



# COMMUNITY & ECONOMIC DEVELOPMENT

## CITY OF BANGOR

PLANNING DIVISION

### PLANNING BOARD AGENDA TUESDAY, FEBRUARY 3, 2026, 7:00 P.M. COUNCIL CHAMBERS, 1<sup>ST</sup> 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](http://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, 1<sup>ST</sup> 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

<hr/>	<hr/>

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, 1<sup>ST</sup> 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](mailto: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](http://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**

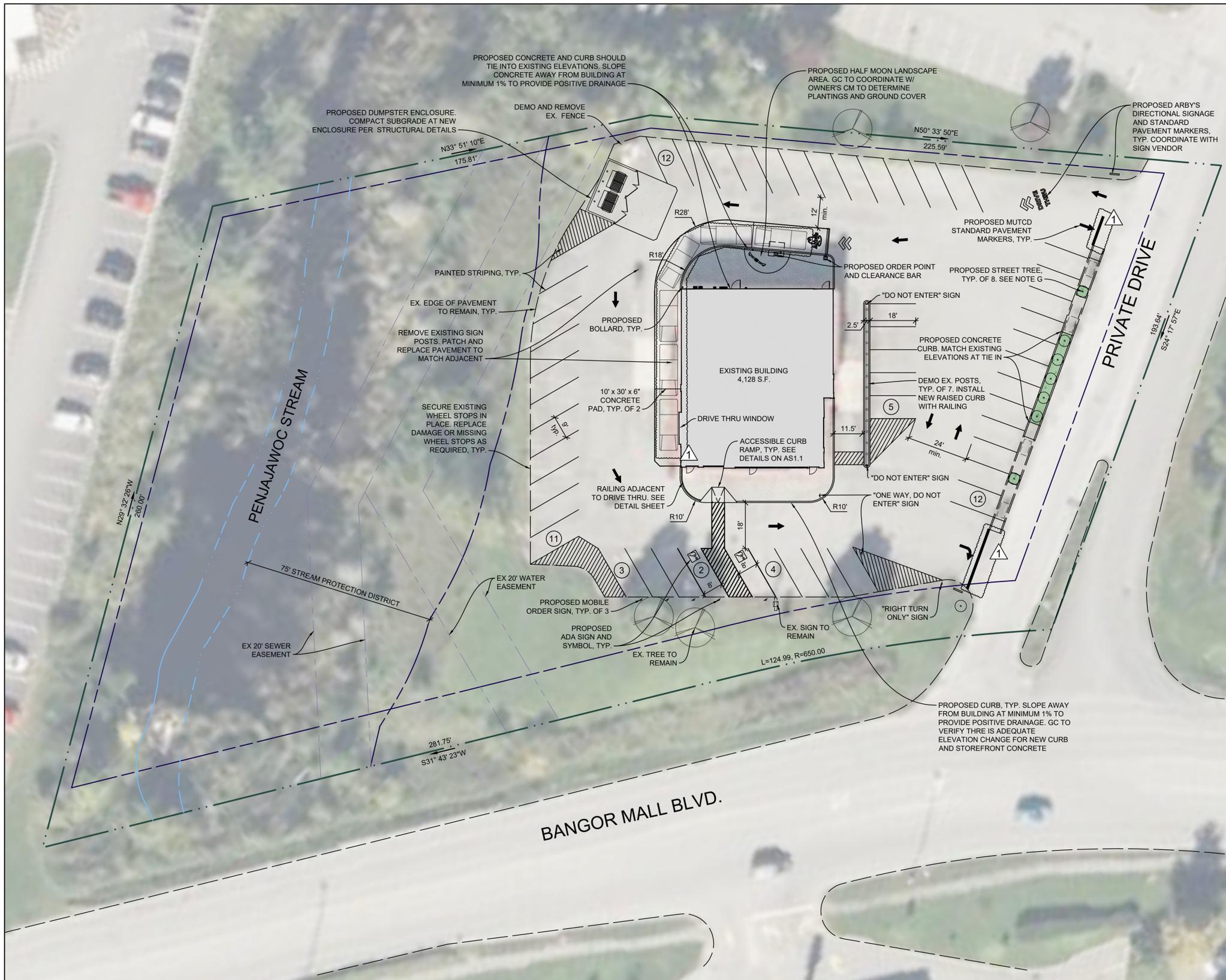
**Before applying for a Building Permit:**

- 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
55.4	CONTOUR
55.4	SPOT EL.*
---	STORM SEWER
---	SANITARY SEWER
○	MANHOLE
C.O.	CLEAN OUT
---	WATER LINE
---	OVERHEAD WIRES
---	UNDERGROUND ELEC.
---	UNDERGROUND GAS
---	FENCE
---	POND
---	EASEMENT
---	SETBACK
N/A	LIMITS OF DISTURBANCE
N/A	SILT FENCE
□	CATCH BASIN
⊗	GATE VALVE
⊗	FIRE HYDRANT
⊗	UTILITY POLE
⊗	LIGHT POLE
N/A	PARKING COUNT
→	FLOW ARROW
→	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.

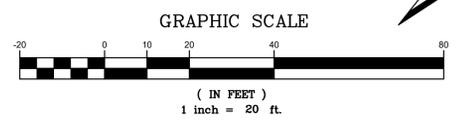
**CAUTION**

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	95,485 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



*Raymond A. Boon*

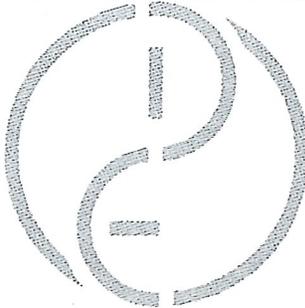


DESIGN AND ENGINEERING INC.

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		<b>TOTAL</b>	\$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-striping 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 11<sup>th</sup> 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	<b>Additional Conditional Use General Requirements</b> Traffic Study Support Letter for paragraph (4)
		See Comments	<b>Additional Conditional Use Specific Requirements for Use or District</b>



## CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

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

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

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

---

**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

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

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

---

**From:** Jamie Pierce <[jpierce@dandainc.us](mailto:jpierce@dandainc.us)>

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

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

**Cc:** Tanner Reif <[treif@dandainc.us](mailto:treif@dandainc.us)>; Clara Arcement <[carcement@dandainc.us](mailto: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@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>

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

Phone: 207.992.4280

---

**From:** Jamie Pierce <jpierce@dandinc.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@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 Anja for that update. Great news about the 3<sup>rd</sup> 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.dandinc.us](http://www.dandinc.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 3<sup>rd</sup> 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](mailto: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](http://www.dandeinc.us)

---

**From:** Jamie Pierce

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

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

**Cc:** Tanner Reif <[treif@dandeinc.us](mailto:treif@dandeinc.us)>; Clara Arcement <[carcement@dandeinc.us](mailto:carcement@dandeinc.us)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto: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](http://www.dandeinc.us)

---

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

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

**To:** Jamie Pierce <[jpierce@dandeinc.us](mailto:jpierce@dandeinc.us)>

**Cc:** Tanner Reif <[treif@dandeinc.us](mailto:treif@dandeinc.us)>; Clara Arcement <[carcement@dandeinc.us](mailto:carcement@dandeinc.us)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto: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](mailto:matthew.altiero@bangormaine.gov)

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

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

---

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

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

**To:** Jamie Pierce <[jpierce@dandeinc.us](mailto:jpierce@dandeinc.us)>

**Cc:** Tanner Reif <[treif@dandeinc.us](mailto:treif@dandeinc.us)>; Clara Arcement <[carcement@dandeinc.us](mailto:carcement@dandeinc.us)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto: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](mailto:matthew.altiero@bangormaine.gov)

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

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

---

**From:** Jamie Pierce <[jpierce@dandeinc.us](mailto:jpierce@dandeinc.us)>  
**Sent:** Wednesday, January 21, 2026 9:46 AM  
**To:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto:sarah.maquillan@bangormaine.gov)>; Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Cc:** Tanner Reif <[treif@dandeinc.us](mailto:treif@dandeinc.us)>; Clara Arcement <[carcement@dandeinc.us](mailto: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](http://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 1<sup>st</sup> 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](mailto:planning@bangormaine.gov) or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to [planning@bangormaine.gov](mailto:planning@bangormaine.gov) or mail to 73 Harlow Street before 4 PM, February 2<sup>nd</sup>, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

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

Anja Collette  
Planning Officer  
City of Bangor



# COMMUNITY & ECONOMIC DEVELOPMENT

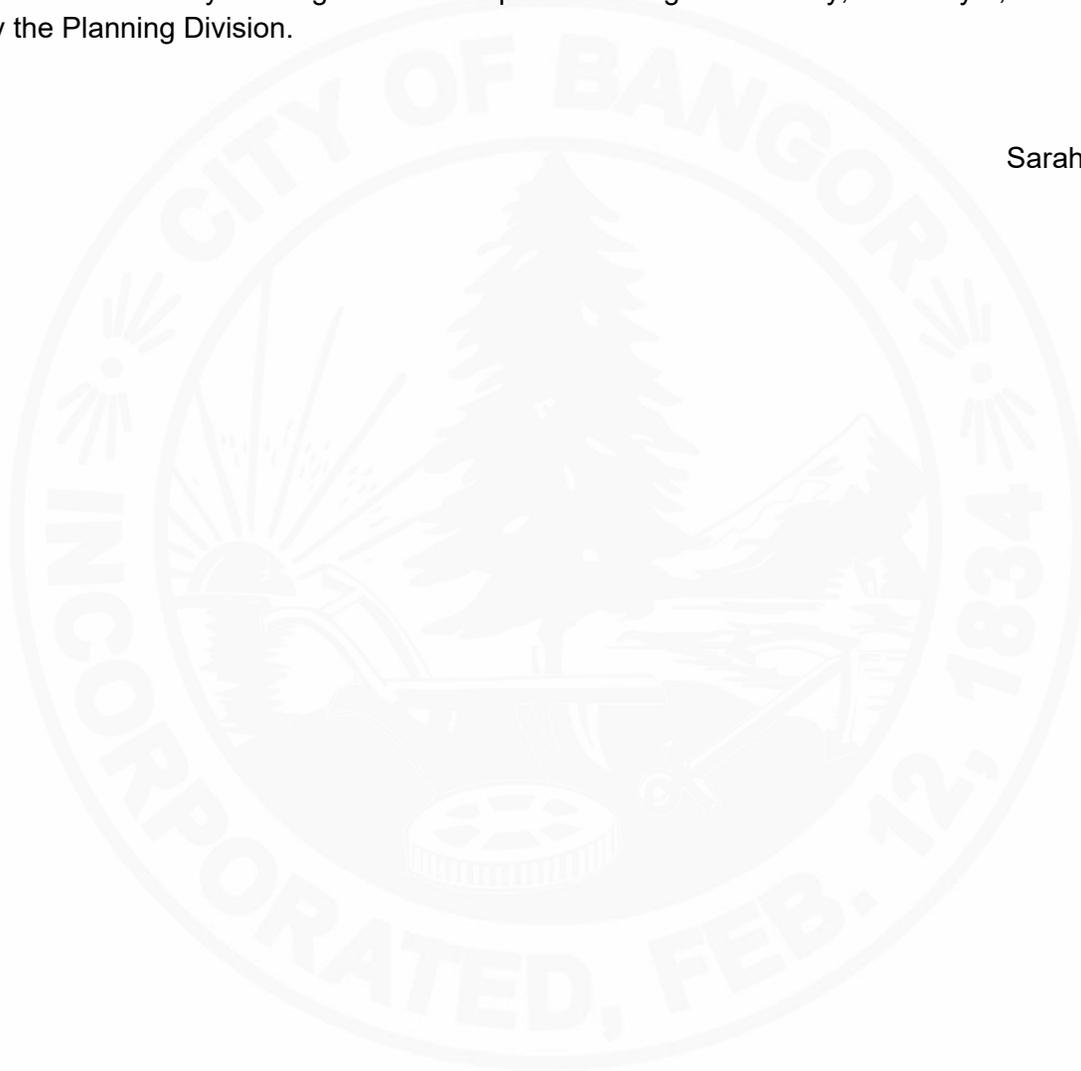
**CITY OF BANGOR**

PLANNING DIVISION

Re: SDP-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](mailto: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](http://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



[www.dandeinc.us](http://www.dandeinc.us)

---

**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](mailto: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](mailto:anja.collette@bangormaine.gov)>; Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>  
**Cc:** Tanner Reif <[treif@dandeinc.us](mailto:treif@dandeinc.us)>; Clara Arcement <[carcement@dandeinc.us](mailto:carcement@dandeinc.us)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto: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](http://www.dandeinc.us)

---

**From:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>

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

**To:** Jamie Pierce <[jpierce@dandeinc.us](mailto:jpierce@dandeinc.us)>; Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>

**Cc:** Tanner Reif <[treif@dandeinc.us](mailto:treif@dandeinc.us)>; Clara Arcement <[carcement@dandeinc.us](mailto:carcement@dandeinc.us)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto: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](mailto:anja.collette@bangormaine.gov)

Phone: 207.992.4280

---

**From:** Jamie Pierce <[jpierce@dandainc.us](mailto:jpierce@dandainc.us)>

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

**To:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>; Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>

**Cc:** Tanner Reif <[treif@dandainc.us](mailto:treif@dandainc.us)>; Clara Arcement <[carcement@dandainc.us](mailto:carcement@dandainc.us)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto: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.dandainc.us](http://www.dandainc.us)

---

**From:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>

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

**To:** Jamie Pierce <[jpierce@dandainc.us](mailto:jpierce@dandainc.us)>; Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto:Matthew.Altiero@bangormaine.gov)>

**Cc:** Tanner Reif <[treif@dandainc.us](mailto:treif@dandainc.us)>; Clara Arcement <[carcement@dandainc.us](mailto:carcement@dandainc.us)>; Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto: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**

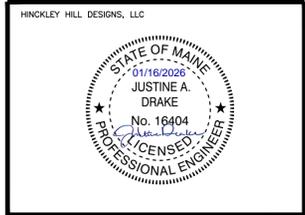
1. THE EXISTING CONDITIONS WERE COMPILED FROM TOPOGRAPHIC DATA COLLECTED FROM THE STATE OF MAINE GEOLOGICAL DATA CATALOG, INCLUDE PARCEL DATA AND LIDAR. THE PARCEL BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM THE DEED (PENOBSCOT REGISTRY OF DEEDS BOOK 17099 PAGE 183-188) AND ROTATED TO ALIGN WITH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

**NOTES**

1. AS A PLANNED GROUP DEVELOPMENT, CURRENT AND FUTURE OWNERS WILL HAVE SHARED ACCESS TO THE DRIVEWAY, PARKING AND COMMON AREAS/OPEN SPACES.
2. 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.
3. 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.
4. CONFIRM SANITARY SEWER SLOPES WITHIN THE PROPOSED BUILDING FOOTPRINT AND CORRELATING EXTERIOR SEWER LINES PRIOR TO ORDERING SEWER MANHOLES.
5. 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**

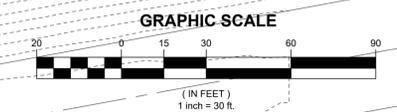
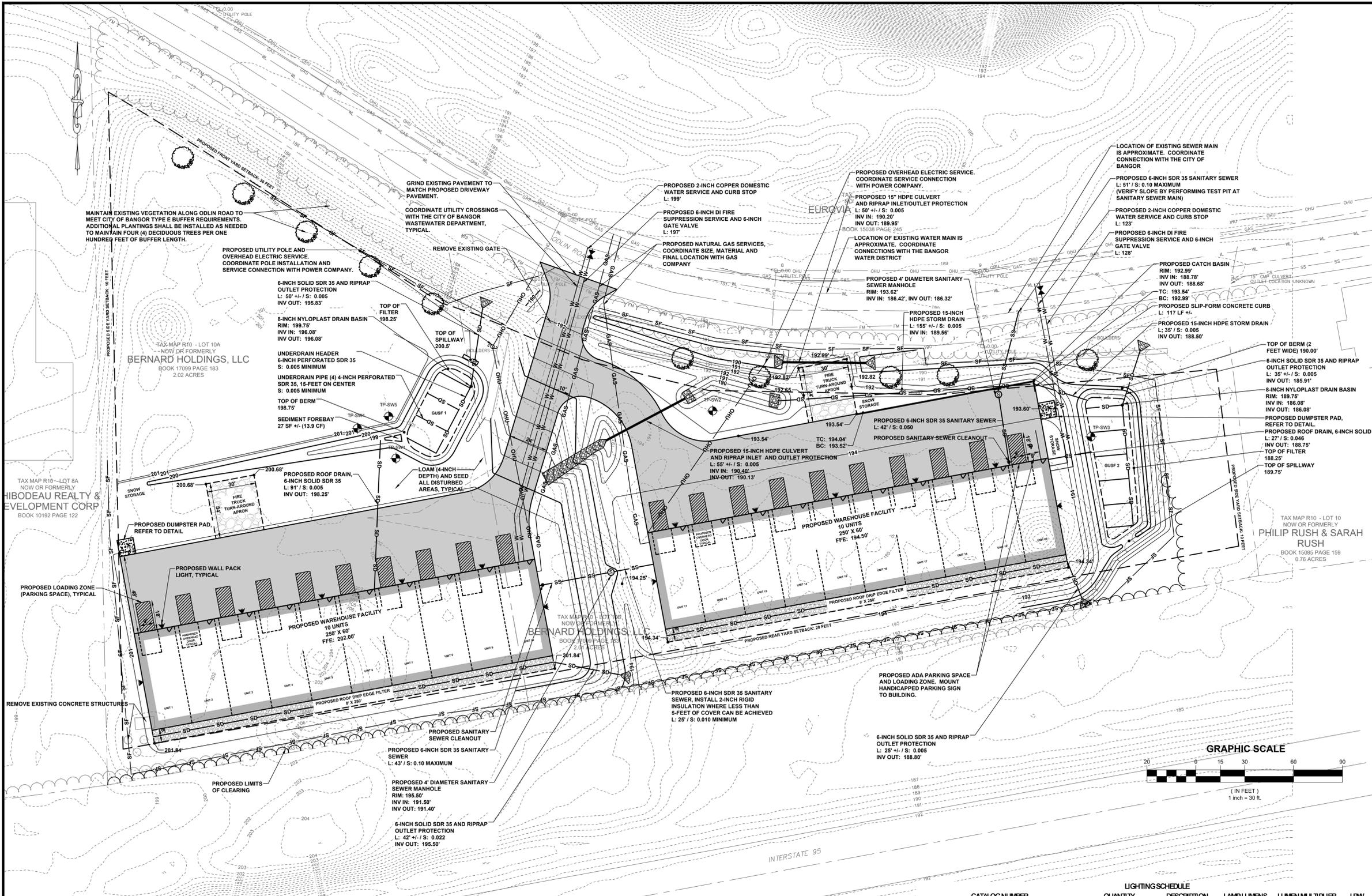
Title

