



CITY OF BANGOR

To: Honorable Chair and Members of the Bangor City Council
From: Carollynn Lear, City Manager
Subject: Weekly Meetings – **Feb. 9, 2026**
Date: Feb. 6, 2026

Feb. 9	(Mon)	5:15 P.M.	City Council Workshop <ul style="list-style-type: none">• ARPA Project Update: United Way• Budget Discussion• Review Legislative Committee Edits• Draft Ordinance Regarding Immigration Enforcement• City Manager Update• Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor
		7:00 P.M.	City Council
Feb. 11	(Wed)	5:30 P.M.	Opioid Settlement Funds Advisory Committee <i>Paul Bunyan Room</i>
		5:30 P.M.	Board of Appeals
		7:00 P.M.	School Committee Budget Workshop with City Council
Feb. 12	(Thurs)	5:15 P.M.	Parks, Recreation & Harbor Advisory Committee
		5:30 P.M.	Board of Assessment Review <i>Paul Bunyan Room</i>
		7:00 P.M.	Historic Preservation Commission
Feb. 13	(Fri)	11 A.M.	Bangor Livable Communities Committee <i>Paul Bunyan Room</i>

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

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



CITY OF BANGOR

City Council Workshop

Monday, Feb. 9, 2026

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

Agenda

- 1. ARPA Project Update: United Way**
- 2. Budget Discussion**
- 3. Review Legislative Committee Edits**
- 4. Draft Ordinance Regarding Immigration Enforcement**
- 5. City Manager Update**
- 6. Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor**



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-089

Responsible Dept: City Manager

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

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

Summary

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

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

Committee Action

Committee: Government Operations

Meeting Date: February 2, 2026

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Carson

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

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

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

Chapter 9 City Council

...

Article I Rules and Orders

...

§ 9-8. Standing committees.

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

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

....

- H. Legislative Committee. The Legislative Committee shall have the following duties and responsibilities:
- (1) To liaise with the City's state legislative delegation and other elected bodies on legislative matters of City interest.
 - (2) To provide the City's state legislative delegation and other elected bodies with input on legislative proposals.
 - (3) To seek sponsorship of legislation that is in the City's interest.
 - (4) To keep the full Council apprised of the Committee's activities and obtain appropriate full Council approval prior to taking any action on behalf of the Council.

Additions underlined, deletions ~~struck through~~



OFFICE OF THE CITY MANAGER

CITY OF BANGOR

Carolynn J. Lear
City Manager

To: Bangor City Council
From: Carolynn Lear, City Manager
Date: February 6, 2026
RE: Draft Ordinances Regarding the City of Bangor and Immigration Enforcement

Councilors Beck and Faloon have prepared the two attached draft ordinance changes as a starting point for continued discussions on the topic of the City's response to ongoing federal immigration enforcement activities.

During the February 9th workshop, Councilors Beck and Faloon are hoping to have an initial discussion with the full Council regarding Council's appetite to move these draft proposals forward. If Council indicates a willingness to continue to consider the topic, the items will be scheduled for referral to an upcoming Government Operations Committee meeting for a robust discussion with input from appropriate City staff.

**CITY OF BANGOR, MAINE
COUNCIL ACTION**

Item Number: 26-XXX

Council Meeting Date: February 9, 2026

Action Requested: Ordinance

Title, Ordinance: Amending the Code of the City of Bangor to Establish Chapter 46, “Employee Authority in Immigration Matters.”

Summary

This ordinance establishes clear limits on the City of Bangor’s involvement in federal immigration enforcement, consistent with federal and state law, in order to prioritize public safety, community trust, and the responsible use of municipal resources.

The ordinance makes explicit that Bangor does not operate its departments, programs, or public safety services for the purpose of enforcing federal civil immigration laws. It affirms that City employees will continue to comply with all valid federal and state laws, judicial warrants, subpoenas, and court orders, and will continue to cooperate fully in the investigation and prosecution of criminal activity. What this ordinance does is draw a firm line between local public safety responsibilities and federal civil immigration enforcement.

The ordinance is grounded in a public safety rationale. When residents are afraid that routine interactions with local government could expose them or their family members to immigration enforcement, they are less likely to report crimes, seek emergency assistance, cooperate with investigations, or access basic City services. This ordinance is intended to preserve trust between the City and the people it serves, which is essential to effective policing, emergency response, and community well-being. Furthermore, this policy ensures that Bangor’s limited tax dollars are reserved for local safety priorities rather than being diverted to unfunded federal enforcement mandates.

This ordinance affirms that Bangor’s role is to keep its residents safe, uphold the law, and ensure transparency and accountability in the use of public resources—not to serve as an extension of federal civil immigration enforcement.

CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Beck

ORDINANCE, Amending the Code of the City of Bangor to Establish Chapter 46, “Employee Authority in Immigration Matters.”

WHEREAS, the City of Bangor is committed to fostering a welcoming environment grounded in equal protection, equal treatment, and mutual trust for all residents, regardless of race, ethnicity, national origin, or immigration status; and

WHEREAS, Bangor is home to residents of diverse backgrounds, including immigrants, refugees, asylum seekers, and mixed-status families, all of whom are integral to the City’s social, cultural, and economic life; and

WHEREAS, the City Council has a responsibility to ensure that all residents feel safe reporting crimes, seeking emergency assistance, cooperating with law enforcement, and accessing City services without fear of retaliation or collateral consequences unrelated to local public safety; and

WHEREAS, local public safety is strengthened—not weakened—when municipal governments maintain clear boundaries between local law enforcement and federal civil immigration enforcement; and

WHEREAS, when municipal employees are perceived as agents of federal immigration enforcement, community trust erodes, crimes go unreported, victims and witnesses disengage, and public safety outcomes deteriorate; and

WHEREAS, the City Council finds it necessary and prudent to prioritize the use of Bangor’s limited municipal resources for the advancement of local public safety, public health, emergency response, and community well-being, rather than the enforcement of federal civil immigration laws; and

WHEREAS, the City further finds that involvement of City personnel in federal immigration enforcement would divert resources from these core municipal functions, undermine community trust, and discourage residents from seeking local assistance; and

WHEREAS, formal agreements to deputize local employees for federal immigration enforcement, such as 287(g) agreements, often impose significant and disproportionate financial burdens on municipal budgets by diverting local taxpayer dollars toward personnel, training, and administrative costs that are not fully reimbursed by the federal government; and

WHEREAS, federal immigration enforcement is a federal responsibility, and nothing in federal or Maine law requires municipalities to use local personnel, funds, facilities, data, or technology to enforce federal civil immigration laws; and

WHEREAS, the City of Bangor possesses broad home-rule authority under the Maine Constitution and state law to determine how its personnel and resources are deployed in furtherance of legitimate municipal purposes; and

WHEREAS, clarity regarding the authority and limitations of City employees reduces legal risk, prevents inconsistent practices, and ensures lawful, professional, and accountable conduct across all City departments; and

WHEREAS, public safety and accountability are strengthened when government officials are clearly identifiable and transparent in their actions; and

WHEREAS, the City finds it necessary to ensure that City-owned property, including buildings, parks, and parking facilities, is reserved for municipal functions in order to ensure these spaces remain open, safe, and accessible to all residents for their intended civic and recreational purposes; and

WHEREAS, transparency and public accountability are essential to democratic governance, particularly when City public safety personnel interact or cooperate with federal law enforcement agencies; and

WHEREAS, the City of Bangor remains fully committed to complying with all applicable federal and state laws, including the execution of judicial warrants, court orders, subpoenas, and the investigation and prosecution of criminal activity; and

WHEREAS, establishing a clear, comprehensive, and enforceable municipal policy governing employee authority in immigration matters serves the best interests of the City, its residents, and its public servants; and

WHEREAS, this ordinance is intended to strengthen public safety, preserve civil liberties, promote transparency, and ensure the responsible stewardship of public resources while respecting the rule of law;

BE IT ORDERED BY THE CITY COUNCIL OF THE CITY OF BANGOR THAT:

The Code of the City of Bangor is hereby amended by the enactment of Chapter 46, "Employee Authority in Immigration Matters," as follows:

Chapter 46: EMPLOYEE AUTHORITY IN IMMIGRATION MATTERS

§ 46-1. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

ADMINISTRATIVE WARRANT — A non-judicial warrant or arrest document issued by a federal immigration authority, which has not been reviewed or signed by a judge or magistrate of a court of law.

CITIZENSHIP OR IMMIGRATION STATUS – An individual's citizenship or immigration status, as such status is defined in federal law.

CITY EMPLOYEE — Any individual working for the City of Bangor on a permanent or temporary basis, including volunteers, appointed members of boards, commissions, and committees, and those drawing an hourly wage or salary.

CONTACT INFORMATION — Includes home address, work address, telephone number, electronic mail address, social media contact information, or any other means of contacting an individual.

FEDERAL AGENCY — Means the United States Immigration and Customs Enforcement (ICE) agency, the United States Customs and Border Protection (CBP) agency, and any other federal agency or successor agency engaged in immigrant enforcement operations.

IMMIGRATION ENFORCEMENT OPERATION — Any operation that has as its main objective the identification or apprehension of a person or persons: (1) in order to subject them to civil immigration detention, removal, or deportation proceedings; or (2) to criminally prosecute a person for offenses related to immigration status, including but not limited to violations of 8 U.S.C. §§ 1325, 1326, or 18 U.S.C. § 1546.

JUDICIAL WARRANT — An order issued by a state or federal judge or magistrate that authorizes a specific law enforcement action.

MUNICIPAL DEPARTMENT – Every City department, agency, division, commission, council, committee, board, other body, agent, or person established by charter, authority of an ordinance, executive order, or City Council order.

NON-PUBLIC AREA — Area that the general public is not free to enter or access. This includes restricted access areas within buildings and spaces that are otherwise predominantly public, and periods of time during which otherwise public areas are closed for operation.

PUBLIC AREA — Area that the general public is free to enter to access. This includes vestibules, lobbies or waiting rooms of buildings and spaces that are otherwise predominantly nonpublic.

REQUIRED BY LAW — A mandate contained in a state/federal statute or a Judicial Warrant. This term specifically excludes Administrative Warrants, detainer requests, or informal requests.

§ 46-2. Purpose and policy statement.

A. Purpose. This chapter clarifies the relationship between the City of Bangor and the federal government, including the United States Department of Homeland Security and its component agencies, with respect to the investigation, enforcement, or assistance in the enforcement of federal immigration laws.

B. Policy. The City of Bangor cooperates with federal and state agencies as required by law, but the City does not operate its departments, programs, or services for the purpose of enforcing federal civil immigration laws or federal criminal immigration laws that penalize a person's presence in, entry into, reentry into, or employment in the United States, absent other criminal conduct.

C. Exclusive regulation. This chapter constitutes the sole municipal regulation governing City involvement in federal immigration enforcement and supersedes any inconsistent policy, rule, or practice.

§ 46-3. General City services.

A. Administration of services.

- (1) City employees shall perform their duties solely for the purpose of administering general City services and programs. Employees may complete employment eligibility verification forms (Form I-9) and comply with lawful federal audits or inspections of such forms as required by law.
- (2) City employees shall comply with properly issued judicial subpoenas or other compulsory legal process when required by law, including those related to immigration matters.
- (3) Employees may request proof of identity only when authorized and necessary for the performance of their duties. No person shall be subjected to greater scrutiny or different treatment based on immigration status or on the presentation of non-U.S. identity documents.

B. Prohibition on use of City resources.

Except as required by law, City employees, contractors, and representatives shall not use City funds, facilities, equipment, technology, data, or personnel for the purpose of detecting, detaining, apprehending, facilitating, or investigating individuals whose sole alleged violation of law is a civil immigration violation. This includes, but is not limited to, investigating or interrogating persons, providing logistical support, or sharing non-public information for federal immigration enforcement purposes.

- (1) **Information Security.** No City employee or department shall enter into any contractual agreement or arrangement with a federal agency to provide access to

any database operated by a City department where the purpose of such access includes assisting or supporting immigration enforcement operations.

(2) Contact Information. Unless presented with a valid and properly issued judicial warrant, no City employee or department shall provide contact information, custody status, or work address to a federal agency for the purpose of an immigration enforcement operation.

C. Requesting information prohibited.

No City employee or department shall request information from a person about their citizenship or immigration status, unless such inquiry or investigation is required by ordinance, court order, or state or federal law.

D. Training.

The City shall provide initial and ongoing training for employees regarding this chapter and related policies. Training shall include, at a minimum:

- (1) The requirements of this chapter;
- (2) The distinction between judicial warrants and administrative warrants;
- (3) The distinction between public and non-public City areas;
- (4) Procedures for responding to requests from federal immigration authorities;
- (5) Escalation protocols for urgent or complex situations; and
- (6) Supervisory responsibilities and available City resources.

§ 46-4. Access to City property.

A. Restricted use of City property.

No City employee or department shall grant any federal agency access to any City-owned facility or property for an immigration enforcement operation, unless required by law.

