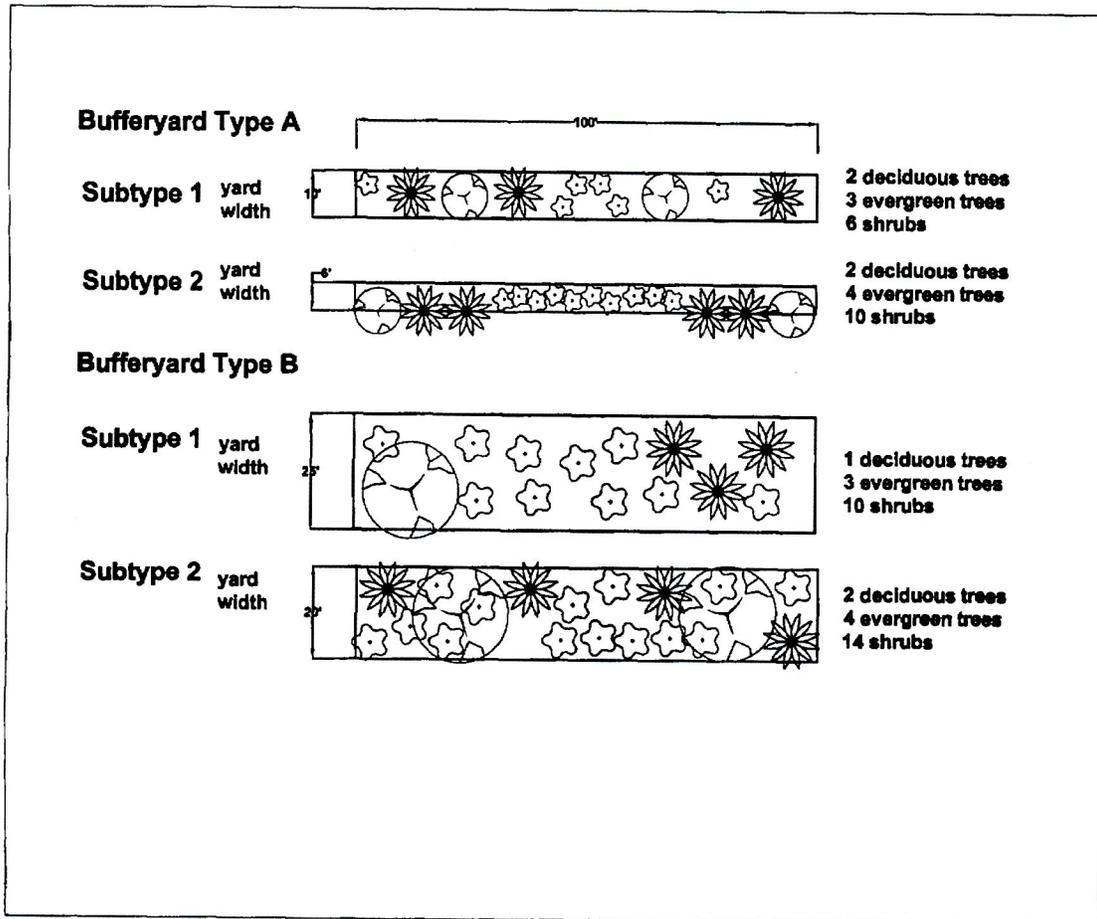
165 Attachment 1

City of Bangor

Buffer Yards

[Amended 12-27-2004 by Ord. No. 05-34; 4-9-2007 by Ord. No. 07-097; 11-13-2019 by Ord. No. 19-416]

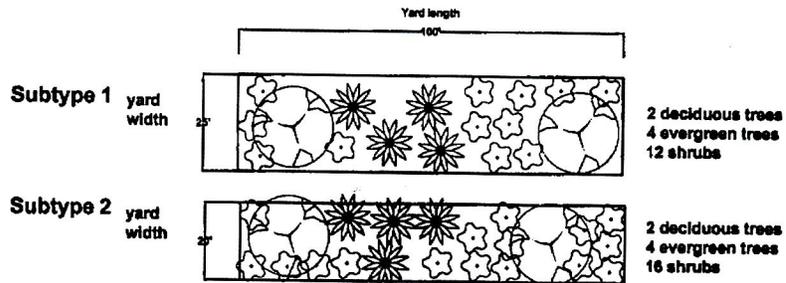
Required plants per 100 feet of length depend on the chosen buffer yard width.



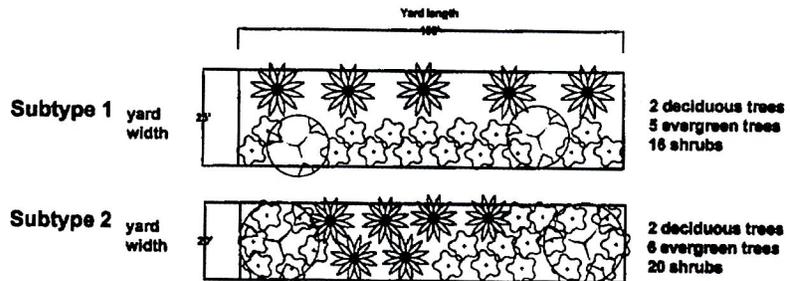
BANGOR CODE

Required plants per 100 feet of length depend on chosen buffer yard width.