**SITE PLAN**

Drawn By  
**JAD**

Sheet  
**C101**

Date  
**12/10/2025**



**LIGHTING SCHEDULE**

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

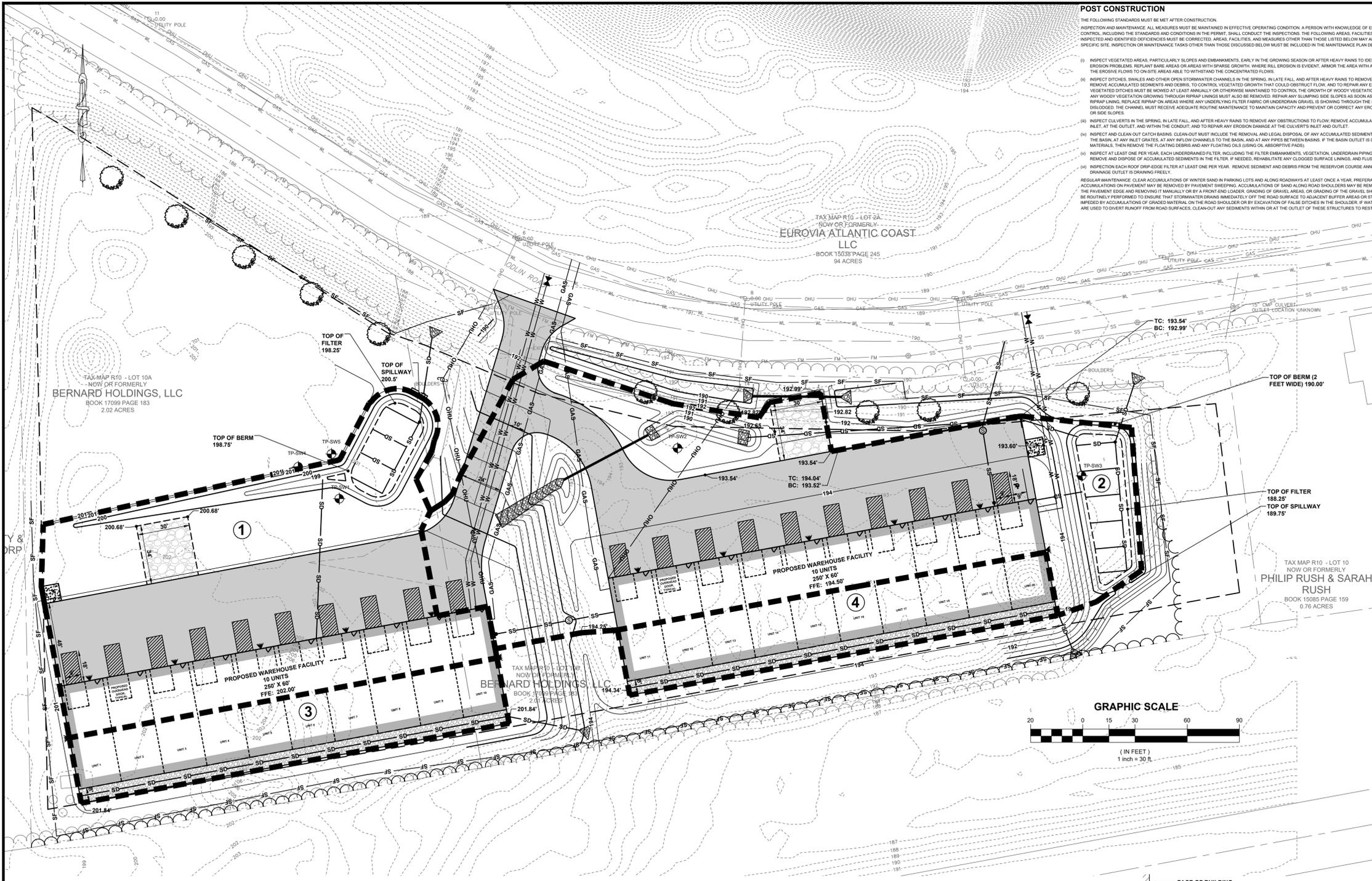
CATALOG NUMBER  
 WJGE1 LED P035K80 CR VF MOLT S FM PEDBLXD

**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	



**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 EROSION IS EVIDENT. ARMOR THE AREA WITH AN APPROPRIATE LINING OR DIVERT THE EROSION FLOWS TO AN AREA 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 MAINTAINED 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 IN AREAS WHERE ANY UNDERLYING FILTER FABRIC OR UNDERDRAIN GRAVEL IS SHOWING THROUGH THE STONE OR WHERE STONES HAVE DISLOADED. 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 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 CHUTES, AT ANY FLOW 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 UNDERDRAIN/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.
- 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.

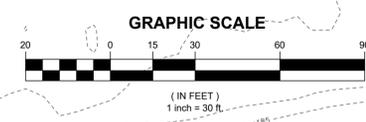
REGULAR MAINTENANCE. CLEAR ACCUMULATIONS OF WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS AT LEAST ONCE A YEAR, PREFERABLY IN THE SPRING. ACCUMULATIONS ON PAVEMENT MAY BE REMOVED BY PAVEMENT SWEEPING. ACCUMULATIONS OF SAND ALONG ROAD SHOULDERS MAY BE REMOVED BY GRADING EXCESS SAND TO THE PAVEMENT EDGE AND 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 IMPERED BY ACCUMULATIONS OF LOGS OR MATERIAL ON THE ROAD SHOULDER OR BY EXCAVATION OF PALE DITCHES IN THE SHOULDER. IF WATER BARS OR OPEN TOP CULVERTS ARE USED TO DIVERT RUNOFF FROM ROAD SURFACES, CLEANUP 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	---	---
DECIDUOUS TREE	⊕	⊕
CONCRETE SURFACE	⊕	⊕
GRAVEL SURFACE	⊕	⊕
PAVED SURFACE	⊕	⊕
WALL PACK LIGHT	⊕	⊕
TEST PIT LOCATION	⊕	⊕
DRAINAGE AREA	①	①

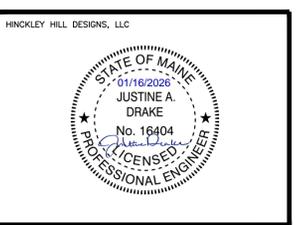
**NOTES**

- 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 BY PAVEMENT OR OTHER STRUCTURE, 80% 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 9 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 SEEDING, 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 CORRECTIONS, 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 DEP 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 CONSTRUCTION. 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 (GRABS) 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 SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES (95#M) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 9% 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 80-90% OF MAXIMUM DRY DENSITY BASED ON ASTM D998.



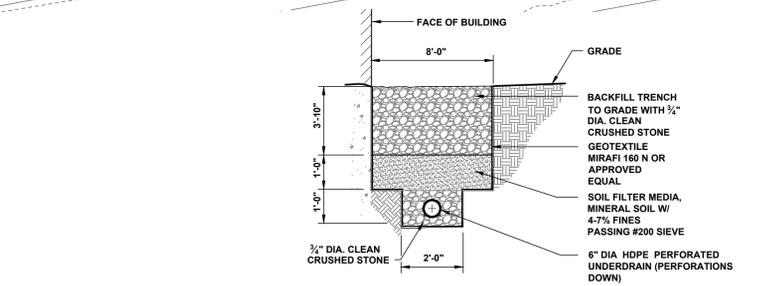
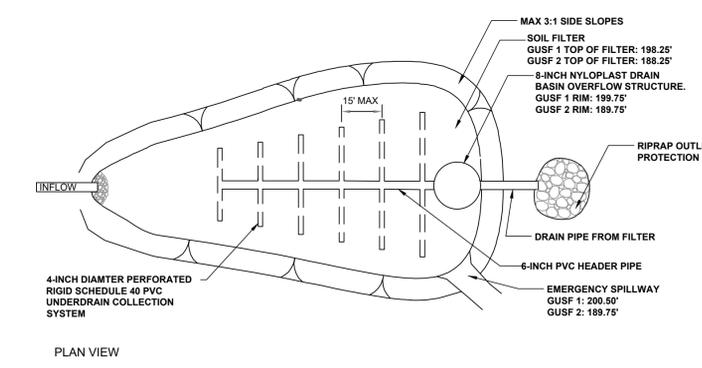
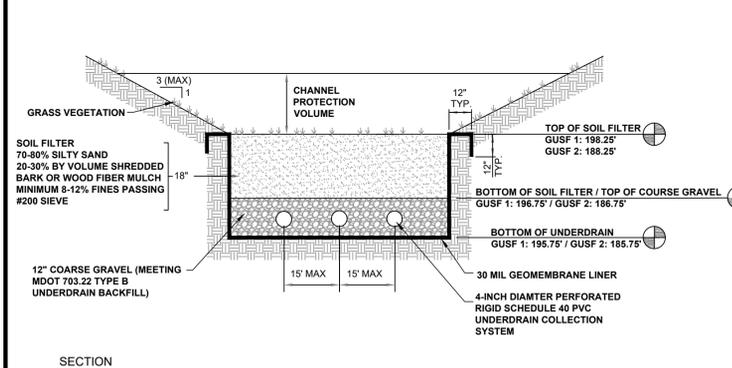
**FOR PERMITTING (NOT FOR CONSTRUCTION)**

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**



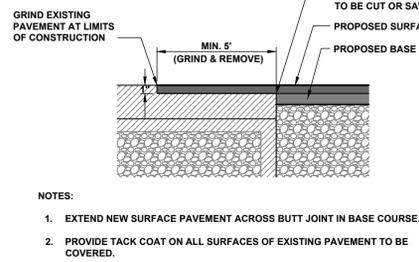
**NOTE:**  
 1. PIPE DEPTH TO BE FIELD VERIFIED AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

**TYPICAL GRASSED UNDERDRAINED SOIL FILTER DETAIL (GUSF)**  
 N.T.S.

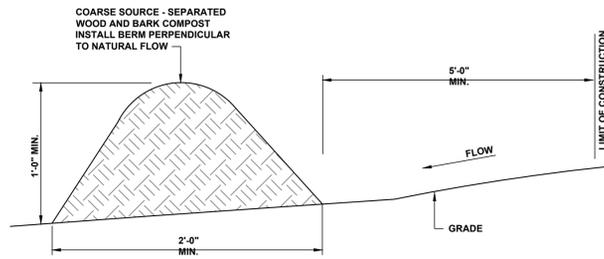
**ROOF DRIP EDGE FILTRATION DETAIL**  
 N.T.S.

**STORMWATER TREATMENT PLAN**

Drawn By	JAD	Sheet	<b>C102</b>
Date	12/10/2025		

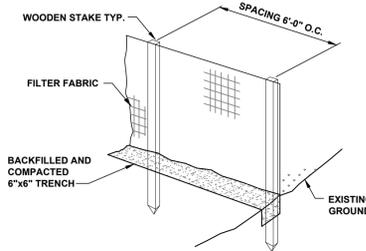


**TYPICAL ASPHALT PAVEMENT GRINDING DETAIL**  
N.T.S.



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).

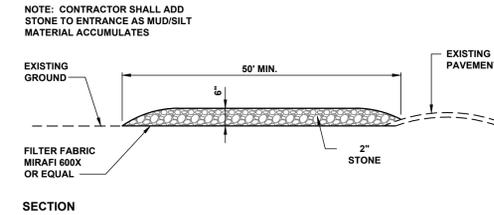
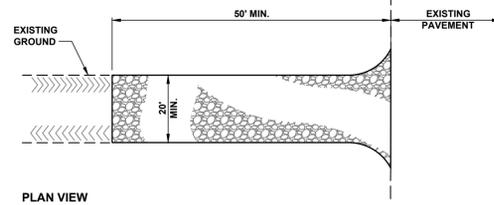
**EROSION CONTROL MIX BERM DETAIL**  
N.T.S. (MAY BE USED AS AN ALTERNATE TO SILT FENCE)



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.

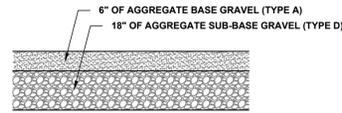


**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

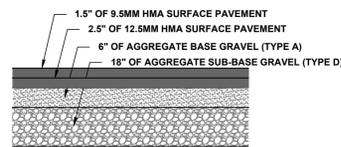
**EROSION CONTROL NOTES**

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, SEED, AND MULCH IMMEDIATELY.
5. ALL DISTURBED AREAS WILL BE SEED 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 SEED 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.

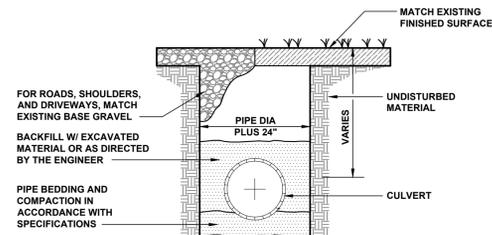
CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROCEDURES FOUND IN THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (PUBLISHED MARCH 2015), THE PUBLICATION CAN BE FOUND AT: [HTTP://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/INDEX.HTML](http://www.maine.gov/dep/land/erosion/escbmps/index.html)



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



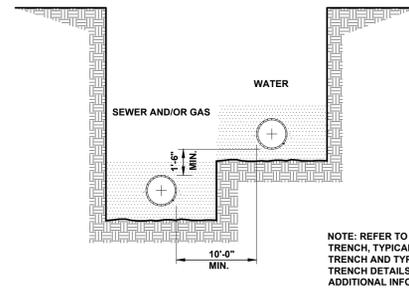
**TYPICAL PAVEMENT BUILDUP DETAIL**  
N.T.S.



NOTE:

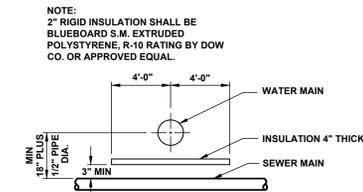
1. PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

**TYPICAL CULVERT TRENCH DETAIL**  
N.T.S.



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

**LAND DEVELOPMENT APPLICATION**

**PLANNED GROUP DEVELOPMENT**

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

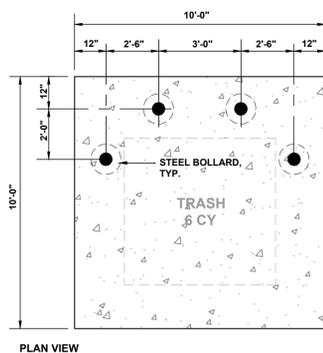
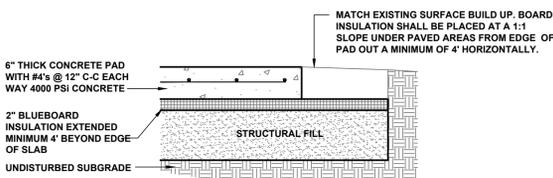
Property Owner / Applicant  
**BERNARD HOLDINGS, LLC**

Title

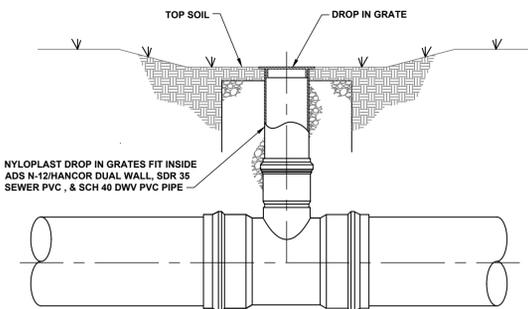
**DETAILS**

Drawn By: **JAD** Sheet

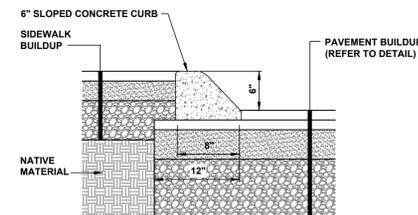
Date: **12/10/2025** **C501**



**DUMPSTER PAD DETAIL**  
N.T.S.



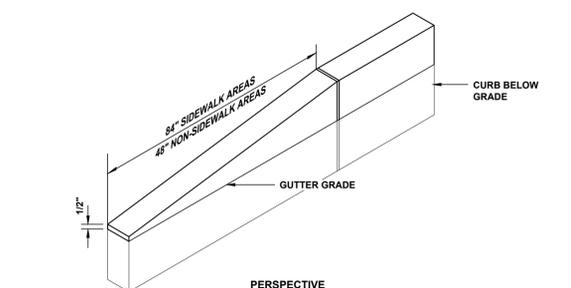
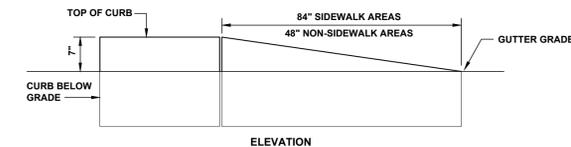
**NYLOPLAST 6" DROP IN GRATE INSTALLATION DETAIL**  
N.T.S.



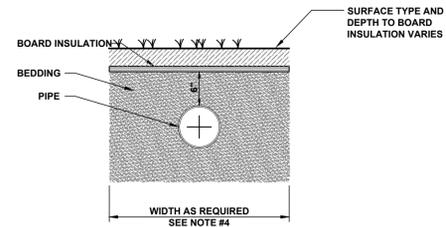
NOTES:

1. ALL CURBING AND TERMINATION IN CONJUNCTION WITH SIDEWALKS MUST MEET ADA REQUIREMENTS.

**SLIP FORM CONCRETE CURB DETAIL**  
N.T.S.



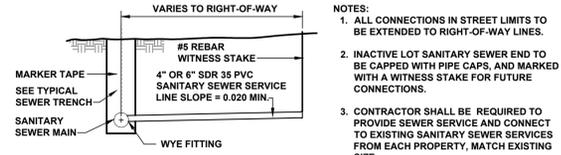
**TYPICAL CURB TERMINATION DETAIL**  
N.T.S.



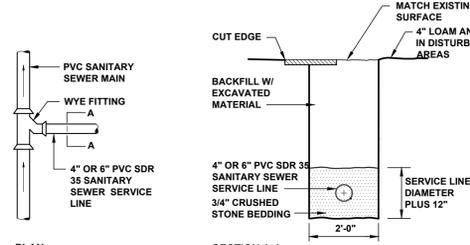
NOTES:

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  
N.T.S.



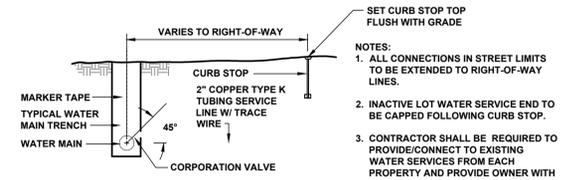
ELEVATION



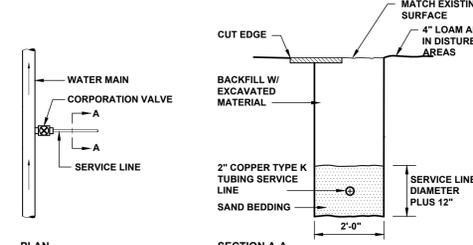
PLAN

SECTION A-A

TYPICAL SANITARY SEWER SERVICE DETAIL  
N.T.S.