B. Non-public areas.

Non-public City spaces are not open for federal immigration enforcement activities absent a valid judicial warrant or other legal obligation. City employees are not authorized to consent to access to such spaces in lieu of a judicial warrant.

C. Limitation of Scope.

Nothing in this section shall be construed to interfere with compliance with existing contracts, court orders, judicial warrants, or the enforcement of criminal law, or to restrict rights guaranteed under state or federal law.

§ 46-5. Public safety services.

A. Limitations.

(1) Stops and Detentions. No City employee shall stop, arrest, detain, interrogate, or continue to detain a person for immigration enforcement operation purposes, including pursuant to an immigration detainer, an administrative immigration warrant, or suspicion that the person is not present legally in the United States.

(2) Traffic Perimeters. No City public safety personnel shall establish traffic perimeters for the purpose of assisting or supporting a federal immigration enforcement operation.

B. Prohibited agreements.

The City shall not enter into any agreement, including under 8 U.S.C. § 1357(g), to deputize City employees to enforce federal immigration laws, nor any agreement to authorize the custodial transfer or detention of a person for immigration enforcement purposes, including Intergovernmental Service Agreements (IGSAs) or riders to such agreements.

C. Permitted cooperation.

Nothing in this chapter prohibits City public safety personnel from cooperating with federal authorities in the investigation of a serious crime such as human trafficking, sex trafficking, drug trafficking, or firearms trafficking.

D. Access to Persons in Custody.

Unless presented with a valid judicial warrant, public safety personnel shall not:

- (1) Permit ICE or CBP agents to access a person being detained by, or in the custody of, the City;
- (2) Transfer any person into ICE or CBP custody; or
- (3) Permit ICE or CBP agents to use City facilities, information, or equipment (including electronic databases) for investigative interviews, other investigative purposes, or for purposes of executing an immigration enforcement operation;
- (4) Expend time to respond to immigration-related ICE or CBP inquiries or communicate with ICE or CBP regarding a person's custody status, home address, work address, or other information.

§ 46-6. Complaints and enforcement.

A. Complaints.

Alleged violations of this chapter shall be subject to investigation and discipline in accordance with applicable collective bargaining agreements, civil service rules, and City policies.

B. Immigration status.

No complainant or witness shall be required to disclose immigration status as a condition of filing or participating in a complaint.

C. Public reporting.

The City Manager shall maintain a publicly accessible mechanism for reporting alleged violations and shall provide a summary report of all such complaints and their dispositions to the City Council annually.

§ 46-7. Compliance with federal and state law.

A. General Compliance. Nothing in this chapter shall be construed to require any action prohibited by federal or state law or to prohibit compliance with 8 U.S.C. §§ 1373 and 1644, properly issued judicial subpoenas, or other legally binding obligations.

B. Information Sharing. Nothing in this chapter shall be construed to prohibit or restrict any City employee from sending to or receiving from federal immigration authorities information regarding citizenship or immigration status as provided under 8 U.S.C. §§ 1373 and 1644, provided such provisions are applied consistent with the Tenth Amendment to the U.S. Constitution. However, this section constitutes a strict limitation on such information sharing: it allows for the exchange of citizenship or immigration status *only*, and does not authorize the disclosure of any other information, including but not limited to release dates, custody status, home addresses, work addresses, or contact information, unless otherwise required by law.

C. Enforcement of State and Local Laws. Nothing in this chapter shall be construed to limit any City employee from enforcing state and local criminal laws, even if such enforcement takes place at the scene of federal immigration enforcement operations.

§ 46-8. No impact on private rights.

Nothing in this chapter shall be construed to limit any individual's rights or remedies under existing law.

§ 46-9. Severability. In the event that any provision of this chapter is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the chapter shall not be invalidated.

**CITY OF BANGOR, MAINE
COUNCIL ACTION**

Item Number: 26-XXX

Council Meeting Date: February 9, 2026

Action Requested: Ordinance

Title, Ordinance: Amending the Bangor City Code, Chapter 28 (City Departments) and Chapter 33 (Code of Ethics) to Establish Police Hiring Standards and Transparency Requirements for Public Enforcement Activities.

Summary

This ordinance establishes clear standards for police hiring and public enforcement transparency to ensure that Bangor’s municipal operations remain grounded in public trust, accountability, and the professional values of our community. By amending Chapter 28, the City establishes a qualification for sworn law-enforcement positions that restricts the hiring of individuals who have recently exercised federal civil immigration enforcement authority. This standard distinguishes local public safety roles from federal civil immigration functions, ensuring that Bangor’s officers are focused exclusively on the community-based policing priorities of our City.

Furthermore, this ordinance amends Chapter 33 to enhance transparency by requiring City personnel to remain identifiable when interacting with the public. It prohibits the use of identity-concealing face coverings during official duties—while providing essential exceptions for health, safety, and religious observance—and mandates that employees clearly identify themselves and their department upon request. Together, these policies preserve the vital relationship between the City and the residents it serves, ensuring that every interaction with local government is conducted with clarity, professional integrity, and a commitment to the responsible use of municipal resources.

CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Faloon

ORDINANCE, Amending the Bangor City Code, Chapter 28 (City Departments) and Chapter 33 (Ethics, Code of) to Establish Police Hiring Standards and Transparency Requirements for Public Enforcement Activities.

WHEREAS, the City Council has the authority under home rule and municipal employment law to establish qualifications and standards for sworn law-enforcement positions; and

WHEREAS, the effectiveness of local policing depends on public trust, constitutional policing practices, and alignment with community values; and

WHEREAS, civil immigration enforcement is a federal function distinct from local law enforcement responsibilities; and

WHEREAS, the City seeks to ensure that sworn officers hired by the City have not recently exercised civil immigration enforcement authority that may undermine public confidence in local policing; and

WHEREAS, employment qualifications based on prior job duties and enforcement authority do not create a protected class and are permissible under state and federal law; and

WHEREAS, the City Council finds that public trust, transparency, and accountability are essential to effective governance and public safety; and

WHEREAS, residents have expressed concern about individuals conducting enforcement activities in public spaces while concealing their identities, creating fear, confusion, and uncertainty about lawful authority; and

WHEREAS, the City has a responsibility to ensure that City personnel acting under color of law are readily identifiable when interacting with the public; and

WHEREAS, the City has the authority to regulate the conduct of its employees and the use of City resources in public places and City-owned facilities; and

WHEREAS, nothing in this ordinance is intended to interfere with lawful federal activity, but rather to clarify the responsibilities and limitations of City personnel;

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

SECTION 1. Chapter 28, City Departments, Article IX (Police Department), is hereby amended by adding a new Section 28-55.1, to read as follows:

§ 28-55.1. Police Hiring Standards.

A. Restriction on Hiring Based on Prior Civil Immigration Enforcement Service.

The City shall not hire, appoint, or commission any individual into a sworn law-enforcement position who, on or after January 20, 2025, served as a sworn officer or enforcement agent of U.S. Immigration and Customs Enforcement (ICE), or any successor agency, in a role involving civil immigration enforcement.

B. Scope of Restriction. This restriction applies only to prior service that included authority to arrest, detain, investigate, or remove individuals for civil violations of federal immigration law.

C. Exclusions. This section does not apply to individuals who served in: (1) Non-enforcement, administrative, technical, legal, or support roles within a federal agency; or (2) Federal law-enforcement positions unrelated to civil immigration enforcement.

D. Employment Law Clarification. This section establishes a qualification standard for municipal employment and does not create or recognize a protected class, nor is it based on personal characteristics, beliefs, or political affiliation.

E. Verification. The City may require disclosure and verification of prior law-enforcement employment and job duties as part of the hiring process.

SECTION 2. Chapter 33, Ethics, Code of, is hereby amended by adding a new Section 33-5.2, to read as follows:

§ 33-5.2. Transparency and Identification in Public Enforcement Activities.

A. Prohibition on Identity-Concealing Face Coverings. No City employee, contractor, or agent, including sworn law-enforcement officers, shall wear a face covering or other item that substantially conceals the individual's identity while performing official duties in a public place.

B. Exceptions. This prohibition shall not apply when a face covering is worn: (1) For medical or public health reasons; (2) As part of a religious observance; (3) For occupational or safety purposes; or (4) As part of a permitted cultural, ceremonial, or expressive event; provided that such coverings are not used to facilitate criminal conduct or to evade accountability.

C. Identification Requirements. When conducting routine stops, questioning, enforcement actions, or other official interactions with the public, City personnel shall clearly identify themselves as City employees and, upon request, provide their name, title, and department or agency, and display official identification or a badge, unless doing so would pose an immediate and articulable safety risk.



CITY COUNCIL AGENDA



BOOKMARK ASSISTANCE

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

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

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

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

lisa.goodwin@bangormaine.gov

PLEDGE OF ALLEGIANCE

This is the portion of the meeting set aside for general public comment directly related to City business, for matters that do not appear on this evening’s agenda. Public comment requires a person to state your name and whether you are a resident of Bangor. The City Council has adopted a Public Comment Policy that we will adhere to. Statements during public comment should respect the dignity and seriousness of the proceeding, and individuals will be restricted to speaking once. Obscene, truly threatening, or overly repetitive comments will be deemed out of order and will be interrupted and removed. Topics that are considered out of order also include matters that are in litigation, individual employees or employee groups discussing matters for which complaint or grievance procedures are in place, personal disputes between the speaker and another resident not germane to City business, support for or opposition to any candidate for political office, and personnel complaints pertaining to individual City employees. There is a time limit of three minutes per speaker, and the total time allowed for general public comment regarding City business will be limited to no more than one hour. The public comment period is for City Council members to listen and not to respond or debate with persons. If you do not live in Bangor or own property in Bangor, please allow those who do to have the opportunity to speak first. If you’d like to offer comment on any item directly related to City business not appearing on the regular agenda, you may approach the podium. Individuals who have appropriately pre-registered to give public comment via remote means will be given the opportunity to participate remotely. Alternatively, Councilors may be reached via email at councilors@bangormaine.gov. (A link to the adopted public comment policy can be found on the City’s website.)

PROCLAMATION Proclaiming February as Black History Month

PROCLAMATION Recognizing the Extraordinary Work of Emergency Personnel

PUBLIC COMMENT

CONSENT AGENDA ITEM NO.	ASSIGNED TO COUNCILOR
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*Explanatory Note: All items listed in the Consent Agenda are considered routine and are proposed for adoption by the City Council by one motion without discussion or deliberation. Any member of the public may request that the Council remove an item from the Consent Agenda for discussion. An item will only be removed if a City Councilor requests its removal to New Business.

MINUTES OF: Bangor City Council Regular Meeting of January 28, 2026, Business and Economic Development Committee Meetings of November 17, 2025 and December 1, 2025 and Finance Committee Meeting of February 2, 2026

**26-075 ORDER Authorizing the Execution of a Municipal Quitclaim MALLAR
Deed for Real Estate Located at 15 Charles Street**

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 15 Charles Street. Sewer and stormwater liens have matured on the property owned by Tracy L. Rowe, at 15 Charles Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

**26-076 ORDER Authorizing the Execution of a Municipal Quitclaim FISH
Deed for Real Estate Located at 63 Walter Street**

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Order will authorize the execution of a municipal quitclaim deed for real estate located at 63 Walter Street. Tax, sewer, and stormwater liens have matured on the property owned by On Point Management LLC, at 63 Walter Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

**26-077 ORDER Authorizing the City Manager to Accept \$10,000 in MALLAR
Funds, as Result of a State Criminal Forfeiture**

Executive Summary: This Order will authorize the acceptance of \$10,000 in funds, as a result of a State Criminal Forfeiture. Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of cash. The Bangor Police Department was approved for 70% of the \$14,346 total seizure.

**26-078 ORDER Authorizing the City Manager to Accept \$1,557 in DEANE
Funds and One Firearm, as Result of a State
Criminal Forfeiture**

Executive Summary: This Order will authorize the acceptance of \$1,557 in funds and one firearm, as a result of a State Criminal Forfeiture. Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of \$1,557 in currency and one firearm.

**26-079 ORDER Authorizing the City Manager to Accept Two FALOON
Firearms, as Result of a State Criminal Forfeiture**

Executive Summary: This Order will authorize the acceptance of two firearms, as a result of a State Criminal Forfeiture. Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of two firearms.

**26-080 ORDER Accepting the 2025 Annual Report from the BECK
Advisory Committee on Racial Equity, Inclusion,
and Human Rights**

Executive Summary: This Order will authorize the acceptance of the annual report of the Advisory Committee on Racial Equity, Inclusion, and Human Rights for 2025.