Bufferyard Type C



Bufferyard Type D



deciduous tree

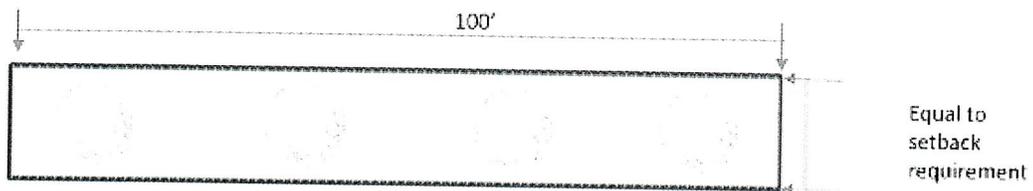


evergreen tree



evergreen or deciduous shrub

Bufferyard Type E





CITY OF BANGOR

COMMISSION ON CULTURAL DEVELOPMENT

Friday, February 6, 2026 – 8:30 am
City Council Chambers, First Floor of City Hall, 73 Harlow Street

AGENDA

1. Welcome
2. Meeting Minutes – January 2, 2026 – *Request to postpone*
3. Report of Chair
4. Financial Report
5. Committee Reports
 - Grant Committee
 - Cultural Asset Committee
 - ARTober Committee
6. Annual Training
7. Discussion of Ongoing Projects & Commission Plans for 2026
8. Staff Updates
9. Adjourn

Next meeting: March 6

SUNGARD PUBLIC SECTOR
 DATE: 01/29/2026
 TIME: 12:40:27

CITY OF BANGOR
 GENERAL LEDGER AUDIT TRAIL

PAGE NUMBER: 1
 AUDIT221

ACCOUNTING PERIODS: 1/26 THRU 7/26

(INACTIVE ACCOUNTS INCLUDED)

SELECTION CRITERIA: ALL
 TOTALED ON: FUND,ACCOUNT,PERIOD

FUND - 100 - GENERAL FUND

ACCOUNT	DATE	T/C	REFERENCE	VENDOR/PAYER	DEBIT	CREDIT	DESCRIPTION	NET
35721050						.00	BEGINNING BALANCE	
	06/30/25	19-1	NEW YEAR		335.40		BEGINNING BALANCE	
	12/30/25	19-1	CLOSE YR			416.40	TRANSFER 13TH PERIOD BAL	
	07/29/25	19-1	T07133			20,000.00	XFER 2026 CULT COMM FUNDS	
	TOTAL PERIOD 1				335.40	20,416.40		20,081.00
	12/23/25	21-6	503612	11235 BANGOR AUTHOR'S CO	1,500.00		COMMISSION	
	12/23/25	21-6	503750	11235 ROBINSON BALLET CO	1,500.00		COMMISSION	
	12/23/25	21-6	503758	11235 SOME THEATRE COMPA	2,000.00		COMMISSION	
	12/23/25	21-6	503742	10136 PENOBSCOT THEATRE	2,500.00		2025 COMMISSION	
	12/23/25	21-6	503616	10751 BANGOR SYMPHONY OR	3,000.00		COMMISSION	
	TOTAL PERIOD 6				10,500.00	.00		-10,500.00
TOTAL	CULTURAL COMMISSION					9,581.00		
TOTAL	GENERAL FUND				.00	9,581.00		
TOTAL	REPORT				.00	9,581.00		

* THERE IS A NOTE ASSOCIATED WITH THIS TRANSACTION

SUNGARD PUBLIC SECTOR
 DATE: 12/18/2025
 TIME: 16:46:41

CITY OF BANGOR
 EXPENDITURE AUDIT TRAIL

PAGE NUMBER: 1
 AUDIT21

SELECTION CRITERIA: exp1edgr.key_orgn='8729'
 ACCOUNTING PERIODS: 1/26 THRU 6/26

SORTED BY: FUND/DIVISION,ACCOUNT

TOTALED ON: FUND/DIVISION

PAGE BREAKS ON: FUND/DIVISION

FUND - 250 - GRANTS
 FUND/DIVISION - 8729 - ARTOBER-A MONTH OF ARTS

ACCOUNT DATE	T/C	ENCUMBRANC	REFERENCE	VENDOR	BUDGET	EXPENDITURES	ENCUMBRANCES	DESCRIPTION	CUMULATIVE BALANCE
250-9500-18002-8729-8729 - ARTOBER-A MONTH OF ARTS									
72009900					.00	.00	.00	BEGINNING BALANCE	
06/30/25	11-1				.00			POSTED FROM BUDGET SYSTEM	
07/29/25	19-1		T07134			-2,500.00		XFER 2026 ARTOBER FUNDS	
10/31/25	21-4		502171	11788 CHENOT, KELLY		51.70		REIMBURSEMENT-ARTOBER	
10/31/25	21-4		502132	14250 BANGOR BEAUTIFUL		1,000.00		BANGOR ARTS AWARD	
TOTAL		MISCELLANEOUS			.00	-1,448.30	.00		1,448.30
73040000					.00	.00	.00	BEGINNING BALANCE	
06/30/25	11-1				.00			POSTED FROM BUDGET SYSTEM	
TOTAL		OTHER SERVICES			.00	.00	.00		.00
73040200					.00	.00	.00	BEGINNING BALANCE	
06/30/25	11-1				.00			POSTED FROM BUDGET SYSTEM	
TOTAL		ADVERTISING			.00	.00	.00		.00
73040225					.00	.00	.00	BEGINNING BALANCE	
06/30/25	11-1				.00			POSTED FROM BUDGET SYSTEM	
TOTAL		MARKETING			.00	.00	.00		.00
73040350					.00	.00	.00	BEGINNING BALANCE	
06/30/25	11-1				.00			POSTED FROM BUDGET SYSTEM	
TOTAL		ENTERTAINMENT			.00	.00	.00		.00
TOTAL FUND/DIVISION - ARTOBER-A MONTH OF AR					.00	-1,448.30	.00		1,448.30
TOTAL REPORT					.00	-1,448.30	.00		1,448.30

****still awaiting
 additional invoices**

* THERE IS A NOTE ASSOCIATED WITH THIS TRANSACTION