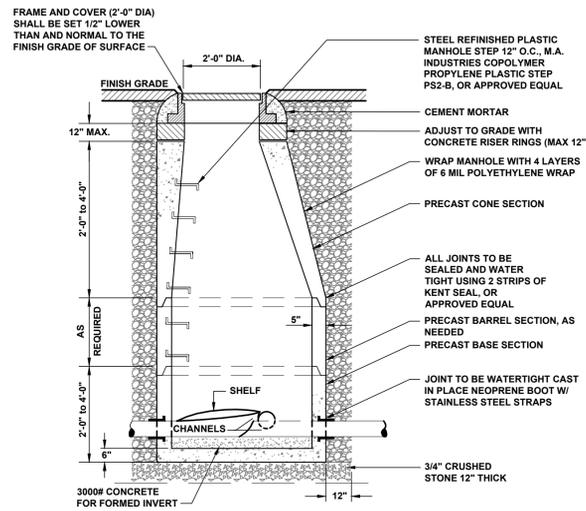
ELEVATION



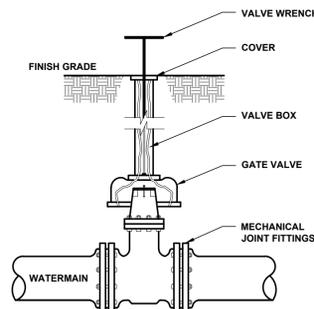
PLAN

SECTION A-A

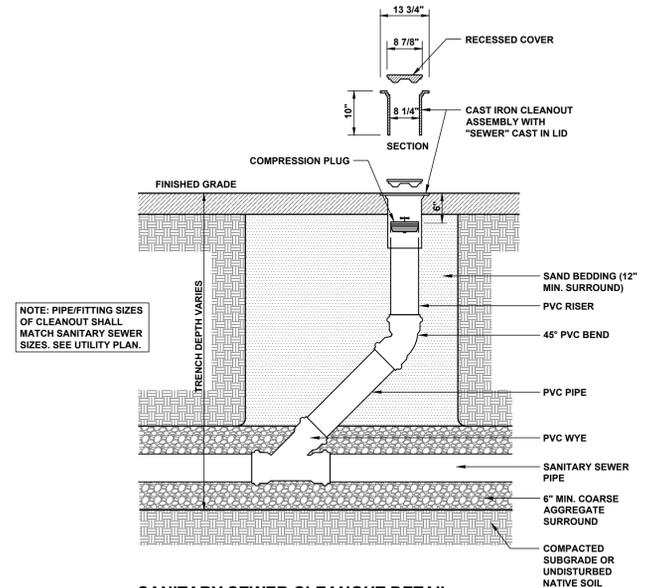
TYPICAL DOMESTIC WATER SERVICE DETAIL  
N.T.S.



TYPICAL MANHOLE DETAIL  
N.T.S.



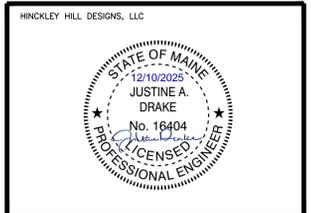
TYPICAL GATE VALVE DETAIL  
N.T.S.



SANITARY SEWER CLEANOUT DETAIL  
N.T.S.

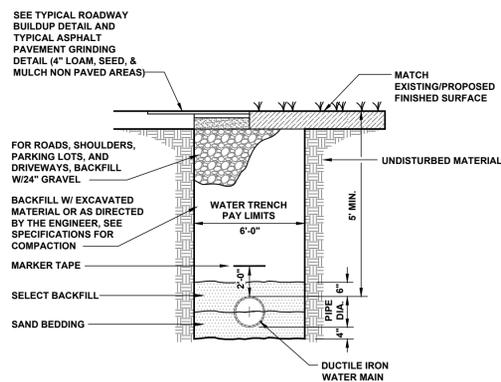
FOR PERMITTING  
(NOT FOR CONSTRUCTION)

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**

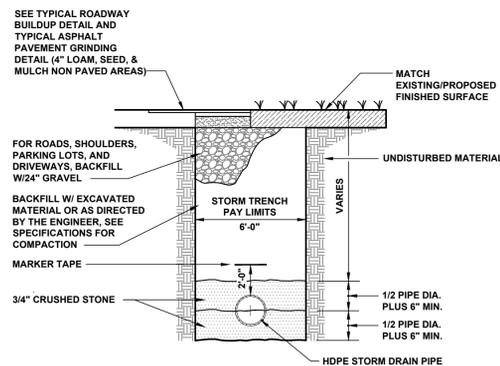
Title  
**DETAILS**  
Drawn By **JAD** Sheet  
Date **12/10/2025** **C502**



NOTE:

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

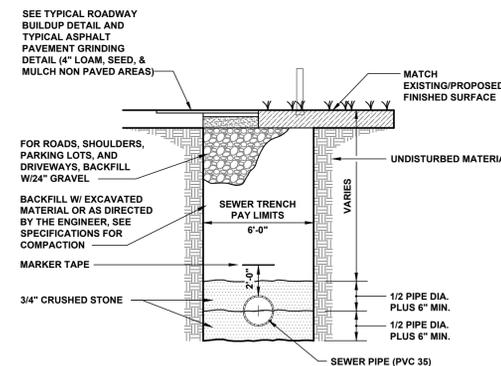
TYPICAL TRENCH DETAIL - DUCTILE IRON WATER MAIN  
N.T.S.



NOTE:

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

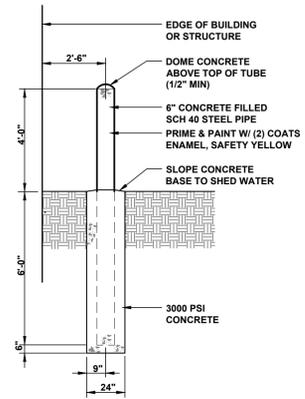
TYPICAL STORM DRAIN TRENCH DETAIL  
N.T.S.



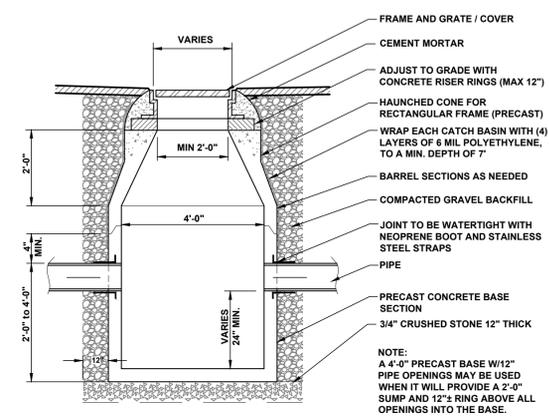
NOTE:

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

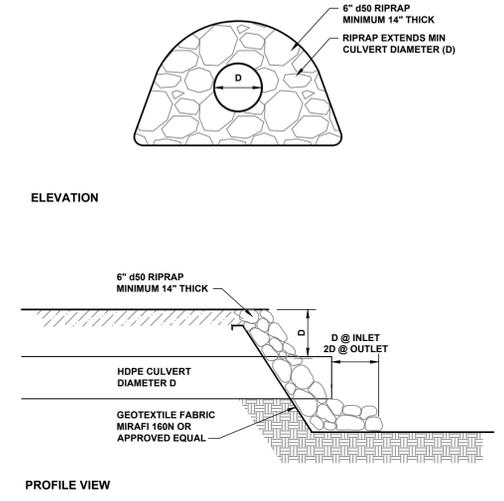
TYPICAL SEWER TRENCH DETAIL  
N.T.S.



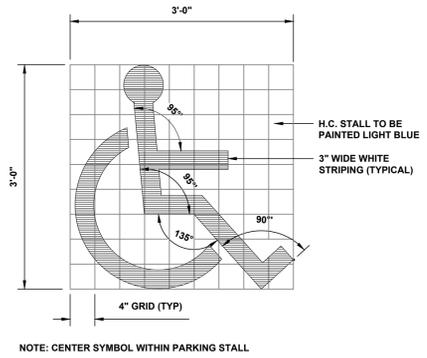
**STEEL BOLLARD DETAIL**  
N.T.S.



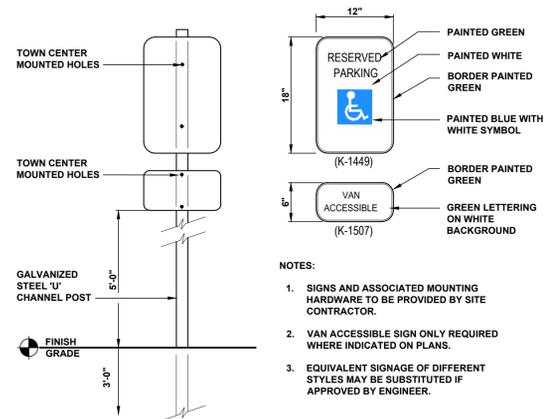
**TYPICAL CATCH BASIN DETAIL**  
N.T.S.



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



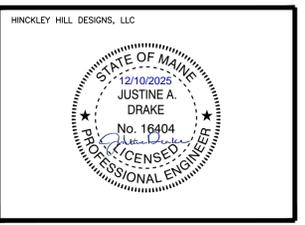
**TYPICAL HANDICAP PARKING STALL SYMBOL**  
N.T.S.



**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 plan 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.

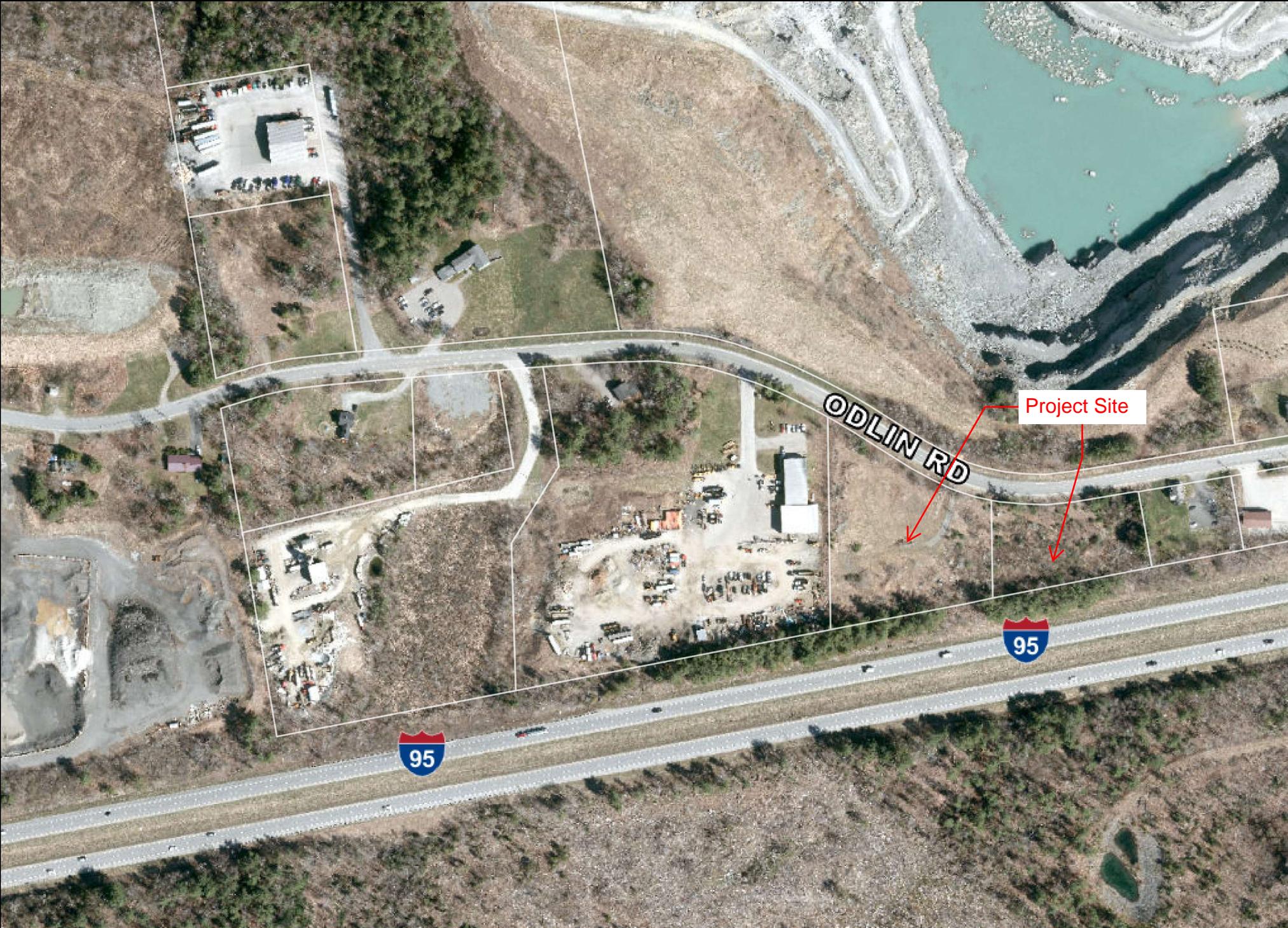
### **I. Water resource and shoreline preservation**

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<sup>A N</sup> to the point of beginning. Containing <sup>A N</sup> 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 <sup>A N</sup> premises are conveyed subject to the <sup>A N</sup> 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



## 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:

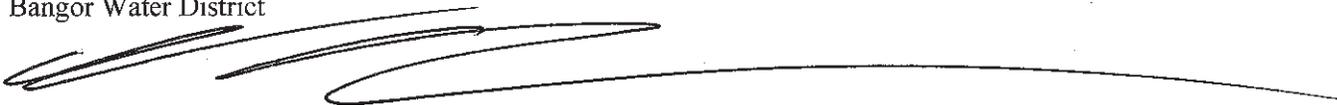
The Bangor Water District possesses the capacity to serve the estimated daily water usage of 300 gallons per day for the proposed 20 storage units. The scope of the project as we understand is the construction of a 10-unit storage building on Lot10A, a second 10-unit storage building on Lot 10B. Both 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](mailto:amanda.smith@bangormaine.gov)

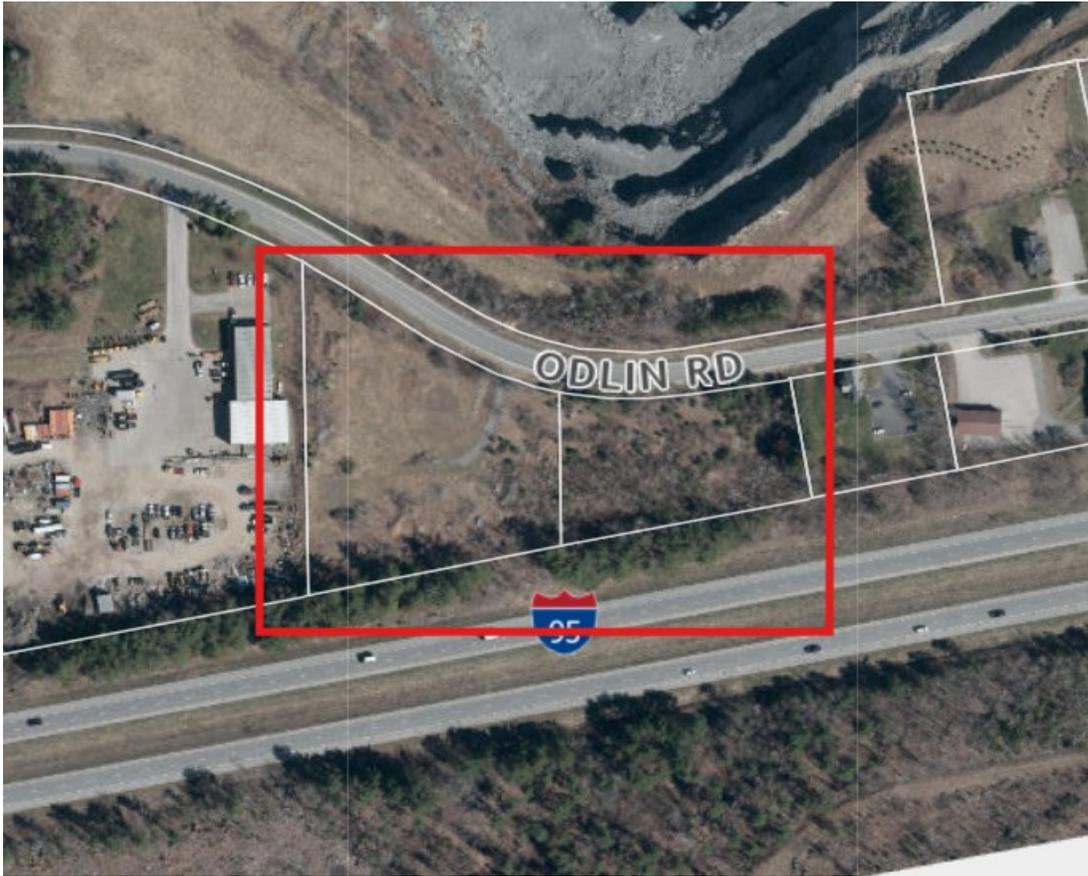
**Subject:** 1003.01 Bernard Holdings, LLC - Map 10 Lots 10A & 10B Capacity Request

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

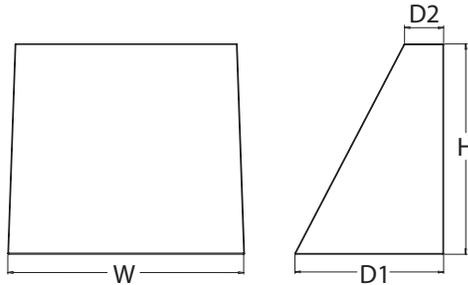
Notes

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

Options	Finish
E4WH <sup>3</sup> Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	DDBXD Dark bronze
PE <sup>4</sup> 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](http://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



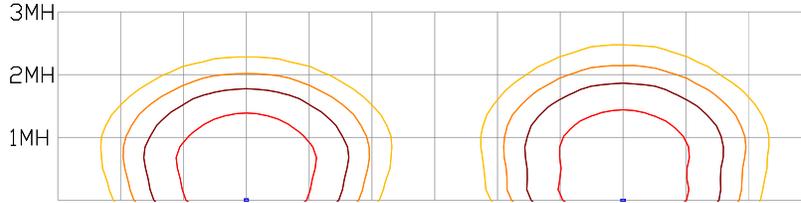
## Photometric Diagrams

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

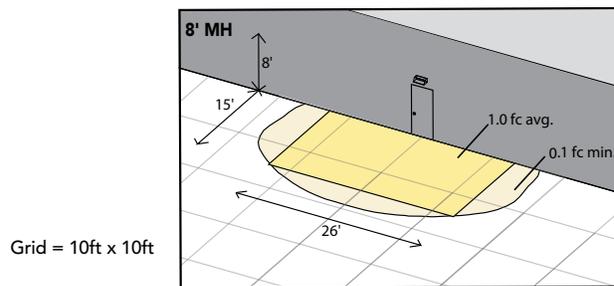
## Emergency Egress Options

### 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.

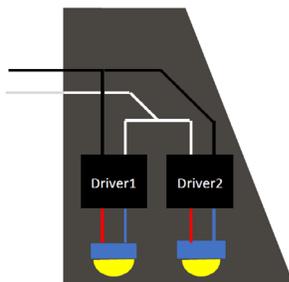


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

### 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.

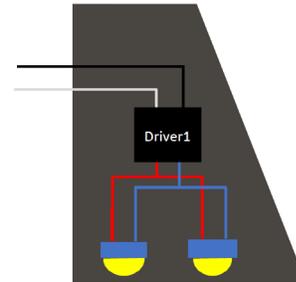
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