This Committee is required to submit an annual report of its work to the City Council per Ordinance. The report contains highlights of the work completed by the Committee in 2025 including governance and structural improvements, community engagement, and resolution and policy recommendations made to Council. The report was reviewed and recommended for approval at the Government Operations Committee meeting on February 2, 2026.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**26-081 ORDER Authorizing the Purchase of a 2026 Snow Mauler
Plow Truck for the Airport from Airport
Technologies, Inc. for \$542,716** **DEANE**

Executive Summary: This Order will authorize the purchase of a 2026 Snow Mauler plow truck for the Airport. A Request for Proposals was issued for the purchase of an AFM - Plow Truck with the bid opening dated January 21, 2026. This resulted in one bid from Airport Technologies for \$542,716.00 with an extended warranty.

The Airport budgeted the purchase of the AFM - Plow Truck for FY26. Staff requests approval for the purchase of the AFM - Plow Truck from Airport Technologies for \$542,716.00. This item was reviewed and recommended for approval at the Finance Committee meeting on February 2, 2026.

**26-082 ORDER Authorizing the City Manager to Execute a
Subcontract with Maine Mental Health Connection's
Together Place Peer Run Recovery Center to
Receive Up to \$50,000 from the State of Maine
Overdose Response Pilot Grant** **WALKER**

Executive Summary: This Order will authorize the City Manager to execute a subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center for the purpose of employing a Recovery Coach to support the project. The Together Place will receive up to \$50,000 from the state of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring.

This is the seventh year of this project. The agreement would end on December 31, 2026. This item was reviewed and recommended for approval at the Government Operations Committee meeting on February 2, 2026.

**26-083 ORDER Awarding Contract to Stantec Consulting Inc. to
Provide Fuel and Storage Facility Engineering
Services for Bangor International Airport** **FALOON**

Executive Summary: This Order would award a contract to Stantec Consulting Inc. to provide Fuel and Storage Facility Engineering Services for Bangor International Airport. Six bid responses were reviewed by the Selection Committee. They evaluated the submissions based on the criteria outlined in the RFQ.

While all firms met the qualification requirements, Stantec Consulting Inc. stood out as best suited for all Fuel Facility and Tank Storage Engineering needs. Their extensive background in the industry and client list illustrates extensive experience overseeing large complexes and multi-million-dollar contracts.

The Selection Committee is recommending to award a contract for \$862,000 for phase 1 of the project to Stantec Consulting Inc. This item was reviewed and recommended for approval at the Finance Committee meeting on February 2, 2026.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

**26-084 ORDER Authorizing the City Manager to Enter into a
Contract with Sargent Corporation to Install a
Stormwater Trunk Line at the Sanford Brook
Drainage Area in the Amount of \$436,982**

CARSON

Executive Summary: This Order will authorize the City Manager to enter into a contract with Sargent Corporation to install a stormwater trunk line at the Sanford Brook drainage area. This work is to install a stormwater trunk line from Main Street to Second Street across the YMCA site that is currently under construction in order to allow for future sewer separation. The project is located on privately owned property that is currently an active major construction site. Although there are extensive cost savings and logistical benefits to performing this work while the ground is already open for construction, doing so requires us to work with a small list of vendors approved by the property owner and their contractor. This requirement precludes the City from fully competitively bidding the project, and it therefore is a sole source procurement.

The Director of Engineering requested and received 3 estimates from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. Staff requests approval to enter into a construction contract with the vendor that provided the lowest estimate, Sargent Corporation, of Stillwater, Maine in the amount of \$436,982.00, contingent upon approval of funding by City Council. This item was reviewed and recommended for approval at the Finance Committee meeting on February 2, 2026.

**26-085 ORDER Authorizing an Update to Policy Governing Public
Use of City Hall**

MALLAR

Executive Summary: This Order will authorize an update to the longstanding policy governing Public Use of City Hall.

This policy was originally adopted by City Council in 1997 via Council Order 97-149. The recently completed renovations to City Hall prompted staff to update this policy, specifically to address the updated procedures for use of conference rooms on the first floor by third parties while ensuring City business is not interrupted. The policy also outlines priorities for use by third parties to not-for-profit organizations, other government agencies, and civic organizations. Additionally, this policy addresses use for the main lobby, as well as publications and posters. This item was reviewed and recommended for approval at the Government Operations Committee meeting on February 2, 2026.

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

**ASSIGNED TO
COUNCILOR**

**26-086 ORDINANCE Amending the Land Development Code, Section
165-73 Parking Area Location and Screening to
Remove the Buffer Requirement for Parking Lots
Adjacent to Properties Zoned G&ISD, Except
Where the Adjacent Property Contains a
Residential, Cemetery, or School Use (First Reading
and Referral to Planning Board meeting on
February 17, 2026)**

FALOON

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

**ASSIGNED TO
COUNCILOR**

Executive Summary: This Ordinance would remove the requirement to create a vegetated buffer between off-street parking and parcels in the G&ISD (Government & Institutional Service District) zone, except where the adjacent property that's zoned G&ISD contains a residential, cemetery, or school use. The reasoning for this change is that the G&ISD zone contains many intensive uses, including some commercial uses, and does not significantly benefit from having a buffer between parking and these uses.

The primary complaint heard from the public about parking is when parking lots are adjacent to residential areas. The Code does currently require vegetated buffers between parking and all residential zones and this would remain as is. Additionally, these proposed amendments would also require that a buffer remain for G&ISD properties that contain residential, cemetery, or school uses. However, the current requirement to provide a buffer from G&ISD in general seems excessive and can hinder commercial development in some cases.

26-087 ORDINANCE Amending the Land Development Code, Section 165-13 Definitions to Remove State Street from the Minor Arterial Street Definition (First Reading and Referral to Planning Board meeting on February 17, 2026) WALKER

Executive Summary: This Ordinance would amend the Land Development Code, Section 165-13 Definitions to remove State Street from the Minor Arterial Street Definition. The Land Development Code currently defines certain streets as either major or minor arterial streets. The criteria for major arterials are that they are “highways of regional significance with average annual daily traffic in excess of 10,000 vehicles and containing more than two lanes in at least some sections.” State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial and it meets the definition of a major arterial. This amendment would remove State Street from the minor arterial category.

26-088 ORDINANCE Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at R23-003-B from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD) (First Reading and Referral to Planning Board meeting on February 17, 2026) CARSON

Executive Summary: This Ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R23-003-B, located on Ohio Street, from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 6 acres. The applicant/owner of record is The Rock Church of Greater Bangor.

This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area which consists of “medium-density residential with limited commercial and institutional uses that are complementary to the surrounding residential land uses.

REGULAR MEETING BANGOR CITY COUNCIL – FEBRUARY 9, 2026 at 7:00 PM

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

**ASSIGNED TO
COUNCILOR**

26-089 ORDINANCE Amending the Code of the City of Bangor to Create a Standing Legislative Committee (First Reading) CARSON

Executive Summary: This Ordinance would amend the Code of the City of Bangor by creating a Standing Legislative Committee. Following City Council’s annual meeting with the City’s state legislative delegation, City Council expressed an interest in the creation of a new standing committee to discuss and coordinate responses to state-level legislation with an impact on the City of Bangor.

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

26-090 RESOLVE Making an Appropriation from Undesignated Fund Balance in the Amount of Up to \$50,000 to Fund a Director of Human Resources (First Reading and Referral to Government Operations Committee Meeting on March 2, 2026) LEONARD

Executive Summary: This Resolve would make an appropriation from Undesignated Fund Balance in the amount of up to \$50,000 to fund a Director of Human Resources. Currently, the City of Bangor's Assistant City Manager concurrently holds the title of Chief Human Resources Officer and Chief Labor Relations Officer with the human resources and labor relations functions occupying at least half of the Assistant City Manager's working hours. Given the size of the City's workforce and the critical importance of the City's employees, it is beneficial for there to be a stand-alone Department Head-level position that leads the City's human resources and labor relations functions. By creating a new Director of Human Resources position, the City acknowledges the critical importance of its employees. A survey of the five largest cities in Maine shows that Bangor is the only City without a stand-alone Director-level human resources role. The City's greatest asset is our employees and focused leadership on hiring, training, and labor relations will ensure that the City is utilizing this asset to the greatest public benefit.

Additionally, removing human resources and labor relations from the Assistant City Manager role will allow the Assistant City Manager to refocus on important technology projects, public outreach and communications, and process improvement - which will result in increased efficiency, cost savings, and better customer service.

**UNFINISHED BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

26-073 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 FISH

Executive Summary: In October 2022, the City adopted an ordinance establishing a new use and regulations for tiny home parks. At that time, the City did not have short-term rental regulations; therefore, short-term rentals were expressly disallowed in tiny home parks. The City’s short-term rental ordinance was adopted in October of 2023. This ordinance allowed short-term rentals in most places, but the tiny home park ordinance

**NEW BUSINESS
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

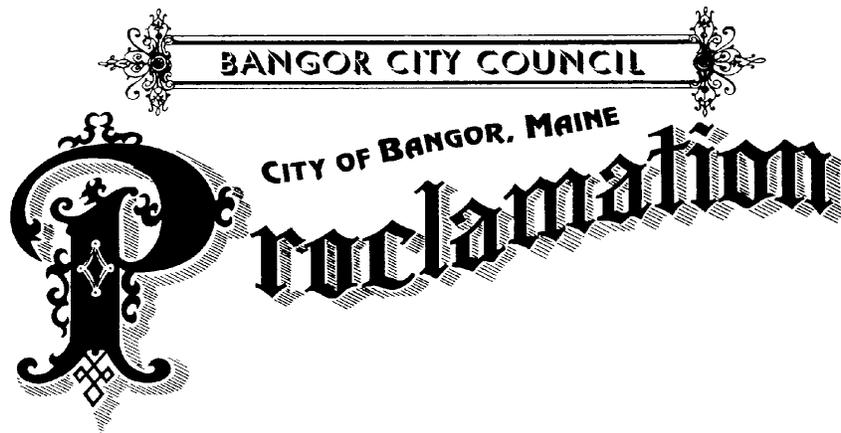
PUBLIC HEARING: **Application for Special Amusement License Renewal
of Penobscot Theatre Company d/b/a Penobscot
Theatre Company, 131 Main Street** **BECK**

26-091 **ORDER** **Establishing the City Council's Priorities for 2026** **CARSON**

Executive Summary: This Order would establish the City Council’s priorities for 2026. During City Council's annual priority-setting session and subsequent workshop, City Council established the following 2026 priorities:

- (1) Establish a comprehensive plan to address homelessness. Council will spearhead the creation of a comprehensive strategy that leverages both outside regional and nationwide experts alongside local stakeholders to craft a comprehensive plan for how the City supports organizations addressing homelessness in the City and considers the effectiveness of past strategies and recommends new strategies to decrease the incidence and impact of homelessness in Bangor.
- (2) Continue to address housing needs. Several housing projects are in various stages of completion around the City including the completed Theresa’s Place project, and in progress projects such as Sunrise Senior Living, a recently approved tiny home project, and a supportive housing project led by Bangor Housing. Council intends to continue to focus on housing gaps and unmet needs. Ideas considered include a standing committee focused on housing and/or housing bonds.
- (3) Advocate for a fairer share of regional costs and regional participation in the resolution of regional challenges. As a service center, Bangor proudly hosts a number of businesses, non-profits, educational organizations, and medical service providers that are of broad regional importance. However, there are attendant costs associated with being a service center that are born by Bangor alone. At the same time, many of these institutions are exempt from property tax and Bangor shoulders a disproportionate impact from those property tax exemptions. City Council will explore creative and innovative ways to encourage broader regional participation and cost sharing.

City Council believes that prioritizing these three items in the following year is a strong investment in the continued vitality of the City of Bangor and the wellbeing of the City's residents.



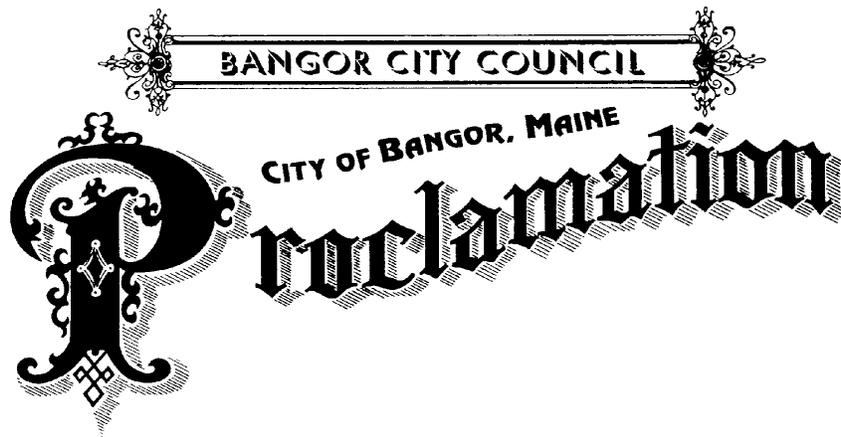
PROCLAIMING FEBRUARY AS BLACK HISTORY MONTH

- WHEREAS,** In 1926, historian Dr. Carter G. Woodson established what would become Black History Month to bring special acknowledgement and awareness to Black American accomplishments, contributions and history in the shaping of America; and
- WHEREAS,** Since 1976, it has become a nationally recognized month-long celebration held to acknowledge and pay tribute to the contributions made by Black Americans to the history of our country that for years were omitted by society and history books; and
- WHEREAS,** Black History is American History. Black Americans have shaped our nation's identity and contributed greatly to the success of our country through invaluable contributions in all professions and fields; and
- WHEREAS,** The City of Bangor encourages reading "Maine's Visible Black History: The First Chronicle of Its People" by H. H. Price and Gerald E. Talbot, formerly of Bangor and the first African American in the Maine Legislature; and
- WHEREAS,** During the month of February, as our nation takes pause to reflect on the injustices and struggles overcome by Black Americans throughout our nation's history and to pay tribute to the battles they have fought in the name of equality, the City of Bangor encourages actions that advance equity; and
- WHEREAS,** We celebrate the contributions of Black Americans who have fought for a country that lives up to its ideals, and for the true meaning of our founding documents such as a Declaration of Independence that says "all men are created equal"; and
- WHEREAS,** The City affirms that the observance of Black History Month calls us into celebration and acknowledgement of the undeniable contributions of Black Americans and the continued need to work to build an equitable, just society.