### 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](http://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](http://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](http://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)**

## TABLE OF CONTENTS

### APPLICATION

Agent Authorization  
Application Form  
Project Narrative  
Calculations

### APPENDICES

Appendix 1	Deed
Appendix 2	Site Photos
Appendix 3	Notices Professional Notice Certification Public Notice Abutters List
Appendix 4	Erosion and Sedimentation Control Plan
Appendix 5	Inspection and Maintenance
Appendix 6	Housekeeping Plan
Appendix 7	Soil Logs
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
Appendix 9	Drawings C101 – Site Plan C102 – Stormwater Treatment Plan C501 – Site Details C502 – Site Details C503 – Site Details

**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**

<b>Applicant:</b> Bernard Holdings, LLC		
<b>Project Name:</b> Odlin Road Warehouse Facility		
<b>Town:</b> Bangor, Maine		
Application Type:	<input checked="" type="checkbox"/> Stormwater	<input type="checkbox"/> Site Law
<b>Watershed Name:</b> Sucker Brook		
Watershed Type:	<input checked="" type="checkbox"/> UIS	<input type="checkbox"/> Phosphorus <span style="margin-left: 100px;"><input type="checkbox"/> Neither</span>

**Project Area Information**

	Existing to Remain <sup>1</sup>	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) <sup>2</sup>	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 <sup>1</sup>	4(C)(2)(a)(ii)	90% / 80% min						
% Parcel Developed <sup>2</sup>	4(C)(2)(a)(iii)	90% / 75% min						
Redevelopment <sup>3</sup> (Dev Area)	4(C)(2)(d)	0% min (SW) 50% min (Site)						
Linear	4(C)(5)(c)	75% / 50% min						
Other: Offsite Treatment/Mitigation								
<b>Project Total Area =</b>			61,834 SF (1.42-acres)	110,028 SF (2.53-acres)	60,418 SF (1.39-acres)	92,453 SF (2.12-acres)	<b>97.7%</b>	<b>84.0%</b>

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 <sup>1</sup>	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)
<b>TOTAL SITE AREA TREATED</b>	<b>60,418 SF (1.39-acres)</b>	<b>92,453 SF (2.12-acres)</b>
<b>PERCENTAGE OF SITE AREA TREATED</b>	<b>97.7 %</b>	<b>84.0 %</b>

## 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<sup>A</sup> to the point of beginning. Containing <sup>N</sup>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 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

**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.**

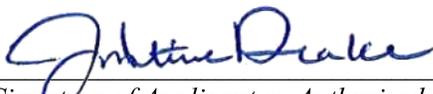
### CERTIFICATION

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**

<b>OWNER</b>	<b>MAILING ADDRESS</b>	<b>MAP – LOT</b>	<b>PROPERTY LOCATION</b>
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**

<b>INSPECTOR</b> (Name and Qualifications)	<b>INSPECTION DATE</b>	<b>MAJOR OBSERVATIONS</b> (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 30<sup>th</sup>, 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](http://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's<sup>1</sup> 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.

<b><u>Table 1 – Test Pit Documentation Summary</u></b>					
<b>Test Pit</b>	<b>Depth to Seasonal Water Table</b>	<b>Depth to Restrictive Layer</b>	<b>Depth to Bedrock</b>	<b>Soil Series</b>	<b>Hydrologic Soil Group (NRCS)</b>
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.

---

<sup>1</sup> Maine Department of Environmental Protection. MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) Manual for Designers and Engineers, October 2016.



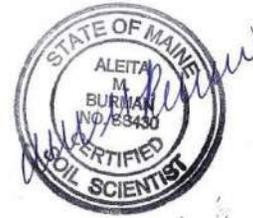
WRC 25121  
October 8, 2025

**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.

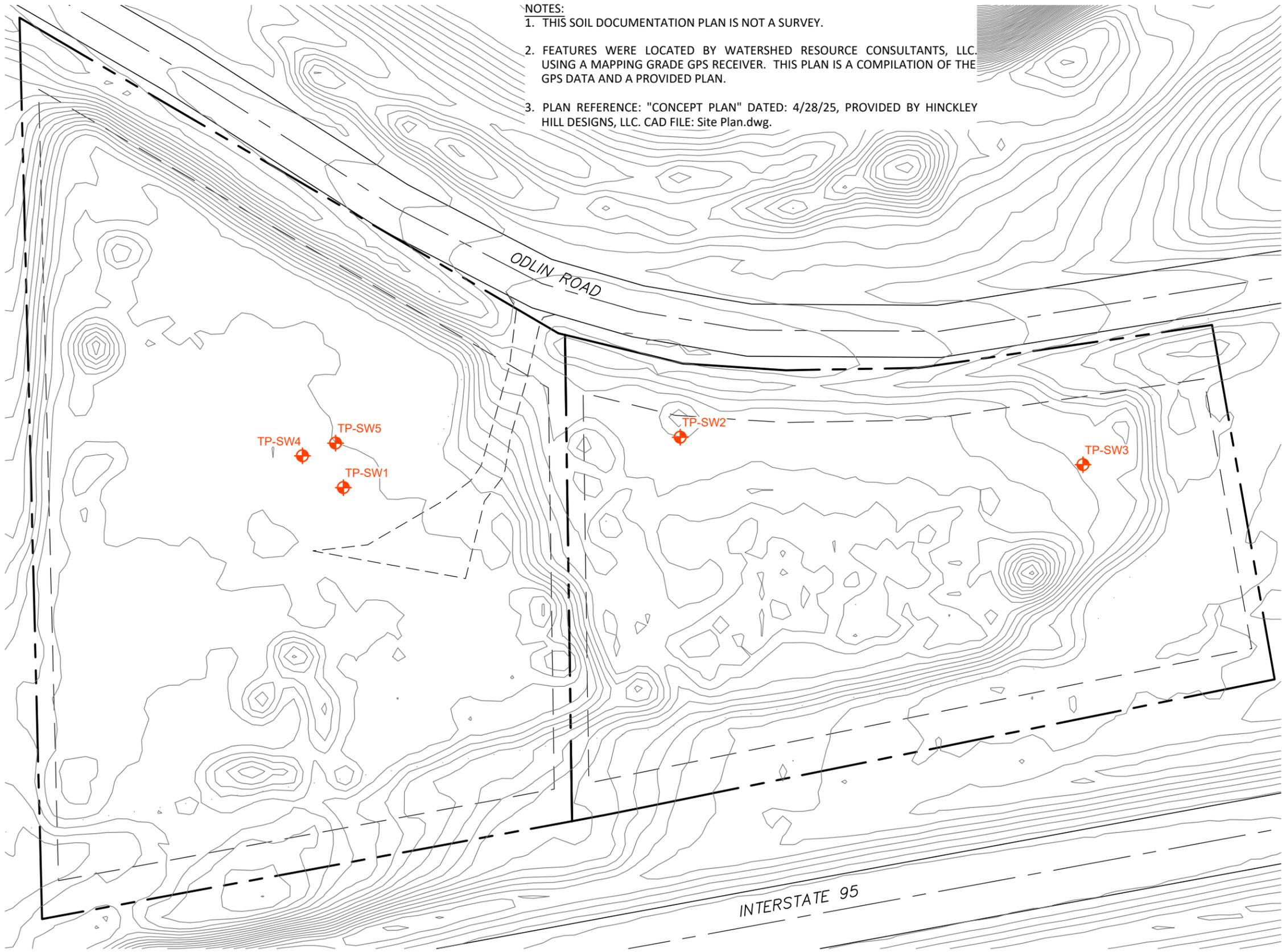
**APPENDIX B**

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**



<b>Soil Documentation Plan</b>	
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 SURFACE. 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**

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**

**SOIL SCIENTIST INFORMATION AND SIGNATURE**

*Aleita M. Burman*

Aleita M. Burman

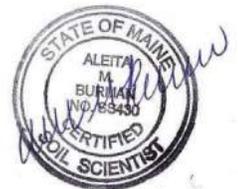
Name Printed

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
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

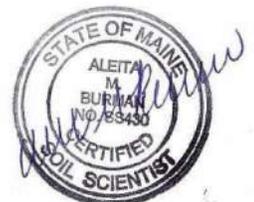
Horizon	Color	Texture	Structure	Consistence	Redox
FILL 1 0-48"	2.5Y 4/3	COBBLY LOAM	NONE	FRIABLE	NONE
40	Oa 40-48"	10YR 2/2	MUCK	NONE	FRIABLE NONE
50	B 48-54"	2.5Y 4/3	COBBLY FINE SANDY LOAM	BLOCKY	FIRM NONE
60	B 54-66"	2.5Y 4/3	COBBLY FINE SANDY LOAM	BLOCKY	FIRM NONE
70	C 54-96"	2.5Y 4/2	COBBLY FINE 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

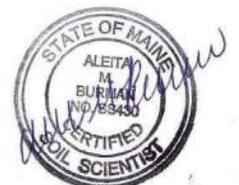
Horizon	Color	Texture	Structure	Consistence	Redox
(Empty grid with diagonal lines)					

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 Protection<sup>1</sup> (MDEP) and U.S. Army Corps of Engineers<sup>2</sup> (Corps). Wetland delineation was conducted using the 1987 Corps Wetland Delineation Manual<sup>3</sup> and Northeast Regional Supplement<sup>4</sup>. Stream identification was conducted using the MDEP Natural Resources Protection Act Statute and the Corps General Permit. Potential vernal pool

---

<sup>1</sup> 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.

<sup>2</sup> United States Department of the Army, General Permit, State of Maine, Effective: October 14, 2020 to October 14, 2025.

<sup>3</sup> Environmental Laboratory. 1987. "Corps of Engineers Wetland Delineation Manual", Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, Miss.

<sup>4</sup> 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 335<sup>5</sup>, 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

---

<sup>5</sup> State of Maine, Department of Environmental Protection, Chapter 335 Significant Wildlife Habitat, amended January 7, 2014.

## **APPENDIX 8**

### **SUPPORTING ATTACHMENTS**

*Location Map*

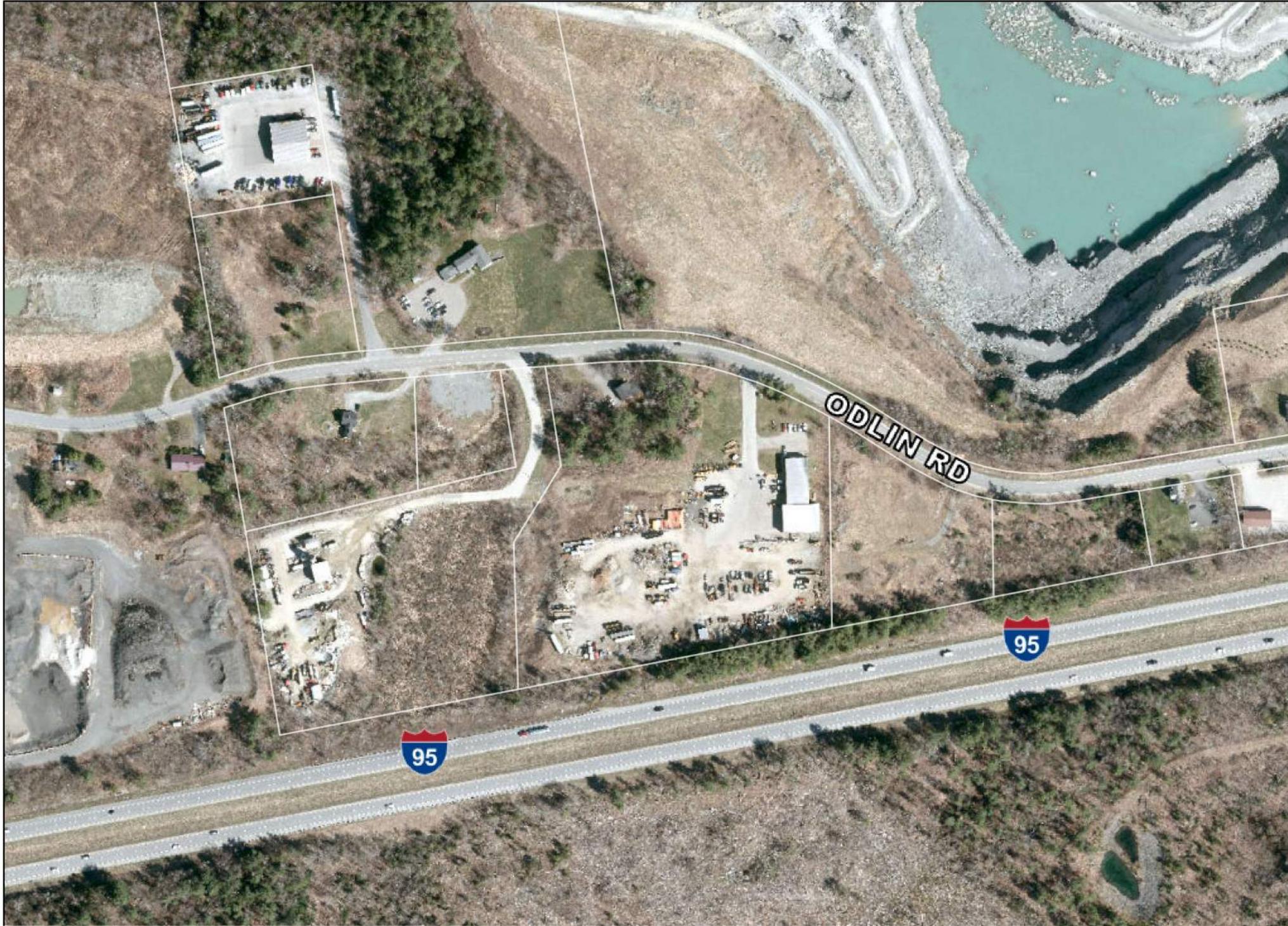
*Maine Geology Map (Significant Sand and Gravel Aquifers)*

*Natural Resource Conservation Soil Map*

*Federal Emergency Management Agency Firmette*

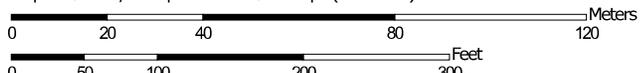
*Urban Impaired Streams – Sucker Brooker Watershed Map*

# ArcGIS Web Map





# 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.

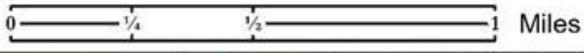
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory 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*

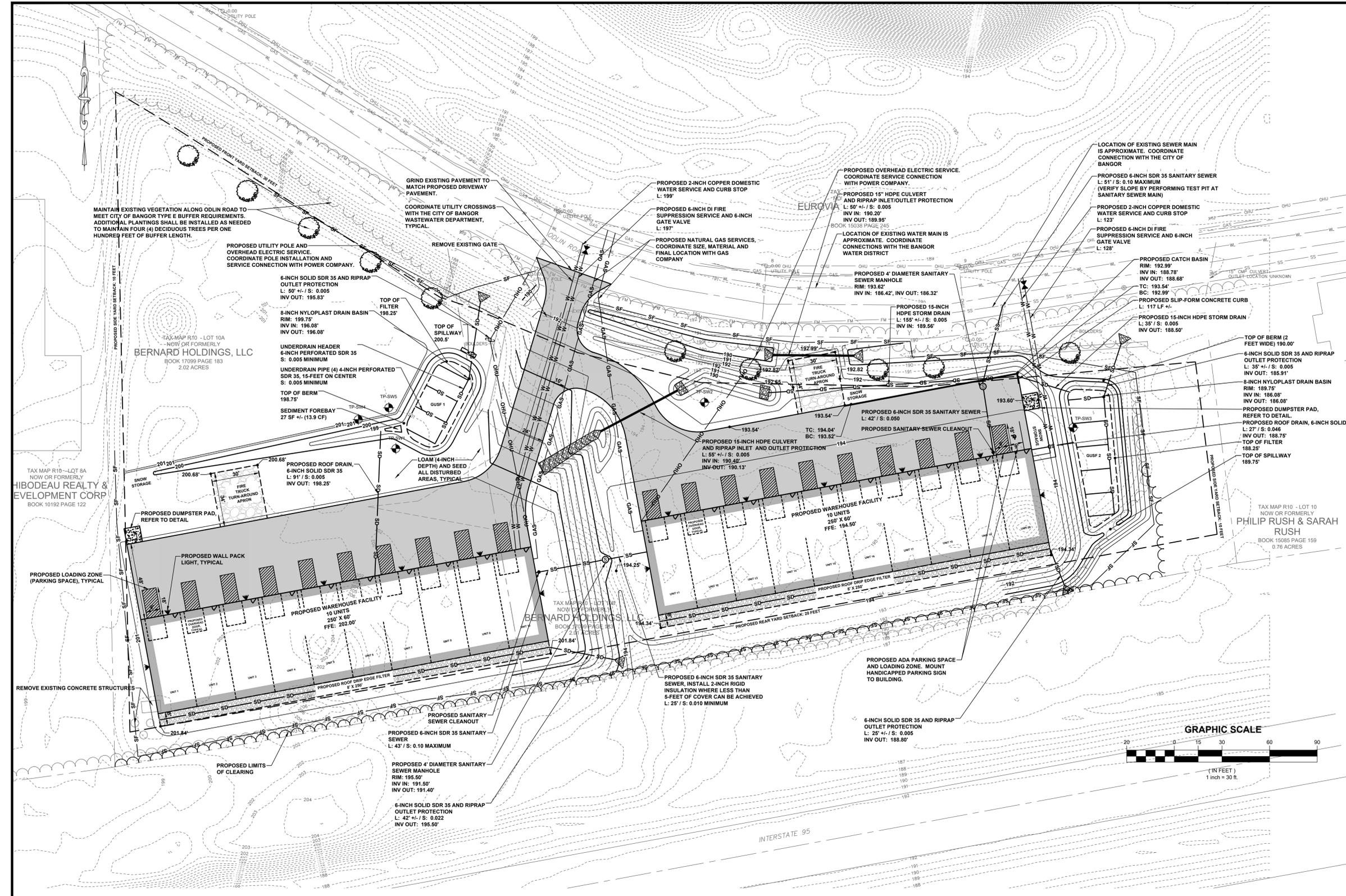
*C503 – Site Details*

**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

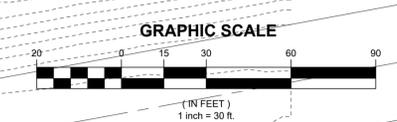
**PARCEL DATA**  
ZONE: URBAN INDUSTRY DISTRICT  
PARCELS: MAP 10 AND LOTS 10A & 10B  
PARCEL SIZE (COMBINED): 4.03 ACRES +/-  
PUBLIC WATER & SEWER: YES  
EXISTING USE: VACANT  
PROPOSED USE: WAREHOUSE FACILITY  
PLANNED GROUP DEVELOPMENT

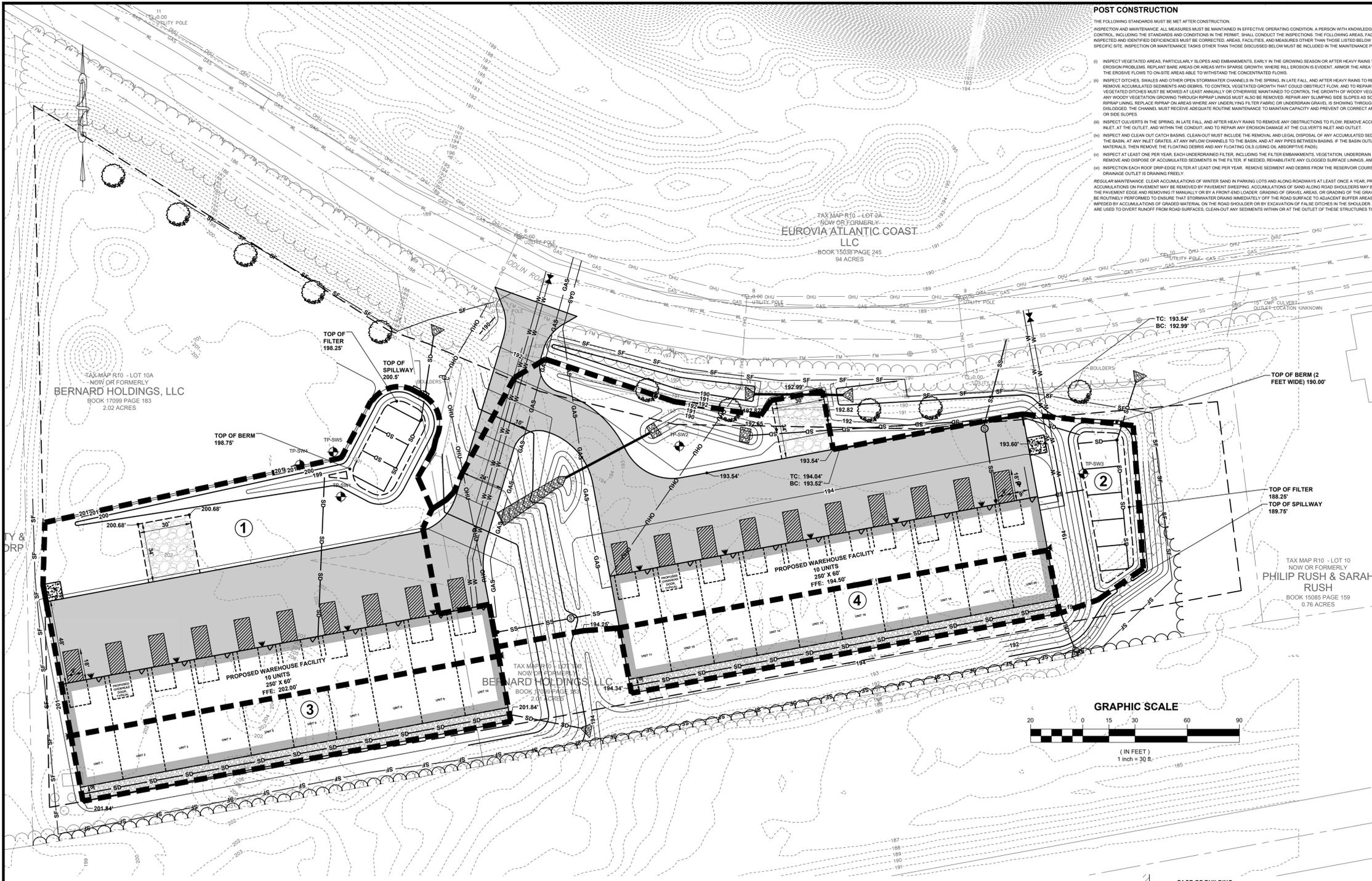
**PROPOSED BUILDING FOOTPRINTS (COMBINED):** 30,000 SQUARE FEET  
**PROPOSED IMPERVIOUS AREA:** 61,834 SQUARE FEET  
**PROPOSED DEVELOPED AREA:** 110,028 SQUARE FEET

**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 DRAINING, AND FLUSH UNDERDRAIN PIPING.
- INSPECT EACH ROOF DRAIN 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 COARSE 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 BASED 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

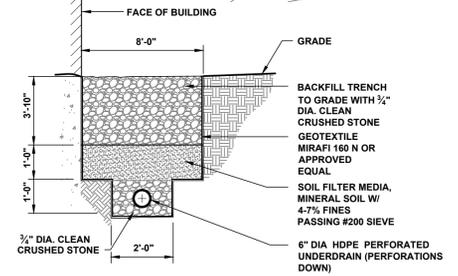
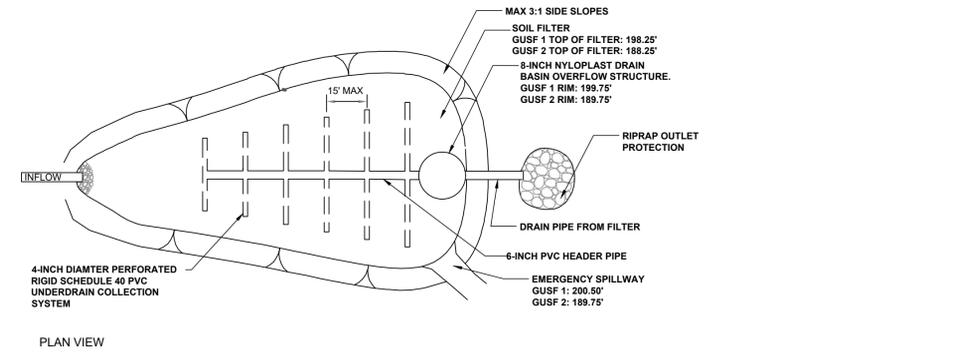
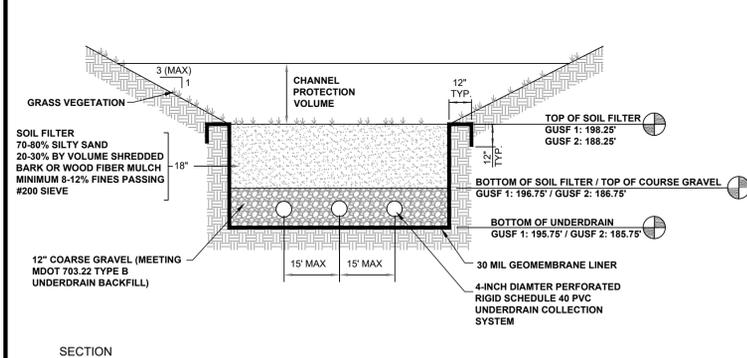
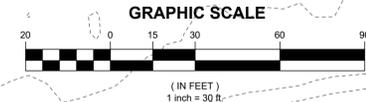
**BERNARD HOLDINGS, LLC**

Title

**STORMWATER TREATMENT PLAN**

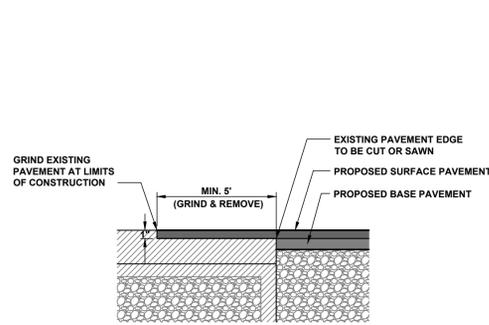
Drawn By: **JAD** Sheet: **C102**

Date: **12/10/2025**



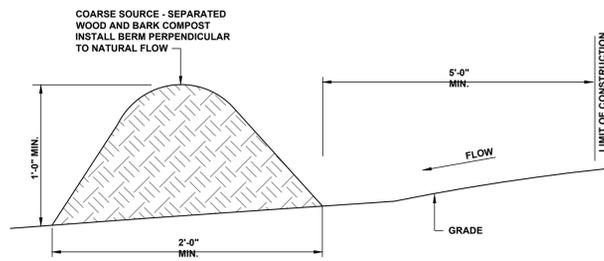
**NOTE:**

1. PIPE DEPTH TO BE FIELD VERIFIED AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.



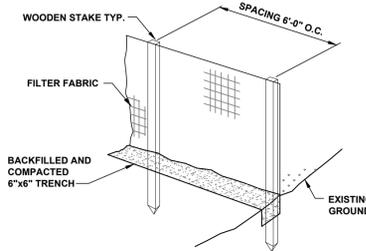
- NOTES:
1. EXTEND NEW SURFACE PAVEMENT ACROSS BUTT JOINT IN BASE COURSE.
  2. PROVIDE TACK COAT ON ALL SURFACES OF EXISTING PAVEMENT TO BE COVERED.

**TYPICAL ASPHALT PAVEMENT GRINDING DETAIL**  
N.T.S.



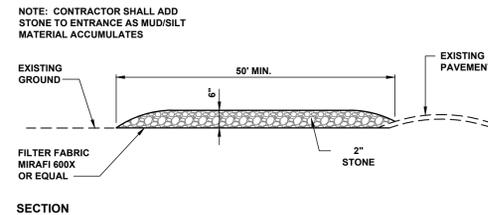
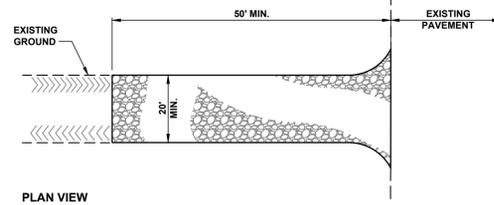
NOTE:  
THE EROSION CONTROL MIX MUST BE WELL-GRADED WITH AN ORGANIC COMPONENT THAT IS BETWEEN 50 AND 100% OF DRY WEIGHT, AND THAT IS COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS, THE MINERAL PORTION OF THE MIX SHOULD BE NATURALLY INCLUDED IN THE PRODUCT WITH NO LARGER ROCKS (>4") OR LARGE AMOUNTS OF FINES (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.

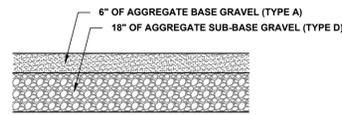


**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

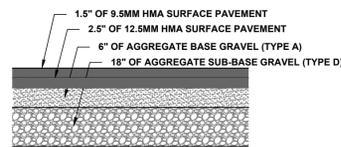
**EROSION CONTROL NOTES**

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.

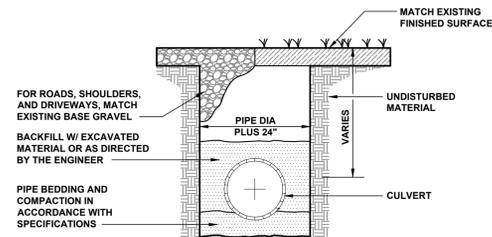
CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROCEDURES FOUND IN THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (PUBLISHED MARCH 2015), THE PUBLICATION CAN BE FOUND AT: [HTTP://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/INDEX.HTML](http://www.maine.gov/dep/land/erosion/escbmps/index.html)



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

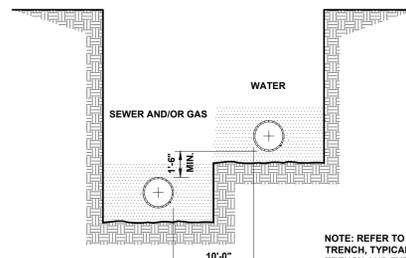


**TYPICAL PAVEMENT BUILDUP DETAIL**  
N.T.S.



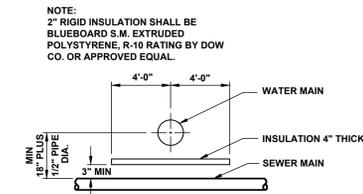
- NOTE:
1. PAYMENT LIMITS SHALL BE 6' WIDE (3' EACH SIDE OF CULVERT)

**TYPICAL CULVERT TRENCH DETAIL**  
N.T.S.



NOTE: REFER TO TYPICAL GAS TRENCH, TYPICAL SEWER TRENCH AND TYPICAL WATER TRENCH DETAILS FOR ADDITIONAL INFORMATION.

**TYPICAL UTILITY SEPARATION DETAIL**  
N.T.S.

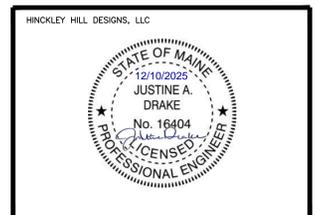


- NOTES:
1. 2" RIGID INSULATION SHALL BE BLUEBOARD S.M. EXTRUDED POLYSTYRENE, R-10 RATING BY DOW CO. OR APPROVED EQUAL.
  2. INSULATION TO BE 2 FEET WIDE FOR PIPES LESS THAN 6 INCHES IN DIAMETER AND 4 FEET WIDE FOR PIPES 6 INCHES IN DIAMETER AND LARGER, OR AS DIRECTED BY THE ENGINEER.

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

**FOR PERMITTING (NOT FOR CONSTRUCTION)**

No.	Revision/Issue	Date



Project Name and Address

**STORMWATER MANAGEMENT APPLICATION**

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

Property Owner / Applicant

**BERNARD HOLDINGS, LLC**

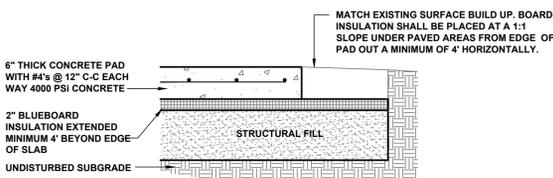
Title

**DETAILS**

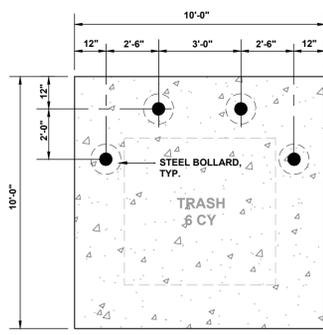
Drawn By: **JAD** Sheet

Date: **12/10/2025**

**C501**

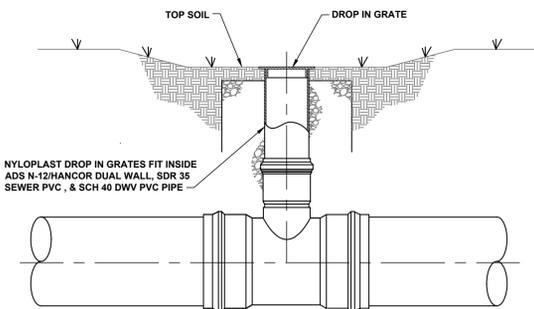


SECTION

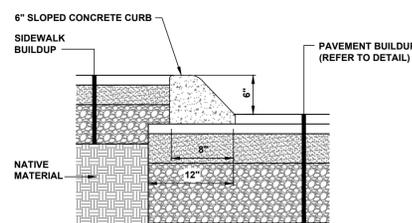


PLAN VIEW

**DUMPSTER PAD DETAIL**  
NTS

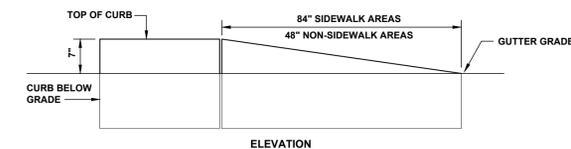


**NYLOPLAST 6" DROP IN GRATE INSTALLATION DETAIL**  
NTS

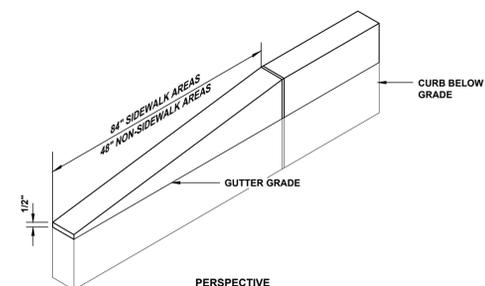


- NOTES:
1. ALL CURBING AND TERMINATION IN CONJUNCTION WITH SIDEWALKS MUST MEET ADA REQUIREMENTS.

**SLIP FORM CONCRETE CURB DETAIL**  
NTS

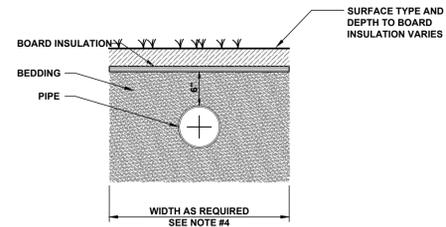


ELEVATION



PERSPECTIVE

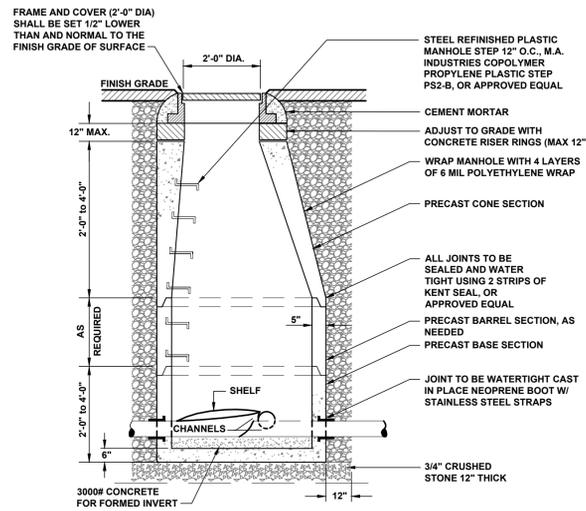
**TYPICAL CURB TERMINATION DETAIL**  
NTS



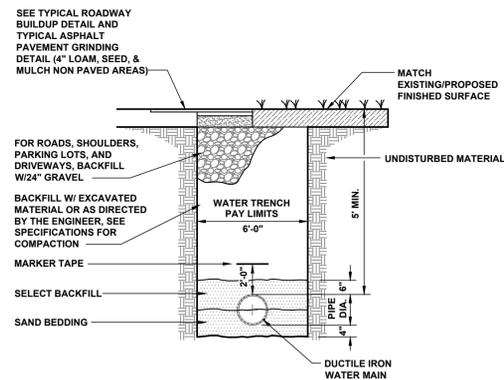
NOTES:

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.



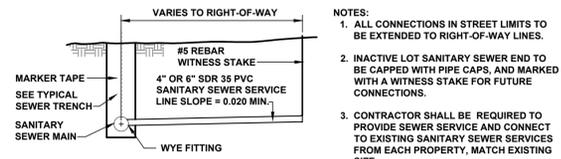
TYPICAL MANHOLE DETAIL  
N.T.S.