NOW, THEREFORE, I, Susan M. Hawes, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby proclaim February as Black History Month to honor the legacy and achievements of Black Americans throughout our shared history.

Given this the 9th day of February, 2026.

Susan M. Hawes, Mayor



RECOGNIZING THE EXTRAORDINARY WORK OF EMERGENCY PERSONNEL

- WHEREAS,** A private business jet carrying six people crashed immediately after departing Bangor International Airport on Jan. 25, 2026, in difficult, nighttime weather conditions; and
- WHEREAS,** The emergency response, one of the most challenging in recent memory, drew 25 personnel from the Bangor Fire Department, 26 from the Air National Guard's Airfield Fire & Rescue, a team of Bangor Police Department officers and investigators, Airport personnel and fire units from 10 surrounding communities; and
- WHEREAS,** Wind-chill temperatures fell to minus 12 degrees, with the freezing temperatures complicating response efforts and requiring precise coordination and the continuous movement of apparatus to maintain an uninterrupted water supply; and
- WHEREAS,** Other response challenges included near-blizzard conditions, first responders who navigated deep snow and icy terrain, and the presence of hundreds of gallons of jet fuel around the scene; and
- WHEREAS,** Personnel over four days were engaged in nonstop response efforts, planning, logistics, mitigation strategies, and coordinating with several partners including the National Transportation Safety Board; and
- WHEREAS,** The efforts by first responders, Airport personnel and more than 100 Guardsmen, all contending with extreme environmental and operational challenges, displayed resilience, adaptability and professionalism.

NOW, THEREFORE, I, Susan M. Hawes, Mayor of the City of Bangor, on behalf of the City Council and the citizens of Bangor, do hereby recognize the extraordinary, courageous efforts of those who worked under dire circumstances and in extreme conditions following the deadly plane wreck at Bangor International Airport.

Given this the 9th day of February, 2026.

Susan M. Hawes, Mayor



CONSENT AGENDA

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

*Meeting called to order at 7:03 PM
Chaired by Council Chair Hawes
Councilors Absent: Walker
Meeting adjourned at 8:26 PM*

PUBLIC COMMENT

Pamela Proulx-Curry read a message from Kimberly Boucher urging the Council to act to protect the citizens from the actions of ICE.

Hilari Simmons wanted items presented to the City to be accurate and transparent.

Rory (no last name given) spoke against hate speech and urged the Council to enforce policies during public comment.

Adam Baker wanted the City to take a stronger stance against ICE.

Scott Pardy urged the Council to have a budget freeze to avoid a tax increase.

Richard Charleston wanted to see proper disbursement of opioid and homeless money.

Laura Stowe spoke regarding damage to her home caused by a tree in the City's right-of-way.

George Lance gave his thoughts on freedom of speech.

Richard Ward and Phillip Hassler spoke in support of ICE.

**CONSENT AGENDA
ITEM NO.**

**ASSIGNED TO
COUNCILOR**

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

MINUTES OF: *Bangor City Council Regular Meeting of January 12, 2026, Infrastructure Committee Meetings of November 17, 2025 and December 15, 2025*

Action: Approved

26-067 ORDER *Appointing Nominees to Various Boards, Commissions and Committees* **MALLAR**

Action: Passed

26-068 ORDER *Awarding a Contract to Carpenter Associates to Provide Project Management Services for Bangor International Airport* **FALOON**

Action: Passed

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

CONSENT AGENDA ITEM NO.			ASSIGNED TO COUNCILOR
<u>26-069</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Apply for a One-time Grant from Adept Educational Institute in the Amount of \$5,000 for the Purpose of Promoting Gambling Prevention Messages to Parents and Youth</i>	CARSON
		<i>Action: Passed</i>	
<u>26-070</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Submit the Watershed Based Plan for Penjajawoc Stream Dated March 2025 to the Maine Department of Environmental Protection for Acceptance</i>	WALKER
		<i>Action: Passed</i>	
<u>26-071</u>	<u>ORDER</u>	<i>Accepting the 2025 Annual Report from the Commission on Cultural Development</i>	FISH
		<i>Action: Passed</i>	
<u>26-072</u>	<u>ORDER</u>	<i>Authorizing the City Manager to Execute a Parking Lease with Penquis for Fifteen Parking Spaces along Curve Street</i>	DEANE
		<i>Action: Passed</i>	

REFERRALS TO COMMITTEE AND FIRST READING ITEM NO.			ASSIGNED TO COUNCILOR
<u>26-073</u>	<u>ORDINANCE</u>	<i>Amending the Code of the City of Bangor by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks</i>	FISH
		<i>Action: First Reading and Referral to Planning Board on February 3, 2026</i>	
<u>26-074</u>	<u>RESOLVE</u>	<i>Authorizing \$450,000 from the Stormwater Unassigned Funds Account for Construction of a Stormwater Trunk Line for the Sanford Brook Drainage Area</i>	BECK
		<i>Action: First Reading</i>	

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

<i>UNFINISHED BUSINESS</i> <i>ITEM NO.</i>		<i>ASSIGNED TO</i> <i>COUNCILOR</i>
<u>26-050</u> <u>ORDER</u>	<p data-bbox="479 262 1193 367"><i>Authorizing the City Manager to Negotiate with Sheridan Construction for Construction Manager Services for the Bangor Central Kitchen Project at 50 Cleveland Street</i></p> <p data-bbox="479 399 1153 472"><i>Hilari Simmons and Scott Pardy spoke in opposition to passage.</i></p> <p data-bbox="357 493 1209 987"><i>Action: Motion made and seconded to Postpone to the City Council Meeting on February 9, 2026</i> <i>Motion Doubted</i> <i>Vote: 2 – 6</i> <i>Councilors Voting Yes: Faloon, Mallar</i> <i>Councilors Voting No: Beck, Carson, Deane, Fish, Leonard, Hawes</i> <i>Motion Failed</i> <i>Motion made and seconded for Passage</i> <i>Motion Doubted</i> <i>Vote: 6 – 2</i> <i>Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard</i> <i>Councilors Voting No: Mallar, Hawes</i> <i>Passed</i></p>	FALOON
<u>26-058</u> <u>ORDINANCE</u>	<p data-bbox="479 1008 1177 1144"><i>Amending the Land Development Code, Section 165-13 Definitions to Remove Ohio Street and State Street from the Minor Arterial Street Definition and Add Ohio Street to the Major Arterial Definition</i></p> <p data-bbox="479 1176 1201 1249"><i>Jeffrey Fahey, Joseph Pratt, Sadie Francis, Paul Pasquine and Tammy Boyle spoke in opposition.</i></p> <p data-bbox="357 1270 1128 1470"><i>Action: Motion made and seconded for Passage</i> <i>Vote: 0 -8</i> <i>Councilors Voting Yes: None</i> <i>Councilors Voting No: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Hawes</i> <i>Motion Failed</i></p>	CARSON

REGULAR MEETING BANGOR CITY COUNCIL – JANUARY 28, 2026

***NEW BUSINESS
ITEM NO.***

***ASSIGNED TO
COUNCILOR***

PUBLIC HEARING:

***Application for Special Amusement License Renewal of
Bangor Lodge #244 BPO Elks d/b/a Bangor Lodge #244 BPO
Elks, 108 Odlin Road***

BECK

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

ATTEST: 
Lisa J. Goodwin, MMC, City Clerk

FACT SHEET: PROPOSED BUDGET FREEZE & TAX RELIEF

To: Bangor City Council

From: Concerned Citizens of Bangor

Date: Jan 28, 2026

Subject: Protecting Resident Welfare through Fiscal Discipline

I. THE HUMAN IMPACT: A SHARED BURDEN

- **The Shift:** Residential homeowners now shoulder approximately **48.8%** of the city's tax burden.
- **The Vulnerable:** Fixed-income seniors and first-time homebuyers are being priced out. Property tax increases act as a regressive tax that disproportionately hurts those least able to pay.
- **The Mandate:** Per the City Charter, the Council is elected to look after the welfare of **all** residents—not just specific interest groups or development projects.

II. AVAILABLE "POCKETS": BUDGETARY CUSHIONS

The city maintains several accounts that can be utilized to offset a tax increase:

- **Undesignated Fund Balance:** This "rainy day" fund currently holds millions. While a 10%–15% reserve is standard, any excess should be returned to taxpayers during periods of high inflation.
- **The Overlay Account:** Historically, the city budgets significantly more for tax abatements than it actually pays out (often a gap of hundreds of thousands). This "hidden" surplus should be used to lower the mill rate.
- **TIF Revenue & Savings:** With nearly **\$850,000** in projected savings from new medical leave structures, these funds must be applied directly to tax relief, not redirected to new spending.

III. THE PROPOSED SOLUTION: A BUDGET FREEZE

We are formally requesting a **Total Budget Freeze** for the upcoming fiscal year.

- **Objective:** Maintain the current mill rate by matching expenditures to current revenue levels.

- **Mechanism:** Utilize the Undesignated Fund Balance to bridge any unavoidable gaps (contractual obligations) without raising taxes on residents.

IV. LEGAL PATHWAY: CITIZEN INITIATIVE

Should the Council choose to increase the tax burden, residents are prepared to exercise their rights under **Maine Revised Statutes Title 21-A** and the **Bangor City Charter**:

- **The People's Veto/Initiative:** A petition process to mandate a budget cap or freeze.
- **Requirement:** Signatures from **10%** of the total votes cast in Bangor for the last gubernatorial election.
- **Goal:** To ensure the residents have the final say on the affordability of their own community.

"A budget is a moral document. It reflects who we value. Tonight, we ask you to value the people who live, work, and retire in Bangor."

11/1/25 58 Savage Street Tree Damage

- 8/22/25 Laura Stowe at 58 Savage Street in Bangor (207-735-4418) filled out a service request through the ClickFix platform on the City of Bangor website to submit to the Public Works Department. The photos showed a tree on city property with dead limbs overhanging the front of our home. Within a day or two, City Forrester, Ben Arruda came to examine the tree. Determined it was, indeed, dying, and marked it for removal.
- 11/1/25 10:30 a.m. (11 weeks later) a large limb calved off of the condemned tree and landed across our recently replaced vinyl front stairs handrail, the attached solar cap, and also damaged our recently replaced seamless roof gutter and one heat cable wire was pulled from the soffit.
- 11/1/25 Mrs. Stowe called Public Works and Steve Robichaud arrived to do an initial assessment of the damage. He parked across Savage Street under another large tree of concern and, as he was exiting his truck, a large branch fell on it. Steve introduced himself and began taking photos of the tree damage and reached out to Ben Arruda.
- Ben arrived shortly, took photos of the damage, advised Mr. and Mrs. Stowe that he would write a report to submit to Andy Van Ess in the Office of Risk and Safety. He and Steve then removed the limb from our home and cleaned up the sidewalk.
- 11/16/25, We received a letter from Peter Tanous, Senior Claims Representative, Property and Casualty Pool at Maine Municipal Association Risk Management Services, saying, "We are in the process of completing an investigation into the incident and will be in a better position to determine liability once all of the facts are presented." The letter also asked us to please call him to discuss the incident.
- 11/20/25, Laura called Peter Tanous and he advised her that back in 1977 the State of Maine passed an Immunity-from-suit law called the Maine Tort Claims Act which absolves the City of Bangor from any financial liability for the damage to our home.
- 11/22/25, we received a letter dated and postmarked 11/20/25 from Peter Tanous at Maine Municipal Association Risk Management Services formally advising us of the following. "All municipalities, including the state, are provided immunity

from liability under the Maine Tort Claims Act, 14 MRSA 8101 et.seq. The Tort Claims Act grants broad immunity to all municipalities unless the facts fall within certain narrow exceptions.” Here, I might add, that none of the exceptions were listed or provided to us. The letter goes on to say the following. “None of the exceptions to municipal immunity apply to this incident and accordingly, the City of Bangor is immune from any liability in this case. We suggest that you contact your insurance provider to address this loss.”