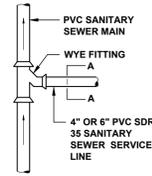
NOTE:

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

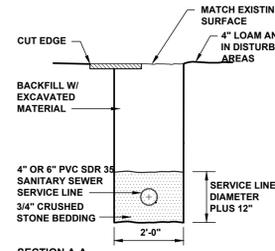
TYPICAL TRENCH DETAIL - DUCTILE IRON WATER MAIN  
N.T.S.



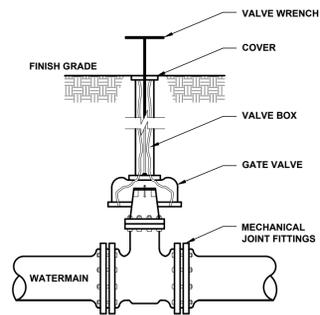
ELEVATION



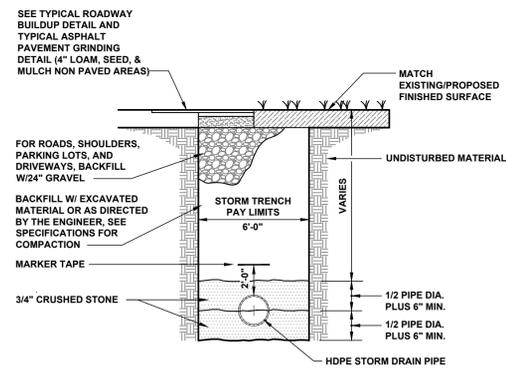
PLAN



TYPICAL SANITARY SEWER SERVICE DETAIL  
N.T.S.



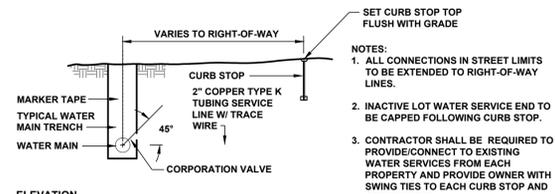
TYPICAL GATE VALVE DETAIL  
N.T.S.



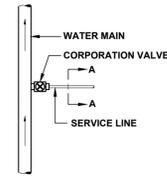
NOTE:

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

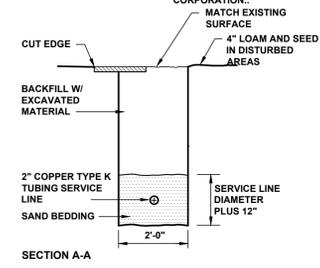
TYPICAL STORM DRAIN TRENCH DETAIL  
N.T.S.



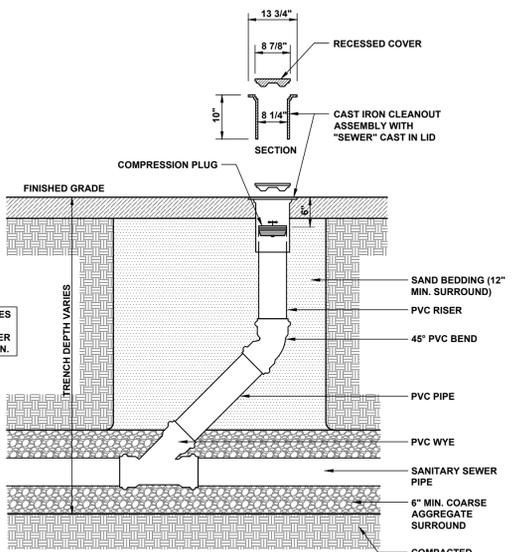
ELEVATION



PLAN

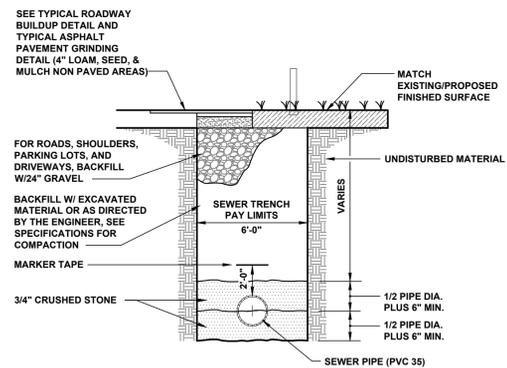


TYPICAL DOMESTIC WATER SERVICE DETAIL  
N.T.S.



NOTE: PIPE/FITTING SIZES OF CLEANOUT SHALL MATCH SANITARY SEWER SIZES. SEE UTILITY PLAN.

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 SEWER TRENCH DETAIL  
N.T.S.

FOR PERMITTING  
(NOT FOR CONSTRUCTION)

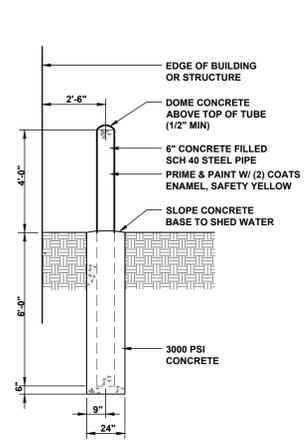
No.	Revision/Issue	Date

HINCKLEY HILL DESIGNS, LLC

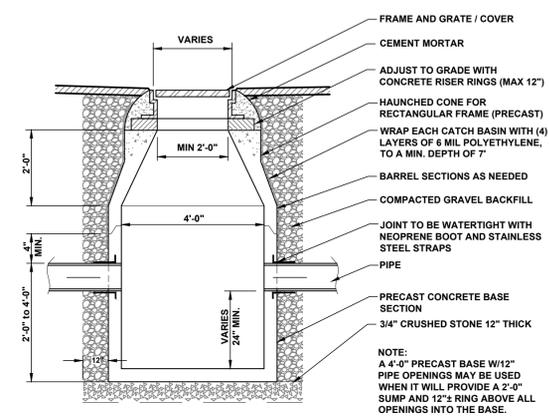
Project Name and Address  
**STORMWATER MANAGEMENT APPLICATION**  
ODLIN ROAD  
MAP R10 LOTS 10A AND 10B  
BANGOR, MAINE 04401  
Property Owner / Applicant  
**BERNARD HOLDINGS, LLC**

Title  
**DETAILS**

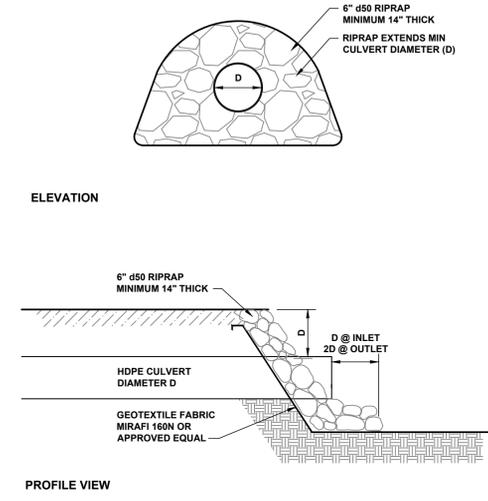
Drawn By: **JAD** Sheet  
Date: **12/10/2025** **C502**



**STEEL BOLLARD DETAIL**  
N.T.S.

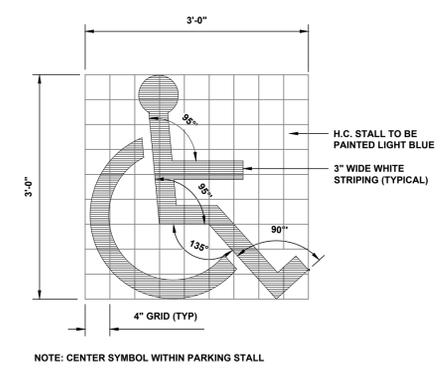


**TYPICAL CATCH BASIN DETAIL**  
N.T.S.

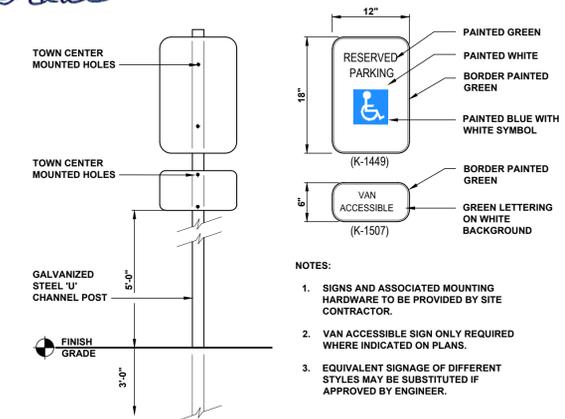


**TYPICAL CULVERT INLET/OUTLET PROTECTION DETAIL**  
N.T.S.

*Justine Drake*



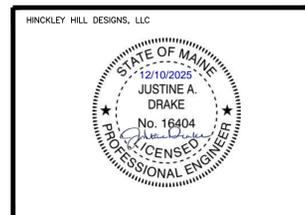
**TYPICAL HANDICAP PARKING STALL SYMBOL**  
N.T.S.



**TYPICAL HANDICAP PARKING SIGN DETAIL**  
N.T.S.

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	<b>Additional Conditional Use General Requirements</b> Traffic Study Support Letter for paragraph (4)
		X	<b>Additional Conditional Use Specific Requirements for Use or District</b>



# CITY OF BANGOR

Planning Division

## Checklist for Land Development Applications

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

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

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

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

---

**From:** Justine Drake <[justine@hinckleyhilldesigns.com](mailto:justine@hinckleyhilldesigns.com)>  
**Sent:** Monday, January 12, 2026 9:04 AM  
**To:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>  
**Cc:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto: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](mailto: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](mailto:anja.collette@bangormaine.gov)

Phone: 207.992.4280

---

**From:** Justine Drake <[justine@hinckleyhilldesigns.com](mailto:justine@hinckleyhilldesigns.com)>

**Sent:** Friday, January 9, 2026 6:18 PM

**To:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>

**Cc:** Altiero, Matthew <[Matthew.Altiero@bangormaine.gov](mailto: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](mailto: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](mailto: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](mailto: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](mailto:planning@bangormaine.gov) if you're unsure or if you have any questions.*

---

**From:** Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>

**Sent:** Friday, January 16, 2026 4:27 PM

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

**Cc:** Maquillan, Sarah <[sarah.maquillan@bangormaine.gov](mailto: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](mailto: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](mailto: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 1<sup>st</sup> 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](mailto:planning@bangormaine.gov) or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to [planning@bangormaine.gov](mailto:planning@bangormaine.gov) or mail to 73 Harlow Street before 4 PM, February 2<sup>nd</sup>, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

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

Anja Collette  
Planning Officer  
City of Bangor



# COMMUNITY & ECONOMIC DEVELOPMENT

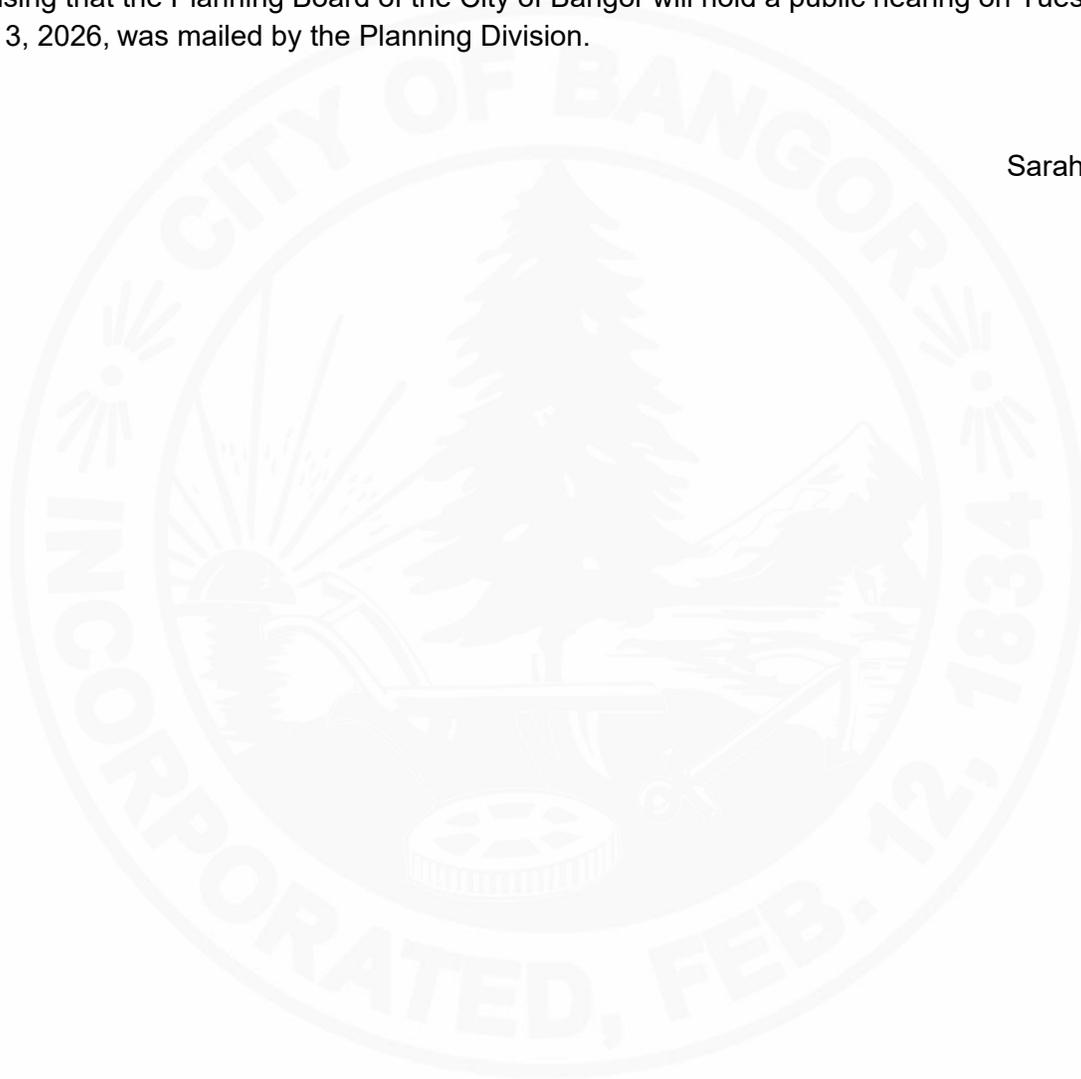
CITY OF BANGOR

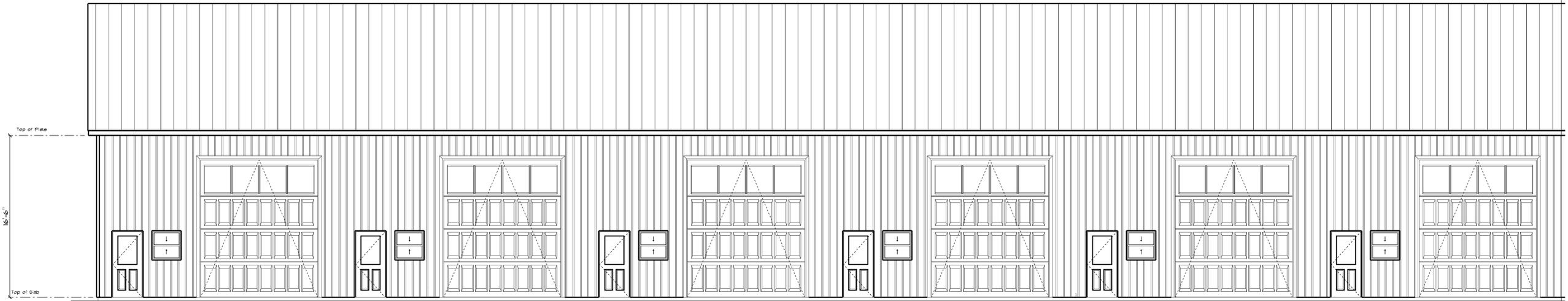
PLANNING DIVISION

Re: SDP – Map-Lots R10-010-A & B – Odlin Road – Bernard Holdings, LLC – Notice of Mailing

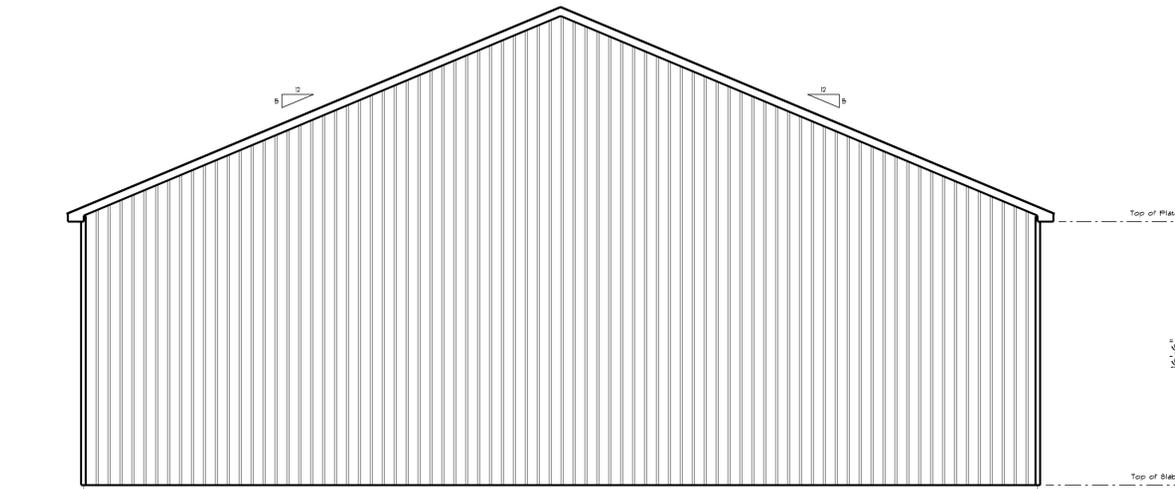
On January 22, 2026, the Public Notice for Map-Lots R10-010-A & B – Odlin Road – Bernard Holdings, LLC, advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, February 3, 2026, was mailed by the Planning Division.