- 11/3/25 the bulk of the tree was removed.
- 1/21/26 At the Meeting of Infrastructure, a discussion regarding trees on city property began at the 5 minute, 52 second mark in the recording. At the 7:41 mark, Susan Falloon asked a question about trees marked for removal by the City of Bangor and shared some concerns that, while she was campaigning, her constituents had expressed about the length of time that had passed before trees were removed. At the 7:58 minute mark, Ben Arruda answers the question and is heard to say that he and his crew try to keep to a 30-day timeline for removal of marked trees but they are currently understaffed (only himself and one heavy-equipment operator) with a backlog of removals, preventive maintenance, and storm cleanup. At the 8:33 mark he says, “...things move, sometimes, slower than they should.”

Comment 26-058 1/28/2026

EXECUTIVE SUMMARY

[Extract from 2022 Comprehensive Plan 31]

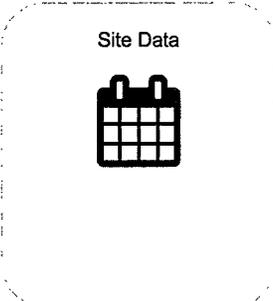
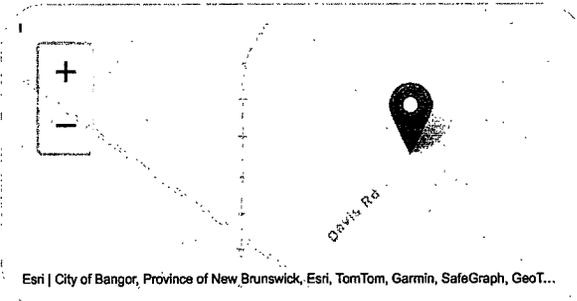


The following specific land use areas are identified within the growth boundary

Count Book

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

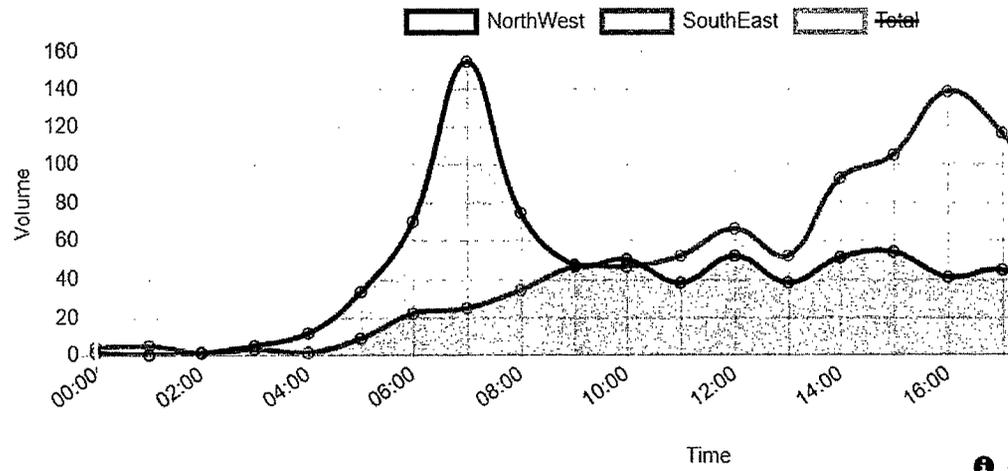
Generated by Drakewell C2-Traffic on 2 October 2025 at 09:30:16



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

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

Average Hourly Volume



Count History

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

Count History



Annual Statistics

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

Chapter 291. Vehicles and Traffic

Article II. Vehicle Turning and Traffic Movement

§ 291-29. Weight limit on certain streets.

[Amended 4-8-1991 by Ord. No. 91-91; 9-14-1998 by Ord. No. 98-339; 2-13-2012 by Ord. No. 12-071; 7-23-2018 by Ord. No. 18-276; 4-8-2024 by Ord. No. 24-109]

During the period between November 1 and May 15, except when otherwise determined to be necessary by the City Engineer, no vehicle the gross weight of which (vehicle and load combined) exceeds 23,000 pounds shall pass over the portions of highways within the City of Bangor designated below or any City street designated by the City Engineer, except when the surface of the road is solidly frozen.

Name of Street	Location
Burleigh Road	From Bomarc Road to Essex Street
Church Road	From Pushaw Road to Essex Street
Davis Road	From Union Street to Finson Road
Essex Street	From Lancaster Avenue to north City line
Finson Road	From Ohio Street to Broadway
Kenduskeag Avenue	From Griffin Road to Broadway
Mount Hope Avenue	From Howard Street to State Street
Ohio Street	From Griffin Road to north City line

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, November 17, 2025 @ 5:15 PM
Council Chambers, First Floor of City Hall

MEETING MINUTES

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

City Staff Present: Collette, Krieg.

Chair Leonard called the meeting to order at 5:35 P.M.

1. COMMITTEE OVERVIEW

Development Director Anne Krieg presented to the Committee and provided an overview of the Business & Economic Development Committee, as well as the Community & Economic Development Department and ongoing projects.

Councilor Mallar asked for an update on follow-up resulting from audit questions raised regarding the Community Development Block Grant program – Development Director Krieg responded that staff has completed follow-up and adjusted internal procedures for the future.

Councilor Beck asked how often both the Consolidated Plan and Comprehensive Plans are updated – Development Director Krieg responded that they are updated every 5 and 10 years, respectively. Beck also asked when Councilors would receive an update on the implementation of both of these plans – Krieg responded that updates would be on an upcoming Committee agenda.

2. RECOMMENDATIONS FROM THE COMMISSION ON CULTURAL DEVELOPMENT FOR THE FALL 2025 GRANT PROGRAM, Action requested to forward recommendation

Development Director Anne Krieg provided an overview of the Commission on Cultural Development grant program, as well as the Commission's award recommendations for the Fall 2025 grant cycle.

Councilor Mallar asked for clarification regarding the applicants' non-profit statuses, and how staff verifies that this status is current – Development Director Krieg responded and clarified. Mallar also asked about the use of grant funds for fixed assets, such as the request for funding to be used for stage lighting – Krieg responded and clarified. Mallar expressed concern over the use of funds for this purpose.

Chair Leonard asked for clarification regarding the amount of available grant funds for the fiscal year, and how the Commission divides them across applications – Development Director Krieg responded and clarified.

Councilor Beck asked about the competitiveness of the grant application process – Development Director Krieg responded and clarified.

Councilor Faloon asked for clarification regarding the Commission’s funding and how this is budgeted for annually – Development Director Krieg responded and clarified.

Councilor Mallar asked about the serving of alcohol at events that have received grant funding – Development Director Krieg responded and discussed. Chair Leonard also mentioned a desire to not impose further restrictions on the applicants, and expressed support for the work of the Commission.

Councilor Fish moved to forward the Commission’s recommendations to full Council, seconded by Councilor Carson. Vote unless doubted; Councilor Mallar stated doubt. Roll call vote conducted – four in favor, one (Councilor Mallar) opposed. Motion passed.

3. PROPOSED CHANGES TO LAND DEVELOPMENT CODE – DEFINITIONS, Action requested to provide feedback to staff

Planning Officer Anja Collette presented to the Committee and provided an overview of the Land Development Code amendment process, as well as of the amendments currently proposed.

Councilor Deane asked if defining a roadway as a major arterial qualifies it for additional DOT funding – Planning Officer Collette responded and clarified that this definition is for local zoning purposes only.

Councilor Fish asked if it is known how many properties are currently legally non-conforming and would become conforming through approval of the proposed amendment – Planning Officer Collette responded that staff could try to get an estimate for Councilors if desired. Fish also asked what negative impacts would remain for these properties if the amendment is not approved – Collette responded and clarified. Fish requested an estimate of the number of properties affected.

Chair Leonard asked if there are any currently pending projects that would be impacted by the proposed amendment – Planning Officer Collette responded that there are. Councilor Fish asked about these projects – Collette responded and provided further details.

Councilor Deane asked if the proposed amendment would result in more or less non-conformities – Planning Officer Collette responded that it would be less. Deane also asked about existing non-conformities on minor arterials – Collette responded and clarified.

Councilor Mallar asked for additional clarification regarding the difference between major and minor arterials – Planning Officer Collette responded and clarified.

Councilor Beck asked for additional clarification regarding existing non-conformities – Development Director Anne Krieg responded and clarified.

Chair Leonard asked if the proposed amendment would potentially result in an increase in traffic – Planning Officer Collette responded and discussed.

4. EXECUTIVE SESSION: 1 M.R.S.A. § 405(6)(C) – DISPOSITION OF REAL PROPERTY OR ECONOMIC DEVELOPMENT, 1 item

Councilor Fish moved to go into Executive Session pursuant to 1 M.R.S.A. § 405(6)(C) – Disposition of Real Property or Economic Development, seconded by Councilor Carson. Roll call vote conducted – all in favor, none opposed. Motion passed.

5. POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS

Committee members resumed open session at 6:23 P.M.

Councilor Carson moved to forward the item to the next full Council meeting, seconded by Councilor Fish. Vote unless doubted, no doubt. Motion passed.

Meeting adjourned at 6:24 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED

BUSINESS & ECONOMIC DEVELOPMENT COMMITTEE

Monday, December 1, 2025 @ 5:15 PM
Council Chambers, First Floor of City Hall

MEETING MINUTES

City Councilors Present: Beck, Carson, Deane, Faloon, Fish, Hawes, Leonard, Mallar (via Zoom).

City Staff Present: Collette, Hernandez-Smith, Krieg.

Chair Leonard called the meeting to order at 5:26 P.M.

- 1. LAND DEVELOPMENT CODE – PROPOSED CHANGES,** Action requested to forward recommendation or provide feedback

A. FOLLOW-UP ON ARTERIALS DEFINITION

Planning Officer Anja Collette presented to the Committee and provided follow-up on proposed amendments to the arterials definitions.

Councilor Fish asked about non-conforming uses – Planning Officer Collette confirmed that these uses are maintained through transfer of ownership.

Councilor Deane asked about potential negative impacts from the proposed amendments – Planning Officer Collette responded that none have been identified by staff or the Planning Board. Collette also clarified the impact on existing working farms regarding the allowance of farm sales on major arterials. Councilor Fish asked for clarification about farm sales – Collette responded and clarified the definition. Councilor Faloon asked whether these farms would become confirming uses under the proposed amendments – Collette responded and clarified that the amendment would permit the farm sales use.

Councilor Faloon moved to forward the recommendation to full Council, seconded by Councilor Fish. Vote unless doubted, no doubt. Motion passed.

B. G&ISD BUFFER REQUIREMENT

Planning Officer Collette provided an overview of the proposed amendment.

Chair Leonard suggested getting feedback from the Downtown Parking Advisory Committee.

Councilor Fish moved to forward the recommendation to full Council, seconded by Councilor Faloon.

Councilor Mallar asked about the St. Joseph's property on Broadway – Planning Officer Collette responded and clarified. Mallar also asked about enforcement of buffer zones – Collette responded that this is handled by Code Enforcement.

Vote unless doubted, no doubt. Motion passed.

C. OVERVIEW OF RECENT STATE LEGISLATION AFFECTING THE CODE

Planning Officer Collette provided an overview of the recent State legislation.

Councilor Fish asked how many properties this will affect – Planning Officer Collette responded that it will likely affect almost all residential properties.

Councilor Deane asked for additional clarification regarding the increased density allowances – Planning Officer Collette responded and clarified.

Councilor Mallar asked about parking requirements for properties receiving federal funding – Planning Officer Collette responded that there is federal requirement for these properties.

Councilor Leonard asked about the timeline for drafted amendments – Planning Officer Collette responded that it will likely be over the next month.

Councilor Beck asked about funding for Planning Board members to attend training – Planning Officer Collette confirmed that this is part of the Planning Division's annual operating budget.

Chair Leonard recommended getting feedback from the Downtown Parking Advisory Committee.

2. PLANNING DIVISION OVERVIEW AND COMPREHENSIVE PLAN IMPLEMENTATION UPDATE, Action requested to provide feedback

Planning Officer Collette provided an overview to the Committee.

Councilor Beck asked about the City's electric vehicle – Planning Officer Collette responded and provided details.

3. ECONOMIC DEVELOPMENT DIVISION OVERVIEW, Action requested to provide feedback to staff

Economic Development Officer Biguita Hernandez-Smith presented to the Committee and provided an overview.

Councilor Beck asked about the retention of student interns within the community – Economic Development Officer Hernandez-Smith responded that all interns that the Department has worked with responded that they would be willing to stay within

the community if the opportunity arose. Beck also expressed support for staff's work supporting local businesses.

Councilor Fish asked about the progression of various businesses that have met with staff and expressed interest in operating in Bangor – Economic Development Officer Hernandez-Smith responded and discussed at length with Fish.

Councilor Deane asked about the shortage of warehouse space – Economic Development Officer Hernandez-Smith responded and clarified. Deane also asked about smaller retail spaces – Hernandez-Smith responded and discussed with Deane. Councilor Fish mentioned the possibility of investing in the creation of additional warehouse space – Development Director Anne Krieg responded and discussed.

Councilor Faloon if there are particular types of businesses that are more challenging to attract – Economic Development Officer Hernandez-Smith responded and discussed. Faloon also asked about the impacts of housing shortages on business attraction and retention – Hernandez-Smith responded and discussed.

Chair Leonard suggested offering a free, public finance course for business owners. Leonard also suggested education offerings regarding online marketing and recommended future Committee discussions regarding the Airport. Economic Development Officer Hernandez-Smith expressed support for a finance course. Councilor Faloon suggested offering both live and recorded options.

Councilor Mallar asked about staff's work with the Small Business Administration – Economic Development Officer Hernandez-Smith responded and clarified that staff frequently refers business owners to them. Mallar suggested working with their financial education offerings.

4. OVERVIEW OF DEPARTMENT ACTIVITIES WITH LOCAL, REGIONAL, STATE OR NATIONAL ORGANIZATIONS, No action requested

Development Director Anne Krieg presented the agenda item and provided an overview of her written memo.

Chair Leonard recommended more focus on labor retention within the community. Development Director Krieg responded and discussed with Leonard.

Meeting adjourned at 6:26 P.M.

Meeting minutes respectfully submitted,

Sarah Maquillan
Admin. Asst.
C&ED



**Finance Committee Minutes
February 2, 2026
Council Chambers, 73 Harlow St.**

Councilors in Attendance (Committee Members): Dean, Beck, Carson, Faloon, Mallar

Other Councilors in Attendance: Hawes, Fish, Leonard, Walker

Staff in Attendance: Kimball, O'Donnell, Lear, Saavedra

Meeting Start: 5:15 pm

1. Bids/Purchasing

- a. AFM Plow Truck – Airport – Airport Technologies, Inc - \$542,716

Councilor Mallar asked what happens to the remainder of the money budgeted. Finance Director Stephanie Kimball stated that it would be placed back in the fund for future projects. Airport Director Jose Saavedra came to the table and explained further.

Motion made and seconded to recommend purchase; motion passed unanimously.

- b. Baggage Belt Upgrade - Airport – Harris Hill Automation, LLC - \$41,493

Motion made and seconded to approve purchase; motion passed unanimously.

- c. Fuel Farm and Storage Facility Engineering Services Phase I - Airport – Stantec Consulting, Inc - \$862,000

Councilor Faloon asked if Stantec was the low bidder. Airport Director Jose Saavedra came to the table to describe the IFE (Independent Fee Estimate) process. Councilor Beck asked about the fact that there were no costs on the bid tab. Airport Director Jose Saavedra further explained the RFQ process.

Motion made and seconded to recommend purchase; motion passed unanimously.

- d. Boom Flail Mower – Public Works – Alamo Group - \$43,981

Councilor Beck asked if the budget amount of \$75,000 was for one mower or multiple. This was for one mower.

Motion made and seconded to approve purchase; motion passed unanimously.

- e. Emergency Truck – Public Works – Darling's Ford - \$65,200

Councilor Faloon asked if we would get a better price since we will be purchasing two vehicles. Finance Director Stephanie Kimball stated there was no discount.

Motion made and seconded to approve purchase; motion passed unanimously.

- f. Small Plow Truck – Public Works – Darling's Ford - \$66,893

Motion made and seconded to approve purchase; motion passed unanimously.

- g. Sanford Brook Stormwater Trunk Phase I – Stormwater – Sargent Corporation - \$436,982

There was discussion about the procedure regarding how many readings. It was determined that this would only require one reading as it is for the contract.

Motion made and seconded to recommend for passage at Council meeting on February 9, 2026; motion passed unanimously.

Meeting Adjourned: 5:31 pm



CITY COUNCIL ACTION

02/09/2026 26-075

Council Meeting Date: 02/09/2026

Item No: 26-075

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 032-096

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 15 Charles Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 15 Charles Street. Sewer and stormwater liens have matured on the property owned by Tracy L. Rowe, at 15 Charles Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 02/09/2026

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-075

Date: 02/09/2026

Item No: 26-075

Assigned to Councilor: Mallar

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 15 Charles Street

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of sewer and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 17650, Page 47; Book 17511, Page 79; Book 17152, Page 117; Book 17021, Page 36; Book 16831, Page 142; Book 16658, Page 126; Book 16313, Page 332; Book 17650, Page 47; Book 17512, Page 77; Book 17020, Page 135; Book 16830, Page 278; Book 16657, Page 212; and Book 16314, Page 284. Said deed shall be directed to Tracy L. Rowe and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

02/09/2026 26-076

Council Meeting Date: 02/09/2026

Item No: 26-076

Responsible Dept: Legal

Requested Action: Order

Map/Lot: 035-009

Title, Order

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 63 Walter Street

Summary

This Order will authorize the execution of a municipal quitclaim deed for real estate located at 63 Walter Street. Tax, sewer, and stormwater liens have matured on the property owned by On Point Management LLC, at 63 Walter Street. The outstanding charges due the City have been paid. Because the liens matured, a municipal quitclaim deed is required to release the City's interest in the property.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date: 02/09/2026

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-076

Date: 02/09/2026

Item No: 26-076

Assigned to Councilor: Fish

Authorizing the Execution of a Municipal Quitclaim Deed for Real Estate Located at 63 Walter Street

Be it Ordered by the City Council of the City of Bangor that, Stephanie Kimball, Finance Director, is hereby authorized, on behalf of the City of Bangor, to execute a Municipal Quitclaim Deed releasing any interest the City may have by virtue of tax, sewer, and stormwater liens recorded in the Penobscot County Registry of Deeds in Book 17565, Page 189; Book 17651, Page 2; Book 17511, Page 308; Book 17391, Page 235; Book 17151, Page 141; Book 17020, Page 62; Book 17649, Page 244; Book 17510, Page 302; Book 17392, Page 137; Book 17152, Page 24; and Book 17020, Page 305. Said deed shall be directed to Somporn Klombang and Thanin Phrasurat and shall be in final form approved by the City Solicitor or the Assistant City Solicitor.



CITY COUNCIL ACTION

02/09/2026 26-077

Council Meeting Date: 02/09/2026

Item No: 26-077

Responsible Dept: Police

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept \$10,000 in Funds, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of cash. The Bangor Police Department was approved for 70% of the \$14,346 total seizure.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-077

Date: 02/09/2026

Item No: 26-077

Assigned to Councilor: Mallar

Authorizing the City Manager to Accept \$10,000 in Funds, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept \$1490.05, as result of a State Criminal Forfeiture. The money will be deposited in the police department state forfeiture account.



CITY COUNCIL ACTION

02/09/2026 26-078

Council Meeting Date: 02/09/2026

Item No: 26-078

Responsible Dept: Police

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept \$1,557 in Funds and One Firearm, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of \$1,557 in currency and one firearm.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-078

Date: 02/09/2026

Item No: 26-078

Assigned to Councilor: Deane

Authorizing the City Manager to Accept \$1,557 in Funds and One Firearm, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept \$1,557.00 in funds and 1 firearm, as result of a State Criminal Forfeiture. The firearm will remain stored in the department's secured property room. The money will be deposited in the police department state forfeiture account.



CITY COUNCIL ACTION

02/09/2026 26-079

Council Meeting Date: 02/09/2026

Item No: 26-079

Responsible Dept: Police

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing the City Manager to Accept Two Firearms, as Result of a State Criminal Forfeiture

Summary

Members of the police department, either assigned to the patrol division or assigned to the Maine Drug Enforcement Agency, were involved in an investigation that led to the seizure of two firearms.

Committee Action

Committee:

Action: Recommend for passage

Meeting Date:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-079

Date: 02/09/2026

Item No: 26-079

Assigned to Councilor: Faloon

Authorizing the City Manager to Accept Two Firearms, as Result of a State Criminal Forfeiture

Be it Ordered by the City Council of the City of Bangor that, the City Manager be authorized to accept two firearms, as result of a State Criminal Forfeiture. The firearms will remain stored in the department's secured property room.



CITY COUNCIL ACTION

02/09/2026 26-080

Council Meeting Date: 02/09/2026

Item No: 26-080

Responsible Dept: City Manager

Requested Action: Order

Map/Lot: N/A

Title, Order

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

Summary

This Order will authorize the acceptance of the annual report of the Advisory Committee on Racial Equity, Inclusion, and Human Rights for 2025.

This Committee is required to submit an annual report of its work to the City Council per Ordinance. The report contains highlights of the work completed by the Committee in 2025 including governance and structural improvements, community engagement, and resolution and policy recommendations made to Council.

The report was presented at the Government Operations Committee meeting on February 2, 2026.

Committee Action

Committee: Government Operations Committee

Meeting Date: 02/02/2026

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-080

Date: 02/09/2026

Item No: 26-080

Assigned to Councilor: Beck

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

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



CITY COUNCIL ACTION

02/09/2026 26-081

Council Meeting Date: 02/09/2026

Item No: 26-081

Responsible Dept: Airport

Requested Action: Order

Map/Lot: N/A

Title, Order

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

Summary

An RFP was issued for the purchase of an AFM - Plow Truck with the bid opening dated January 21, 2026. This resulted in one bid from Airport Technologies for \$542,716.00 with an extended warranty.

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

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

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-081

Date: 02/09/2026

Item No: 26-081

Assigned to Councilor: Deane

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

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



CITY COUNCIL ACTION

02/09/2026 26-082

Council Meeting Date: 02/09/2026

Item No: 26-082

Responsible Dept: Health & Community Services

Requested Action: Order

Map/Lot: N/A

Title, Order

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

Summary

This Order will authorize the City Manager to execute a subcontract with Maine Mental Health Connection's Together Place Peer Run Recovery Center for the purpose of employing a Recovery Coach to support the project.

The Together Place will receive up to \$50,000 from the state of Maine-funded Overdose Response Pilot grant to provide recovery coaching services for people served under the grant. Staff from the Public Health & Community Services Department will provide technical assistance, support, and monitoring.

This is the seventh year of this project. The agreement would end on December 31, 2026.

Committee Action

Committee: Government Operations Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-082

Date: 02/09/2026

Item No: 26-082

Assigned to Councilor: Walker

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

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



CITY COUNCIL ACTION

02/09/2026 26-083

Council Meeting Date: 02/09/2026

Item No: 26-083

Responsible Dept: Airport

Requested Action: Order



Map/Lot: N/A

Title, Order

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

Summary

This Order would award a contract to Stantec Consulting Inc. to provide Fuel and Storage Facility Engineering Services for Bangor International Airport.

Six bid responses were reviewed by the Selection Committee. They evaluated the submissions based on the criteria outlined in the RFQ.

While all firms met the qualification requirements, Stantec Consulting Inc. stood out as best suited for all Fuel Facility and Tank Storage Engineering needs. Their extensive background in the industry and client list illustrates extensive experience overseeing large complexes and multi million dollar contracts.

The Selection Committee is recommending to award a contract for \$862,000 for phase 1 of the project to Stantec Consulting Inc.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-083

Date: 02/09/2026

Item No: 26-083

Assigned to Councilor: Faloon

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

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



CITY COUNCIL ACTION

02/09/2026 26-084

Council Meeting Date: 02/09/2026

Item No: 26-084

Responsible Dept: Stormwater

Requested Action: Order

Map/Lot: N/A

Title, Order

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

Summary

This work is to install a stormwater trunk line from Main Street to Second Street across the YMCA site that is currently under construction in order to allow for future sewer separation. The project is located on privately owned property that is currently an active major construction site. Although there are extensive cost savings and logistical benefits to performing this work while the ground is already open for construction, doing so requires us to worked with a small list of vendors approved by the property owner and their contractor. This requirement precludes the City from fully competitively bidding the project, and it therefore is a sole source procurement.

The Director of Engineering requested and received 3 estimates from contractors that are pre-authorized by the site owner and contractor to complete this work ranging from \$436,982.00 to \$486,270. We hereby request approval to enter into a construction contract with the vendor that provided the lowest estimate, Sargent Corporation, of Stillwater, Maine in the amount of \$436,982.00, contingent upon approval of funding by City Council.

Committee Action

Committee: Finance Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/09/2026 26-084

Date: 02/09/2026

Item No: 26-084

Assigned to Councilor: Carson

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

Be it Ordered by the City Council of the City of Bangor that, the City Manager enters into a Contract with Sargent Corporation in the Amount of \$436,982 to Install a Stormwater Trunk Line at the Sanford Brook Drainage area at the YMCA Site.



CITY COUNCIL ACTION

02/02/2026 26-085

Council Meeting Date: 02/02/2026

Item No: 26-085

Responsible Dept: City Manager

Requested Action: Order

Map/Lot: N/A

Title, Order

Authorizing an Update to Policy Governing Public Use of City Hall

Summary

This Order will authorize an update to the longstanding policy governing Public Use of City Hall.