Sarah Maquillan

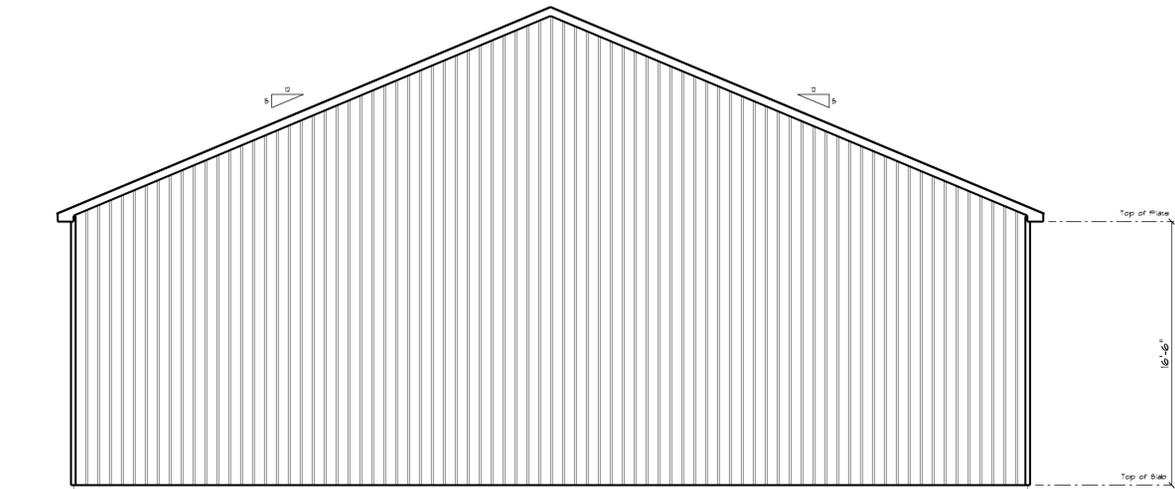




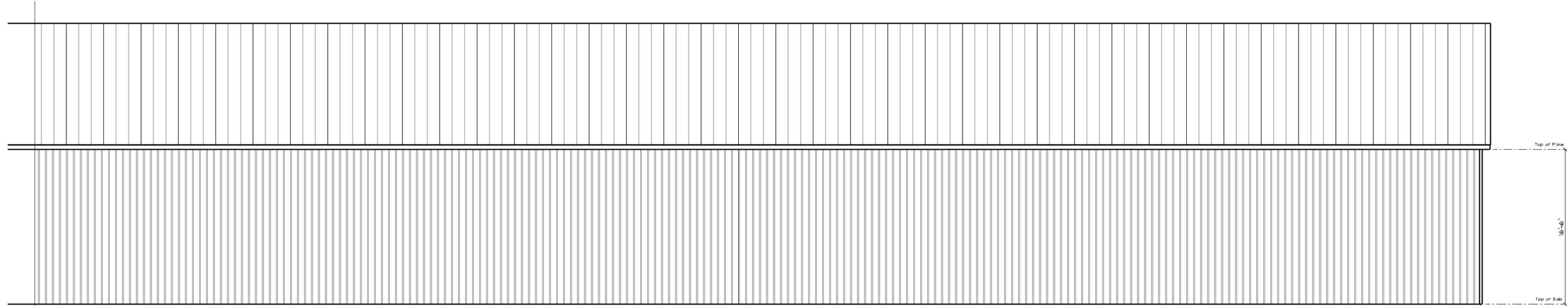
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"



**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 AN ARCHITECT OR ENGINEER. VIKING LUMBER COMPANY SUGGESTS THAT 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

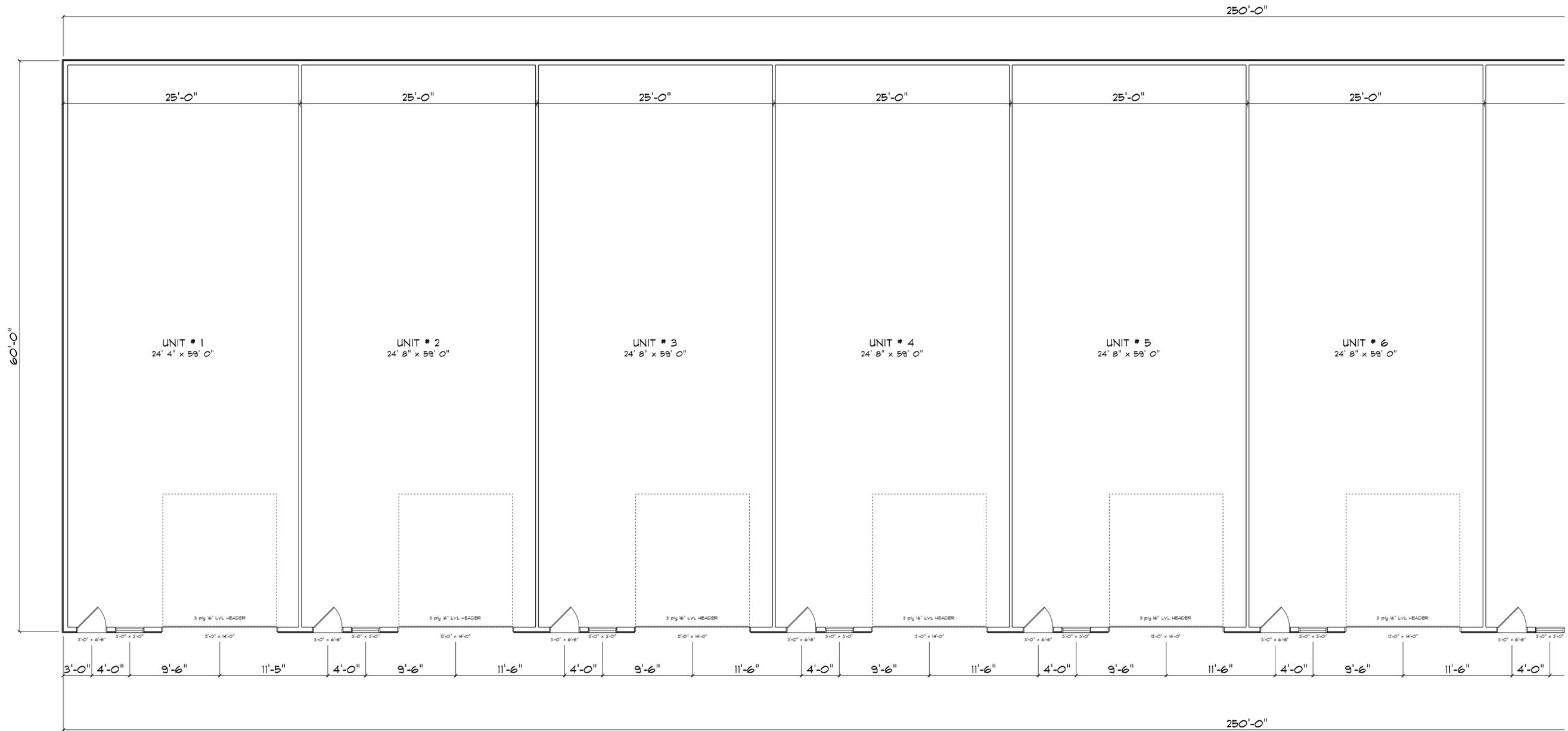
**Viking Lumber**  
622 Main Rd  
Holden, ME 04429  
PHONE: 207-843-5183 FAX: 207-843-5020  
EMAIL: mik@vikinglumber.com



Contractor/Owner: **TIM BERNARD**  
Job Name: **ODLIN RD LOWER**  
Location: **BANGOR, ME**

Project #  
**E4469**

PAGE #  
**1**



MAIN FLOOR  
SCALE: 3/16" = 1'-0"

Contractor/Owner: **TIM BERNARD** Location: **BANGOR, ME**

Job Name: **ODLIN RD LOWER**

Project #: **E4469**

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

**Viking Lumber**  
LUMBER & BUILDING SUPPLIES

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 AN ARCHITECT OR ENGINEER. VIKING LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS GET 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.

PAGE # **2**





# 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

<b>Policy 6</b>	
<b>Objective: Maintain and increase the supply of housing designed for and occupied by people of all ages and abilities.</b>	
<b>Actions</b>	
Tabled at the 2024 Healthy Aging Exposition about housing rehabilitation programs and Bangor Livable Communities	Incorporating universal design elements into the City project on Grandview Avenue
Provided guidance to Bangor Livable Communities which promotes walkable streets, housing and transportation options, access to key services and opportunities for residents to participate in community activities	Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.
Adopted City Council Action 24-089 creating regulations and allowances for co-living dormitories	Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon
Adopted zoning amendment to allow boarding homes in additional zones in the City	Adopted City Council Action 23-245, which facilitates construction of manufactured home parks
Pre-approved architectural plans incorporated accessibility elements	
<b>Policy 7</b>	
<b>Objective: Increase the supply of housing proximate to Bangor's downtown with an emphasis on affordable units while protecting the integrity of the City's neighborhoods.</b>	
<b>Actions</b>	
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	City Code Text Change; 24-237 - exempted renovation of 3 or more dwelling units from needing a Land Development Permit
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD) and Urban Service District (USD)
Adopted City Council Action 23-258 to implement the requirements of LD 2003, allowing for more units on residential lots	Adopted City Council Action 24-089, allowing for co-living dormitories, but only in our more developed zones
Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.	Accepted the final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon
<b>Policy 8</b>	
<b>Objective: Foster relationships that ensure that the housing needs of the City's most vulnerable residents are met.</b>	
<b>Actions</b>	
Adopted City Council Action 23-295, adding Permanent Supportive Housing as a Conditional Use in several zones	Adopted City Council Action 23-307, creating regulations and allowances for emergency shelters
Hosted the Fair Housing Workshop with Pine Tree Legal. Attended several Resource Provider events to meet different providers and create relationships.	Dispersed CDBG funding to Permanent Supportive Housing to Address Chronic Homelessness and CDBG Projects - Volunteers of America Supportive Housing for Disabled Adults
Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.	Hired Bangor's first Homeless Response Manager
Adopted City Council Action 24-089, allowing for co-living dormitories	Adopted zoning amendment to allow boarding homes in additional zones in the City
<b>Policy 9</b>	
<b>Objective: Administer, educate, and support affordable housing initiatives.</b>	
<b>Actions</b>	
Administered General Assistance Program	Established a pilot long-term rental registry
Began process of developing affordable housing on City-owned lot on Grandview Avenue	Hired a Housing Officer to develop housing policy, support housing development, and manage programs for rental registry, tenants' rights and vacant/placarded properties

Began revaluation process for the City, which will help provide data on the housing stock	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Accepted the Final Pre-Approved Architectural Plans from Gawron, Turgeon, and Dillon	Applied for and received HUD funding through Maine CoC collaborative application to continue to support Bangor Rental Assistance Program
<b>Policy 10</b>	
<b>Objective: Improve the condition of Bangor's housing supply and address blight issues in the City's neighborhoods.</b>	
<b>Actions</b>	
Staff organized multidepartmental committee to coordinate management and plan action of vacant and placarded properties	Established a pilot long-term rental registry
Hired a Housing Officer to develop housing policy, support housing development, and managing programs for short term rentals, rental registry, tenants' rights and vacant/placarded properties	Administered and advertise the Heat Pump & Weatherization program for purchase and installation to eligible applicants; expanded program to rented units
Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.	Completed a housing study of Bangor including a housing needs assessments, evaluation barriers to housing, evaluation potential development standards, and identification of gaps and resources for achieving housing goals.
Increased fees for vacant properties in the City to encourage placement of units back on the market.	
<b>Policy 11</b>	
<b>Objective: Ensure that the City's zoning regulations and guidelines encourage development in areas that can support growth and that development occurs without adversely impacting the City's environmentally sensitive areas and habitats.</b>	
<b>Actions</b>	
Adopted City Council Action 23-156 to allow for mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)	Adopted City Council Action 23-245, which both facilitates construction of manufactured home parks, and restricts manufactured home parks and tiny home parks to being constructed in the growth boundary
Adopted City Council Action 24-099, reduce the minimum off-street parking spaces required for general residential units from 1.5 spaces per dwelling unit to 1 space per dwelling unit	Adopted City Council Action 23-258 to implement the requirements of LD 2003, allowing for more units on residential lots, particularly in the growth boundary
Adopted City Council Action 24-089, allowing for co-living dormitories in the more developed residential and mixed commercial/residential zones	Adopted zoning amendment to allow boarding homes in additional zones in the City
Adopted City Council Action 23-246 increasing the maximum height in the Multifamily and Service District (M&SD) and Urban Service District (USD)	
<b>Policy 12</b>	
<b>Objective: Strengthen neighborhoods and their ability to support residents by addressing properties that are vacant and/or in disrepair and encouraging appropriate residential and neighborhood-scale commercial development within existing neighborhoods.</b>	
<b>Actions</b>	
Hired a Housing Officer to develop housing policy, support housing development, and manage programs for rental registry, tenants' rights and vacant/placarded properties	Administered and advertise the Heat Pump & Weatherization program for purchase and installation to eligible applicants
Staff organized multidepartmental committee to coordinate management and plan action of vacant and placarded properties	Administered and advertised the Homeowner Rehabilitation Program and the Rental Rehabilitation Program to facilitate necessary and critical repairs on units to avoid displacement.
Increased fees for vacant properties in the City to encourage placement of units back on the market.	
<b>Policy 13</b>	
<b>Objective: Foster an environment that is supportive of economic development and provides opportunities for the growth and development of businesses in the City.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Completed 2025 Economic Development and Workforce Internships
Staff prepared pamphlets to facilitate starting a business in Bangor	Hosted National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars

Continue to reach out to regional, state, and national entities to reestablish Foreign Trade Zone and formulate Best Practices	Foster local, regional, state, and national partnerships at conference and beyond
Continue to operate, lease, and market the Bangor Innovation Center as a stand-alone incubator	Revised Bangor Innovation Center Website
<b>Policy 14</b>	
<b>Objective: Continue to invest in downtown Bangor through infrastructure and streetscape improvements, building façade improvements, public spaces for gathering and events, and marketing and attracting people to downtown public spaces for gathering and events, and marketing and attracting people to downtown.</b>	
<b>Actions</b>	
Completed the Maine DOT Village Planning Partnership Initiative to create a plan for improved mobility, streetscapes, and infrastructure downtown	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Continued to use Community Development Block Grant (CDBG) funds to invest in neighborhood improvements	Expanded the Downtown Assessment District to align with the TIF district
Administered and advertised the Façade Improvement Program in the Downtown area to facilitate repairs and upgrades to the facades of area businesses.	Evaluate monthly report from PCI about parking trends
Entered into a MOU with Wabanaki Public Health and Community Services for syringe waste pick up program	Completed Pickering Square remodel
Working on implementing grant to install bike parking around downtown	
<b>Policy 15</b>	
<b>Objective: Review and update, as appropriate, the City's commercial zoning regulations to ensure that the regulations provide sufficient flexibility to allow development that responds to current and future market conditions.</b>	
<b>Actions</b>	
Adopted City Council Action 23-246 increasing the maximum height in the Urban Service District (USD)	Adopted text change to allow for more food trucks in the Waterfront Development District
Land development code update in progress to address this and other policies	Adopted City Council Action 23-156 to allow for multifamily residential/mixed commercial residential in S&PS and GC&S (encompassing our more developed commercial areas)
Adopted text amendment (25-257) to allow private schools, training centers, and recreation facilities in RR&A	
<b>Policy 16</b>	
<b>Objective: Consider conducting corridor studies or area plans for corridors within the commercial districts to help align economic development priorities with needed infrastructure improvements to adequately support future growth.</b>	
<b>Actions</b>	
Completed plan through the Maine DOT Village Planning Partnership Initiative to improve mobility, streetscapes, and infrastructure downtown	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Evaluated needed sewer infrastructure upgrades in mall area to support new development	
<b>Policy 17</b>	
<b>Objective: Partner with educational institutions and major employers in the City to strengthen and expand the workforce through training and employee pipelines.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Hosted VIP Event focused on business retention, workforce hiring, and networking
Provided shadowing opportunities for Northern Light Family Residents	Public Works (PW) created and implemented a partnership with United Technology Center, resulting in a 9 month Construction Program paid internship program for the FY24 and FY25 school years.
PW developed framework for electrical division apprenticeship	PW & P&R (Parks & Rec) partnering with EMCC, Bangor Housing, and EMDC to host career exploration tours, job shadowing opportunities, encouraging careers in public service.
PW Director partnered with UME Augusta to contribute to their Municipal Career Pathways program for high school and first-year college students.	PW hosted construction program demonstrations to regional high school students to demonstrate fleet maintenance, underground infrastructure, traffic signal, and snow management practices.

PW developed a Federal Motor Carrier (FMCSA) Eltry-Level Driver Training (ELDT) commercial license program to hire employees w/o proper skills and provide them with 120 hour class, range, and road training program over 90 days to earn Class B CDL while earning full-time pay and excellent benefits.	Hired students to work in PW Electrical division, learning electrical and traffic skills while studying. Department provided tuition support for technical electrical degree program.
Host National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars on workforce acquisition and retention	Completed 2025 Economic Development and Workforce Internships
Provided internships for undergraduate and graduate students at Bangor Public Health and Community Services	
<b>Policy 18</b>	
<b>Objective: Promote entrepreneurship, innovation, and business expansion by supporting and leveraging partnerships among research and educational institutions, business development organizations, and the private sector.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration and development	Continue to operate, lease, and market the Bangor Innovation Center as a stand-alone incubator
Continued work with the Bangor Innovation Center to promote local entrepreneurship	Reached out to regional, state, and national entities to reestablish Foreign Trade Zone and formulate Best Practices
Completed 2025 Economic Development and Workforce Internships	Continued work on the Bangor Central Kithcen
<b>Policy 19</b>	
<b>Objective: Grow the City and region's recreation and tourism economy.</b>	
<b>Actions</b>	
Hired a Business Development Specialist and Economic Development Officer to coordinate business attraction, retention, collaboration, and development	Worked with local organizations to support development and promote Bangor
Worked with Downtown Business Partnership to renovate waterfront area	Provided financial support to Bangor Chamber of Commerce for social media focused engagement
Contributed to articles in the Chamber of Commerce Tourism Magazine and Maine Biz Magazine	Participated in regional tourism group, GBR
Extended waterfront trail	
<b>Policy 20</b>	
<b>Objective: Identify, attract, and retain a more diverse population by creating a welcoming and inclusive community that supports all populations.</b>	
<b>Actions</b>	
Hired a Community Development Analyst to coordinate public funding and programming	Approved application for street mural downtown showcasing Wabanaki art
PW developed a Federal Motor Carrier (FMCSA) Entry-Level Driver Training (ELDT) commercial license program to hire employees w/o proper skills and provide them with 120 hour class, range, and road training program over 90 days to earn Class B CDL while earning full-time pay and excellent benefits.	Host National Economic Development Week 2024 VIP Summit Event to collaborate with industry leaders and rising stars on workforce acquisition and retention
PW hosted construction program demonstrations to regional high school students to demonstrate fleet maintenance, underground infrastructure, traffic signal, and snow management practices.	PW & P&R partnering with EMCC, Bangor Housing, and EMDC to host career exploration tours, job shadowing opportunities, encouraging careers in public service.
Completed 2025 Economic Development and Workforce Internships	
<b>Policy 21</b>	
<b>Objective: Develop a marketing campaign and communications strategy for Bangor that features its cultural and historic resources, economic opportunities, parks and recreational opportunities, and other assets, and promotes Bangor as a place for growth and innovation</b>	
<b>Actions</b>	
Staff prepared pamphlets to facilitate starting a business in Bangor	Coordinated with Public Engagement Specialist to promote various efforts in the City
Began revisions to the Bangor Innovation Center Website	Working on a presentation to realtors and developers in January, 2026 about Bangor's historic resources