This policy was originally adopted by City Council in 1997 via Council Order 97-149. The recently completed renovations to City Hall prompted staff to update this policy, specifically to address the updated procedures for use of conference rooms on the first floor by third parties while ensuring City business is not interrupted. The policy also outlines priorities for use by third parties to not-for-profit organizations, other government agencies, and civic organizations. Additionally, this policy addresses use for the main lobby, as well as publications and posters.

Committee Action

Committee: Government Operations Committee
Action: Recommend for passage

Meeting Date: 02/02/2026
For: 5 Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: Consent



CITY OF BANGOR ORDER

02/02/2026 26-085

Date: 02/02/2026

Item No: 26-085

Assigned to Councilor: Mallar

Authorizing an Update to Policy Governing Public Use of City Hall

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



CITY OF BANGOR

Notable additions are underlined.* **PUBLIC USE OF CITY HALL

1.0 PURPOSE

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

2.0 POLICY

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

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

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

3.0 CITY HALL CONFERENCE ROOMS

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

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



CITY OF BANGOR

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

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

3.2 Procedure and Limitations

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



CITY OF BANGOR

**Notable additions are underlined.*

4.0 CITY HALL STEPS AND PORCH AREA

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

5.0 MAIN ENTRY LOBBY

5.1 Public Events/Gatherings

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

5.2 Petition Signature Gathering

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

5.3 Informational Booth or Displays

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

5.4 School Department/Parks and Recreation Department Displays

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

6.0 OTHER AREAS OF CITY HALL

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

7.0 PUBLICATIONS AND POSTERS

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



CITY OF
BANGOR

**Notable additions are underlined.*

8.0 RESPONSIBILITY FOR REVIEW

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

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



REFERRALS TO
COMMITTEES
& FIRST READING



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-086

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

Title, Ordinance

Amending the Land Development Code, Section 165-73 Parking Area Location and Screening to Remove the Buffer Requirement for Parking Lots Adjacent to Properties Zoned G&ISD, Except Where the Adjacent Property Contains a Residential, Cemetery, or School Use.

Summary

This amendment would remove the requirement to create a vegetated buffer between off-street parking and parcels in the G&ISD (Government & Institutional Service District) zone, except where the adjacent property that's zoned G&ISD contains a residential, cemetery, or school use. The reasoning for this change is that the G&ISD zone contains many intensive uses, including some commercial uses, and does not significantly benefit from having a buffer between parking and these uses.

The primary complaint heard from the public about parking is when parking lots are adjacent to residential areas. The Code does currently require vegetated buffers between parking and all residential zones and this would remain as is. Additionally, these proposed amendments would also require that a buffer remain for G&ISD properties that contain residential, cemetery, or school uses. However, the current requirement to provide a buffer from G&ISD in general seems excessive and can hinder commercial development in some cases.

Committee Action

Committee: Planning Board

Meeting Date: 2/17/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager
Director

City Solicitor

Finance

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Faloon

ORDINANCE, Amending the Land Development Code, Section 165-73 Parking Area Location and Screening to Remove the Buffer Requirement for Parking Lots Adjacent to Properties Zoned G&ISD, Except Where the Adjacent Property Contains a Residential, Cemetery, or School Use.

Whereas, the G&ISD (Government & Institutional Service District) zone contains many intensive uses, including some commercial uses, and does not significantly benefit from having a buffer between parking and these uses;

Whereas, the primary complaint heard from the public about parking is when parking lots are adjacent to residential areas;

Whereas, the Code does currently require vegetated buffers between parking and all residential zones and this would remain as is;

Whereas, the current requirement to provide a buffer from G&ISD seems excessive and can hinder commercial development in some cases;

Whereas, this amendment would remove the requirement to create a vegetated buffer between off-street parking and parcels in the G&ISD zone, except where the adjacent property that's zoned G&ISD contains a residential, cemetery, or school use;

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

The Land Development Code shall be amended as shown below:

§165-73 Parking area location and screening.

....

D. Screening of parking. All parking lots containing five or more parking spaces, outdoor display areas, outdoor storage areas and all outdoor off-street loading areas shall be screened in accordance with the following requirements:

- (1) All parking lots and off-street loading areas shall have a C Buffer Yard as provided in Article XIX along any property line abutting any residential district, any Multifamily and Service District, any property in the Government and Institutional Service District that contains a residential, cemetery, or school use, any Rural Residence and Agricultural District, any Park and Open Space District, any Resource Protection District and any Stream Protection District; excepting that parking lots and off-street loading areas in URD-2, M & SD, and NSD containing no more than 10 parking spaces shall instead have an A Buffer Yard along such property lines.

Additions underlined, deletions ~~struck through~~



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-087

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: n/a

Title, Ordinance

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

Summary

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

Committee Action

Committee: Planning Board

Meeting Date: 2/17/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager
Director

City Solicitor

Finance

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Walker

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

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

Whereas, State Street appears to be erroneously included as a minor arterial since it is also listed as a major arterial and it meets the definition of a major arterial;

Whereas, this amendment would remove State Street from the minor arterial category;

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

The Land Development Code shall be amended as shown below:

§ 165-13 Definitions.

...

STREET, MINOR ARTERIAL

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

Additions underlined, deletions ~~struck through~~



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-088

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R23-003-B

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at R23-003-B from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD).

Summary

This Ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R23-003-B, located on Ohio Street, from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 6 acres. The applicant/owner of record is The Rock Church of Greater Bangor.

This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area which consists of "medium-density residential with limited commercial and institutional uses that are complementary to the surrounding residential land uses".

Committee Action

Committee: Planning Board

Meeting Date: February 17, 2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Carson

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at R23-003-B from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD).

WHEREAS, the land uses around the property consist primarily of a mix of institutional, small-scale commercial, and residential;

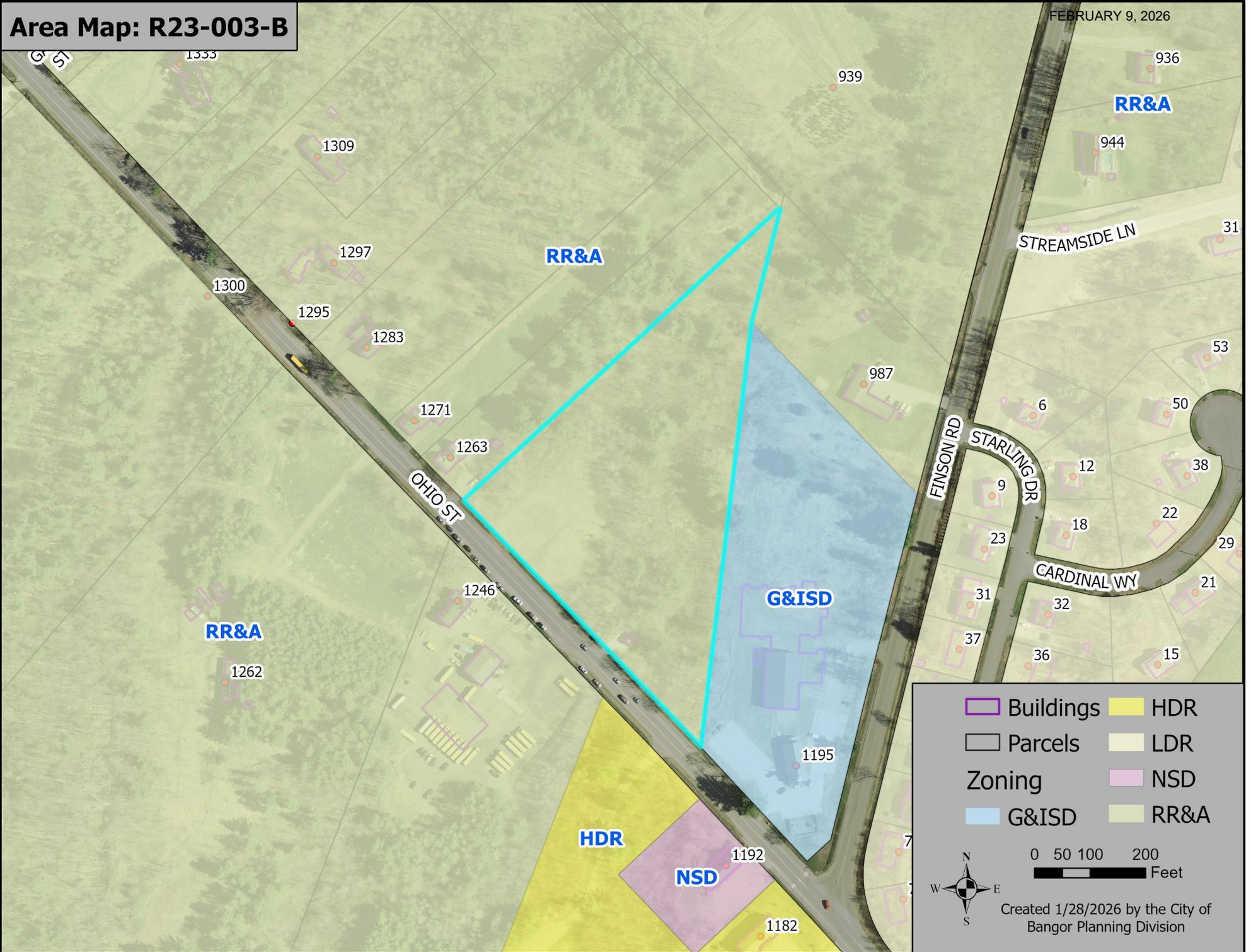
WHEREAS, the zoning around the property consists primarily of Government and Institutional Service District (G&ISD), Rural Residence and Agricultural District (RR&A), High-Density Residential District (HDR), and Neighborhood Service District (NSD);

WHEREAS, the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area which consists of "medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential land uses";

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

Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify the property at R23-003-B, located on Ohio Street, from Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD). The total area requested to be changed is approximately 6 acres and is shown in the attached exhibit.

Area Map: R23-003-B



	Buildings		HDR
	Parcels		LDR
Zoning			G&ISD
			NSD
			RR&A

0 50 100 200 Feet

Created 1/28/2026 by the City of Bangor Planning Division



CITY COUNCIL ACTION

Council Meeting Date: February 9, 2026

Item No: 26-089

Responsible Dept: City Manager

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

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

Summary

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

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

Committee Action

Committee: Government Operations

Meeting Date: February 2, 2026

Action: Recommend for passage

For: 5

Against: 0

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY COUNCIL ORDINANCE

Date: February 9, 2026

Assigned to Councilor: Carson

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

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

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

Chapter 9 City Council

...

Article I Rules and Orders

...

§ 9-8. Standing committees.

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

- (1) Finance Committee.
- (2) Government Operations Committee.
- (3) Business and Economic Development Committee.
- (4) Infrastructure Committee.
- (5) Personnel Committee.
- (6) Legislative Committee.

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

....

- H. Legislative Committee. The Legislative Committee shall have the following duties and responsibilities:
- (1) To liaise with the City's state legislative delegation and other elected bodies on legislative matters of City interest.
 - (2) To provide the City's state legislative delegation and other elected bodies with input on legislative proposals.
 - (3) To seek sponsorship of legislation that is in the City's interest.
 - (4) To keep the full Council apprised of the Committee's activities and obtain appropriate full Council approval prior to taking any action on behalf of the Council.

Additions underlined, deletions ~~struck through~~



CITY COUNCIL ACTION

02/09/2026 26-090

Council Meeting Date: 02/09/2026

Item No: 26-090

Responsible Dept: City Manager

Requested Action: Resolve

Map/Lot: N/A

Title, Resolve

Making an Appropriation from Undesignated Fund Balance in the Amount of Up to \$50,000 to Fund a Director of Human Resources

Summary

Currently, the City of Bangor's Assistant City Manager concurrently holds the title of Chief Human Resources Officer and Chief Labor Relations Officer with the human resources and labor relations functions occupying at least half of the Assistant City Manager's working hours. Given the size of the City's workforce and the critical importance of the City's employees, it is beneficial for there to be a stand-alone Department Head-level position that leads the City's human resources and labor relations functions. By creating a new Director of Human Resources position, the City acknowledges the critical importance of its employees. A survey of the five largest cities in Maine shows that Bangor is the only City without a stand-alone Director-level human resources role. The City's greatest asset is our employees and focused leadership on hiring, training, and labor relations will ensure that the City is utilizing this asset to the greatest public benefit.

Additionally, removing human resources and labor relations from the Assistant City Manager role will allow the Assistant City Manager to refocus on important technology projects, public outreach and communications, and process improvement - which will result in increased efficiency, cost savings, and better customer service.