<b>Policy 22</b>	
<b>Objective: Improve traffic operations and strategically improve transportation infrastructure across the City.</b>	
<b>Actions</b>	
Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends	Installed advanced traffic detection at key intersection around the City
Partnered with BACTS/DOT to install active/intelligent traffic signal management system on Penobscot Corridor that extends from Brewer into Bangor. This will be used to control more intersections around the City.	Removed flashing stop beacons and replaced with flashing LED stop signs
Conducted traffic study at State St & Forest Ave. Determined the traffic signal wasn't warranted. Rebuilt intersection to calm traffic, remove signals.	Contracted for replacement of wooden poles with aluminum at Stillwater Ave. & State St. to reduce traffic detection issues.
Sent PW Electrical Staff to 3-day Traffic School conducted by Maine DOT	Contracted with Maine DOT to provide local traffic signal maintenance support in exchange for State funding. Will eventually led to a statewide integrated traffic control system.
PW created the position of Pavement Mangement Officer to actively manage paving and striping operations.	Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown
<b>Policy 23</b>	
<b>Objective: Improve bicycle and pedestrian connectivity across the City.</b>	
<b>Actions</b>	
PW is conducting FY24-FY25 trial for City to take over sidewalk snow clearing in downtown parking district to improve safe pedestrian access. Will likely result in change to Ordinance 257-2	Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation
Staff currently serving on Complete Streets Plan Committee organized by BACTS	Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown
Painted bike lane on a section of State St. Reviewing opportunities for additional bike lanes around City.	Implemented new sidewalk plowing in FY24 to more quickly improve pedestrian access to schools after winter storms
Approved application for street mural downtown to improve pedestrian safety and the downtown streetscape; had a noticeable impact on calming traffic	Currently discussing complete neighborhoods/complete streets with the Livable Communities committee and other staff
Added sidewalk to Ohio Street	Implementing Community Action Grant to install bike racks and secure bike storage in the City
Continuing to require all development applications to add pedestrian connections where applicable	Installed new multi-use path on Fourteenth Street
Created (or working on creating) new sidewalks along Ohio Street, Odlin Road, Maine Avenue, and Mt. Hope Avenue	
<b>Policy 24</b>	
<b>Objective: Accommodate emerging transportation modes and technologies.</b>	
<b>Actions</b>	
Installed 5 new EV charging stations downtown - 4 at Pickering Square parking garage and 1 at Abbot Square parking lot	Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation
Working on land use code update that will address this and other policies	Used grant funding to purchase an EV for City use
PW Director and electrical staff attended seminars on smart streets connectivity, sending information to autos regarding traffic signals, construction, delays, etc.	Partnered with BACTS/DOT to install active/intelligent traffic signal management system on Penobscot Corridor that extends from Brewer into Bangor. This will be used to control more intersections around the City.
IT, Engineering, and PW is partnering to install fiber optic connectivity around the City, which will support smart streets data connectivity	
<b>Policy 25</b>	
<b>Objective: Continue to address safety issues across Bangor's transportation system.</b>	
<b>Actions</b>	
Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation	Approved application for street mural downtown to improve pedestrian safety/traffic calming
Accepted the Maine DOT Village Planning Partnership Initiative plan to improve mobility, streetscapes, and infrastructure downtown	Newly created Pavement Management Officer implemented annual pavement condition index scoring process to improve safety/rideability of streets.

<p>Newly created Pavement Management Officer testing new pavement marking options (inlaid polyurea, MMA, heat applied durable surface markings, heat inlaid durable surface markings) to increase year-round crosswalk and striping visibility.</p>	<p>Evaluate and address each resident request for traffic calming measures and take appropriate action - either justify the current configuration or make changes.</p>
<p>Working with the Bangor Area Comprehensive Transportation System (BACTS) on a Complete Streets Plan for the City and region</p>	<p>Working with the Bangor Area Comprehensive Transportation System (BACTS) to identify areas to improve safety using a Safe Streets for All Grant</p>
<p>Conducted a trial of a new pavement scoring software in 2024.</p>	<p>Created (or working on creating) new sidewalks/multi-use paths along Ohio Street, Fourteenth Street, Odlin Road, Maine Avenue, and Mt. Hope Avenue</p>

<b>Policy 26</b>	
<b>Objective: Update City regulations and policies to better manage and accommodate transportation needs across the City.</b>	
<b>Actions</b>	
Adopted City Council Action 24-099, to reduce the minimum off-street parking spaces required for residential units and developments requiring Land Development Permits	Completed study of downtown parking usage and continue to evaluate monthly report from PCI about parking trends
Incorporated flexibility with winter on-street parking rules that will also allow safe clearing of snow & ice	Completion of 800+ "Monty Moose" Parking Lot and associated sidewalk
<b>Policy 27</b>	
<b>Objective: Improve Community Connector bus service and amenities and implement strategies to increase ridership.</b>	
<b>Actions</b>	
Switched bus system to fixed stop routes to improve reliability, boost ridership, and create potential for bus tracking	Received DOT grant to add bicycle racks to buses, including the capability to carry e-bikes
Renovating the bus barn to add capability for electric bus charging	Created new rider app for bus tracking
Installed new ticket vending machine	
<b>Policy 28</b>	
<b>Objective: Continue to support the growth of Bangor International Airport (BGR) as a transportation and commerce hub.</b>	
<b>Actions</b>	
Approved development plans for the Bangor International Airport for utility buildings, gate connections, and increased parking	Extended the lease of Transportation Security Administration (TSA)
<b>Policy 29</b>	
<b>Objective: Improve regional transportation options and connectivity to the region.</b>	
<b>Actions</b>	
Partnered with local organizations like Bangor Area Comprehensive Transportation System (BACTS) to advocate for improved transportation	
<b>Policy 30</b>	
<b>Objective: Prioritize climate resiliency through city-wide and regional mitigation and adaptation strategies.</b>	
<b>Actions</b>	
Completed the regional Penobscot Climate Action Plan and established membership on the Penobscot Climate Action Committee	Working with the Penobscot Climate Action Committee to push forward resiliency strategies in the region and to increase public awareness around climate initiatives
Received grant funding to create urban forest management plan (UFMP) to manage street and urban park trees assets. The UFMP will promote climate resiliency through a cooling tree canopy and erosion control through tree plantings.	Administered and advertise the CDBG Heat Pump & Weatherization program for purchase and installation to eligible applicants
Created a new grant program to help fund weatherization in rented units in the City	Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings and install bicycle racks around the City
Used the Energy Efficiency & Conservation Block Grant program to purchase an EV for general City use	Several departments, such as Fleet and Community Connector, have purchased EVs and hybrid vehicles
Renovating the bus barn to add capability for electric bus charging	The Blueprint Bangor Land Development Code update in progress will incorporate climate action plan strategies
<b>Policy 31</b>	
<b>Objective: Improve stewardship of forests and tree canopy on City-owned open space and rights-of-way.</b>	
<b>Actions</b>	
Continued to review development plans for vegetative buffering requirements and encouraging planting of native species	Awarded grant funding to create urban forest management plan to manage street and urban park trees assets.
PW created the position of Forestry Manager and hired state licensed Forester to manage tree assets across the City.	PW & P&R hired University of Maine forestry program interns to inventory, and catalogue in GIS, every street and urban park tree in the City.
Coordinated with and supported Bangor Beautiful non-profit to plant 25 trees at Center St., Park St., High St., Hammond St., and Ohio St. and 17 trees at the intersection of Oak St. and Washington St.	Coordinated with Downtown Bangor Partnership (DBP) to support annual removal of invasive species in downtown parks.
Coordinated with Downtown Bangor Partnership (DBP) to support annual Big Dig planting of public flower beds by private, public, and business entities.	Awarded \$50k in Inflation Reduction Act grant funding to create/expand City tree nursery to grow native tree stock for street and park plantings.

Inventoried public ash trees and created a plan for dealing with the Emerald Ash	Planted additional trees in Pickering Square
<b>Policy 32</b>	
<b>Objective: Support and enhance agricultural resources.</b>	
<b>Actions</b>	
Renewed the Farmer's Market lease	Currently working on the Commerical Kitchen Development as a collaborative, commercial kitchen space for entrepreneurs
Helped guide applicants through zone change process to facilitate a cut flower business	Staff attended lectures on smart growth and balancing farmland preservation with solar development
PW supports Farmer's Market on winter weekends to clear parking lot prior to market start.	PW used resident leaves and grass to create compost, on a State-licensed site, for use by residents and city staff.
PW partnered with Bangor High School students to test compost for harmful effects.	Approved \$75,000 in ARPA funding to Food and Medicine to create new community gardens
The Blueprint Bangor Land Development Code update in progress will incorporate strategies to protect farmland and farming	
<b>Policy 33</b>	
<b>Objective: Continue to promote sustainable stormwater management and floodplain management to be resilient and adaptable to a changing climate.</b>	
<b>Actions</b>	
Continued to review development plans for adherence to stormwater regulations and best practices	Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.
Completed the Penjajawoc Watershed Based Management Plan	Completed floodplain restoration project on Arctic Brook, completed in-stream improvement project on Capehart Brook, and completed replacement of undersized storm drain on State Street
Stormwater Technician educates Planning Board members yearly on stormwater regulations	The Blueprint Bangor Land Development Code update in progress will help implement this policy
Began planning for in-stream improvement projects for Sucker Brook in 2 locations	
<b>Policy 34</b>	
<b>Objective: Prioritize energy efficiency and implementation of renewable energy measures.</b>	
<b>Actions</b>	
Continue to administer and advertise the Heat Pump & Weatherization program for purchase and installation to eligible homeowners, and expanded weatherization program to rented units	Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings
Adopted City Council Action 24-164 amending district height limits to clarify the limits for rooftop solar	PW exploring purchase of heavy vehicles that run on RNG instead of diesel. Heavy vehicles have continued to be a challenge for EV adoption so RNG is a viable option to reduce emmissions.
PW Fleet Services investing in annual technician training for electric vehicles and hybrids to support City move toward EV fleet.	Currently working on hiring sustainability intern to help evaluate City-owned property for solar potential and identify other energy saving measures
Received grant funding through the "low-no" emission vehicle grant program to rehabilitate bus depot to support charging of electric buses	
<b>Policy 35</b>	
<b>Objective: Actively work towards protecting and improving water quality of the Penobscot River, impaired streams, and other water resources in the City.</b>	
<b>Actions</b>	
Continue to review development plans for adherence to stormwater and water district regulations and best practices	Performed maintenance on rip-rap at waterfront park to ensure it meets demand for erosion mitigation.
Continued investment in stormwater separation projects	The Blueprint Bangor Land Development Code update in progress will help implement this policy
Completed the Penjajawoc Watershed Based Management Plan	
<b>Policy 36</b>	
<b>Objective: Prepare a City Facilities Master Plan to assess capacity to meet current and anticipated program needs and to identify energy, efficiency, and overall facility improvements that are needed.</b>	
<b>Actions</b>	
Committed funding for the development of an ADA Transition Plan	Completed work on renovating City Hall to meet code requirements, improve energy efficiency, and enhance customer service
Energy audits for 6 municipal buildings in process	
<b>Policy 37</b>	

<b>Objective: Continue to preserve, enhance, and maintain parks and recreation facilities.</b>	
<b>Actions</b>	
P&R created and adopted Forest Management Plan (FMP) for Rolland Perry City Forest.	PW & P&R hired University of Maine forestry program interns to develop selective harvest plan for City forest according to FMP.
P&R contracted for the creation of Forest Management Plan (FMP) for Essex Woods recreation area.	PW partnered with Bangor High School students to create a awareness around Beech Leaf Disease at City Forest.
<b>Policy 38</b>	
<b>Objective: Expand access to parks and recreational facilities for all users and improve connectivity of parks and open spaces.</b>	
<b>Actions</b>	
PW & P&R coordinated browntail moth (invasive pest) remediation treatment trials in City parks across the City, creating safer experience for park users.	Extended the waterfront walking/biking path
P&R worked with PW to develop plan for the creation of a public park on City property in Judson Heights	
<b>Policy 39</b>	
<b>Objective: Improve resources of Bangor's Public Health and Community Services Department (PHCS) to ensure that Bangor continues to meet the needs of residents.</b>	
<b>Actions</b>	
Bangor's Public Health and Community Services currently pursuing accreditation through the Public Health Accreditation Board	
<b>Policy 40</b>	
<b>Objective: Support the work of local and regional community organizations that provide social services to the Bangor community.</b>	
<b>Actions</b>	
Continued to disperse CDBG funds	Hosted CDBG Action Plan Workshop
Continued the ShelterPlusCare program	Distributed ARPA funding to various organizations
Awarded grant funding to continue the operation of warming shelters	
<b>Policy 41</b>	
<b>Objective: Ensure that Bangor's public safety services have the resources to meet the needs of the community.</b>	
<b>Actions</b>	
Invested in new technology for the Police Department	Invested in new staff at PHCS to help provide services to the unhoused
<b>Policy 42</b>	
<b>Objective: Support sustainability, including energy efficiency and renewable energy sources, across all City facilities.</b>	
<b>Actions</b>	
Received designation as a Bee City USA, which will prioritize planting of native plants and reducing pesticide use	P&R partnered with Maine Audubon to plant monarch friendly native plants at Essex Woods former ski hill and capped landfill, and adjusted mowing schedule to assist in monarch reproduction/life cycle
P&R partnered with Ag Allies to create safe space for Bobolink reproduction cycle at capped landfill on Kittredge Road.	Staff preparing a plan for a municipal building energy audit for committee review
Renovating the bus barn to add capability for electric bus charging	Coordinate with Downtown Bangor Partnership (DBP) to support annual removal of invasive species in downtown parks.
Used the Energy Efficiency & Conservation Block Grant program to purchase an EV for general City use	Several departments, such as Fleet and Community Connector, have purchased EVs and hybrid vehicles
Using Community Resilience Partnership grant funding to complete energy audits of 6 City-owned buildings	Currently working on hiring sustainability intern to help evaluate City-owned property for solar potential and identify other energy saving measures
Awarded \$50k in Inflation Reduction Act grant funding to create/expand City tree nursery to grow native tree stock for street and park plantings.	Awarded grant funding to create urban forest management plan to manage street and urban park trees assets.
<b>Policy 43</b>	
<b>Objective: Continue to protect and maintain the City's drinking water supply and distribution infrastructure.</b>	
<b>Actions</b>	
Continue to coordinate with Bangor Water District on Site Development Applications to ensure adequate capacity and safe development	
<b>Policy 44</b>	

<b>Objective: Continue to make needed investments in the City's wastewater collection infrastructure.</b>	
<b>Actions</b>	
Continue to coordinate with City Sewer on Site Development Applications to ensure adequate capacity and safe development	Currently working on increasing capacity (or conducting studies to do so) at several points in the City, including around the Bangor Mall and the Broadway area
Currently undergoing an evaluation of the K-Mart and Perry Rd. pump stations to address operational and development concerns related to sewer capacity.	Completed a \$1.8M project at the wastewater treatment plant to upgrade the SCADA (supervisory control and data acquisition) system.
Implementing a sophisticated asset management program to identify and prioritize maintenance/repair/replacement needs.	Continue to maintains the State Revolving Fund funded account for smaller sewer improvements
Continued application for grants	Replaced 2,202 lf of sewer and 40 sewer manholes
Completed post-construction monitoring of Davis Brook storage tank	Cleaned/jetted 70.46 miles of sewer pipe
Inspected and coded 27.56 miles of sewer pipe	
<b>Policy 45</b>	
<b>Objective: Proactively work towards obtaining and securing funding through the Infrastructure Investment and Jobs Act (IIJA) as a means of financing needed improvements to City facilities and infrastructure.</b>	
<b>Actions</b>	
Implemented grant funding through the EECBG program (which was funded through the IIJA) for energy efficiency investments in City facilities/vehicles	
<b>Policy 46</b>	
<b>Objective: Develop a City-wide digital infrastructure strategy.</b>	
<b>Actions</b>	
IT coordinated with departments to better utilize digital assets like Laserfiche	Constantly updating Parcel Viewer as zones change
Created an online permitting portal for short-term rentals	Purchased software (Neighborly) to facilitate CDBG funding dispersal
Began implementation of asset management program	Creation of City-Wide Laserfiche Task Force for more effective usage
<b>Policy 47</b>	
<b>Objective: Promote and enhance the viability of historic and architectural resources for their continued use or for new uses.</b>	
<b>Actions</b>	
Completed the Phase 4 of Bangor Historic Architectural Survey documenting additional historic resources in the City	Partnered with Bangor Historical Society to put on Jane's Walk, a community lead walking tour of historic Bangor
Attended Preservation Conference in Portland, Maine for training and networking	Completed architectural survey of the Great Fire District, Main Street District, the Tree Streets, State Street, and other standalone historic sites in the City
Continue to host yearly Jane's Walk celebrating smart development and historic resources	Working on public education about the City's historic resources and historic preservation
Working on presentation to realtors and developers about historic preservation	
<b>Policy 48</b>	
<b>Objective: Provide continued support for the protection of historic resources in Bangor.</b>	
<b>Actions</b>	
Completed the Phase 4 of Bangor Historic Architectural Survey documenting additional historic resources in the City	Completed architectural surveys of the Great Fire District, Main Street District, and other standalone historic sites in the City
Dispersed CDBG funding to Bangor Historical Society	Plan to work on integrating architectural survey results into City parcel viewer
Working on presentation to realtors and developers about historic preservation	Working on public education about the City's historic resources and historic preservation
<b>Policy 49</b>	
<b>Objective: Provide more support for the arts and cultural organizations in Bangor.</b>	
<b>Actions</b>	
Assisted Bangor Beautiful and Wabanaki Public Health and Wellness with completing the Wabanaki Ground Mural on Hammond Street	Coordinated with Downtown Bangor to install the Umbrella Sky Project on Cross Street
Coordinated with and supported Bangor Beautiful non-profit to re-paint and landscape "Welcome to Bangor" installations at Oak, Hammond, and Union Streets.	Partnered with City Engineering to envision Diversity, Equity, and Inclusion themed mural

Sponsored various events and programs	Continue to host events like the yearly Sidewalk Art Festival and monthly First Friday Art Walk
Supported murals at Waterfront Concerts	Worked with Bangor High School students for the creation of art that was installed on BigBelly trash cans around the Downtown District in 2025.
<b>Policy 50</b>	
<b>Objective: Bolster Bangor as a place that is home to events.</b>	
<b>Actions</b>	
Partnered with local organizations like Downtown Bangor and Bangor Chamber of Commerce to support and conduct events	Provided financial support to Bangor Chamber of Commerce for social media focused engagement
Contributed to articles in the Chamber of Commerce Tourism Magazine and Maine Biz Magazine	Continue to host yearly Jane's Walk celebrating smart development and historic resources
Hosted National Economic Development Week 2024 VIP Summit Event to collaborate with downtown businesses on the future of Bangor	