Committee Action

Committee: Government Operations Committee

Meeting Date: 03/02/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading & Referral

Government Operations Committee

02/16/2026



CITY OF BANGOR RESOLVE

02/09/2026 26-090

Date: 02/09/2026

Item No: 26-090

Assigned to Councilor: Leonard

Making an Appropriation from Undesignated Fund Balance in the Amount of Up to \$50,000 to Fund a Director of Human Resources

NOW, THEREFORE, BE IT RESOLVED, that the Bangor City Council, authorizes the appropriation of \$50,000 from undesignated fund balance to fund a Director of Human resources.



UNFINISHED
BUSINESS



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~~



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Carollynn Lear, City Manager

From: Anja Collette, AICP, Planning Officer

Date: February 4, 2026

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

Re: Planning Board Recommendation February 3, 2026
Amending Chapter 165, Land Development Code, by Changing the Restrictions on Short-Term Rentals in Tiny Home Parks and Manufactured Home Parks

Please accept this memorandum as the recommendation from the Planning Board for the noted item. The Planning Board considered this item in a noticed public hearing on February 3, 2026.

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

Planning Officer Collette reviewed the proposed amendments.

From the staff memo:

- 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.

Member Jonas asked how this would work if the tiny homes were individually owned. Collette responded that it would work the same way as a condominium building – there wouldn't be a cap on

CITY OF BANGOR PLANNING DIVISION
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 2.3.2026
Land Development Code – Short-Term Rentals in Tiny Home Parks

the number of units in the building/development, but there would still be a cap on the number of units per operator.

Member Brush moved to recommend to City Council that the proposed amendments ought to pass. Member Hobson seconded the motion. All members voted in favor.

The result of the vote is that a majority of Planning Board members voted to recommend that the proposed amendments ought to pass.

Anja Collette



CITY COUNCIL ACTION

01/26/2026 26-074

Council Meeting Date: 01/26/2026

Item No: 26-074

Responsible Dept: Stormwater

Requested Action: Resolve

Map/Lot: 035-174

Title, Resolve

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

Summary

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

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

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

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

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

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

Committee Action

Committee: Finance Committee
Action: Recommend for passage

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

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading



CITY OF BANGOR RESOLVE

01/26/2026 26-074

Date: 01/26/2026

Item No: 26-074

Assigned to Councilor: Beck

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

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



NEW BUSINESS



CITY COUNCIL ACTION

01/26/2026 26-091

Council Meeting Date: 01/26/2026

Item No: 26-091

Responsible Dept: City Manager

Requested Action: Order



Map/Lot: N/A

Title, Order

Establishing the City Council's Priorities for 2026

Summary

During City Council's annual priority-setting session and subsequent workshop, City Council established the following 2026 priorities:

(1) Establish a comprehensive plan to address homelessness. Council will spearhead the creation of a comprehensive strategy that leverages both outside regional and nationwide experts alongside local stakeholders to craft a comprehensive plan for how the City supports organizations addressing homelessness in the City and considers the effectiveness of past strategies and recommends new strategies to decrease the incidence and impact of homelessness in Bangor.

(2) Continue to address housing needs. Several housing projects are in various stages of completion around the City including the completed Theresa's Place project, and in progress projects such as Sunrise Senior Living, a recently approved tiny home project, and a supportive housing project led by Bangor Housing. Council intends to continue to focus on housing gaps and unmet needs. Ideas considered include a standing committee focused on housing and/or housing bonds.

(3) Advocate for a fairer share of regional costs and regional participation in the resolution of regional challenges. As a service center, Bangor proudly hosts a number of businesses, non-profits, educational organizations, and medical service providers that are of broad regional importance. However, there are attendant costs associated with being a service center that are born by Bangor alone. At the same time, many of these institutions are exempt from property tax and Bangor shoulders a disproportionate impact from those property tax exemptions. City Council will explore creative and innovative ways to encourage broader regional participation and cost sharing.

City Council believes that prioritizing these three items in the following year is a strong investment in the continued vitality of the City of Bangor and the wellbeing of the City's residents.

Committee Action

Committee:

Meeting Date: 12/10/2025

Action: Recommend for passage

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: New Business





CITY OF BANGOR ORDER

01/26/2026 26-091

Date: 01/26/2026

Item No: 26-091

Assigned to Councilor: Carson

Establishing the City Council's Priorities for 2026

WHEREAS, the City Council met on December 10, 2025 to establish its priorities for the coming year; and

WHEREAS, after a robust brainstorming session, City Council coalesced around three top priorities; and

WHEREAS, City Council believes that prioritizing these three items in the following year is a strong investment in the continued vitality of the City of Bangor and the wellbeing of the City's residents;

Now, therefore, be it ordered by the City Council of the City of Bangor that, the City of Council's 2026 priorities are (1) establishing a comprehensive plan to address homelessness; (2) continuing to address housing needs; and (3) advocating for a fairer share of regional costs and regional participation in the resolution of regional challenges.

**Opioid Settlement Funds Advisory Committee
Wednesday, February 11 @ 5:30 p.m.
Paul Bunyan Room, City Hall, 73 Harlow St.**

Agenda

- 1. Executive Session: 1 M.R.S.A. § 405 (6)(E) – Consultation with City Solicitor**
- 2. Finalize Recommendations to Council**
- 3. Adjourn**

**Findings of Fact Agenda
Board of Appeals**

Wednesday, February 11, 2026 at 5:30 p.m.

1. Introductions
2. Select a Chair *Pro Tem*
3. Approval of Minutes from the February 4, 2026 Board of Appeals Meeting
4. Findings of Fact and Conclusions of Law (Notice of Decision) – 1011 Union Street, Applicant Nathan Woodard, for Consideration of Variances from the Setback Requirement of City Ordinance § 165-73B and the Buffer Requirement of § 165-73D
5. Other Business

**BANGOR SCHOOL COMMITTEE AGENDA
BUDGET WORKSHOP MEETING
7:00 p.m., *Wednesday*, February 11, 2026
City Hall Council Chambers**

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

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

A. Call to Order

1. Welcome
2. Pledge of Allegiance

B. Adjustments to the Agenda

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

D. Discussions

1. Budget Presentation
 - a. Introduction to the 2026-2027 Budget – E, TL, ER, SW

E. Information Items

1. Important Dates:
 - Wednesday, February 25, 2026 Regular Meeting – 7 p.m. Council Chambers
 - ~~Wednesday, March 4, 2026 Budget Workshop – 7 p.m. Council Chambers~~ **CANCELLED**
 - Wednesday, March 11, 2026 Budget Workshop – 7 p.m. Council Chambers
 - Wednesday, March 25, 2026 Regular Meeting – 7 p.m. Council Chambers
 - Wednesday, April 8, 2026 Regular Meeting – 7 p.m. Council Chambers

F. Adjournment

Parks, Recreation and Harbor

Advisory Committee

February 12, 2026

5:15 PM

City Council Chambers

Bangor City Hall

73 Harlow Street

AGENDA

Approval of January meeting minutes

Essex Woods/Prentiss Woods

The Forestry Division at Public Works has been working on a management plan for both Essex Woods and Prentiss Woods. Staff will be discussing progress on both.

Budget Update

Staff has started preparing the FY27 budget and this will be an update and discussion on the beginning of that process and a continued discussion potential projects for the coming budget year.

Kiwanis shelter project

The Bangor Kiwanis has offered to partner with Parks and Rec to build picnic shelters to be placed in City parks. This will be a discussion on potential locations.

Waterfront Season Preparation

Staff will be preparing for both the seasonal food trucks and harbor reservations for the season. This will be a discussion about of those areas including fees for the season.

New/Other Business

Adjourn

Board of Assessment Review

Thursday, February 12, 2026
Paul Bunyan Room, First Floor of City Hall, 73 Harlow St.
5:30 p.m.

Agenda

1. The annual business meeting – election of chairperson and vice chairperson
2. Discussion on the City's remote participation policy, recently adopted.
3. Discussion on a letter to the public with the goal of finding applicants to serve on this board. There are currently three open seats.
4. Other items



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION COMMISSION
MEETING OF FEBRUARY 12, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET

AGENDA

Old Business:

1. Meeting Minutes – December 11, 2025 and January 8, 2026
2. Adoption of Findings & Decision for 62 High Street

Other Business:

3. HPC Training – Planning
4. Review Draft Historic Preservation Ordinance Changes
5. Review Historic Survey Results
6. Testimony on LD 435
7. Adjournment



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

**HISTORIC PRESERVATION COMMISSION
MEETING OF DECEMBER 11, 2025, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Commission Members Present:

Edmund Chernesky
Peter Keebler
Nathaniel King
Rebecca Krupke
Liam Riordan

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Mike Pullen, HPC Consultant

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

Old Business:

1. Adoption of Findings & Decision for 198 Broadway

Vice Chair Riordan moved to adopt the Findings & Decision for 198 Broadway. Commissioner King seconded. All voting members in favor, none opposed. Motion passed.

2. Meeting Minutes – October 9, 2025 and October 29, 2025

Vice Chair Riordan moved to approve the October 9th and October 29th meeting minutes. Commissioner King seconded. All voting members in favor, none opposed. Motion passed.

Other Business:

Alternate Member Keebler asked about the process for proposing amendments to the Historic Preservation Code – Chair Chernesky responded and clarified. Keebler discussed and also asked about some amendments previously proposed by the Commission – Planning Officer Anja Collette responded that staff would be working on these. Keebler and Chernesky discussed. HPC Consultant Mike Pullen commented on the Commission's responsibility to work on proposed Code amendments – Keebler responded and discussed, and suggested having an annual workshop meeting to discuss Code amendments. Chernesky responded and mentioned the possibility of having a second meeting each

month – Commissioner Krupke expressed support for this.

Alternate Member Keebler asked about conflicts of interest and discussed his concerns regarding these determinations. Commissioner King responded and discussed with Keebler. Vice Chair Riordan asked for clarification from staff – Planning Officer Collette responded and discussed. Keebler asked if Legal staff could be present at the Commission’s meetings to consult on these matters – Collette responded and discussed. Chair Chernesky also discussed the situation in which Keebler was found to have a conflict of interest. Riordan mentioned the Commission’s annual training – Keebler responded and suggested that this may not be most effective by being held at the Commission’s first meeting every year. Discussed at length with staff and Commissioners.

Alternate Member Keebler asked about findings of economic hardship and discussed his concerns regarding these determinations. Discussed at length with Chair Chernesky and HPC Consultant Mike Pullen at length. Keebler brought up a previous decision on this point – Planning Officer Collette cautioned Commissioners about discussing a specific application. Chernesky and Keebler discussed the general topic further and at length. Keebler and Chernesky suggested providing additional clarity in proposed Code amendments – Collette responded and discussed this. Keebler and Chernesky continued to discuss this topic, including the feasibility of design guidelines and the Commission’s role in interpreting these, with the rest of the Commission.

Commissioners discussed feedback from the public workshop meeting held in October.

Alternate Member Keebler asked about site visits for properties with open applications – Chair Chernesky and Planning Officer Collette responded and clarified the guidelines and restrictions on this being done. Discussed at length with Keebler. Commissioner Krupke commented on the need for better education regarding this. HPC Consultant Pullen provided additional clarification. Collette suggested continuing this discussion when Legal staff are present for the Commission’s annual training.

Commissioner King recommended clarifying application requirements for future applicants. Commissioners and staff expressed support for this.

Commissioner Krupke brought up the issue of living in the neighborhood of a subject property or going by a subject property during routine daily travel, and asked whether and when this would become a possible of conflict of interest. Discussed at length with Commissioners and staff.

Alternate Member Keebler also brought up the procedure for alternate members becoming regular members of the Commission – discussed with staff and Commissioners. Commissioners also discussed how to best train and orient new members of the Commission, as well as working through the new format of Findings & Decisions for applications.

New Business:

- 3. Certificate of Appropriateness – 62 High Street – Map-Lot 042-102 – High Street Historic District – Applicant: Tyler Smith – Owner: Gilpin Holdings, LLC** - Approval requested for Certificate of Appropriateness for the removal of rotted trim boards and replacement with white PVC boards. The property is located at Map-Lot 042-102, in the High Street Historic District.

Commissioner King moved to postpone this agenda item to the January 8, 2026 meeting, due to the applicant not being present. Seconded by Commissioner Krupke. Roll call vote conducted – all in favor,

Historic Preservation Commission – Meeting Minutes
December 11th, 2025

none opposed. Motion passed.

Commissioner King thanked Chair Chernesky and Vice Chair Riordan for their service to the Commission.

Commissioners discussed the procedure for election of officers at their next meeting.

4. Adjournment

Meeting adjourned at 8:15 P.M.

Respectfully submitted,

Sarah Maquillan
Development Assistant
Planning Division



CITY OF BANGOR

HISTORIC PRESERVATION COMMISSION

**HISTORIC PRESERVATION COMMISSION
MEETING OF JANUARY 8, 2026, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Commission Members Present:

Katie Coe
Peter Keebler
Nathaniel King
Rebecca Krupke
Peter James Sachs
Matthew Weitkamp

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Mike Pullen, HPC Consultant
David Szewczyk, City Solicitor

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

1. Election of Officers

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

Commissioner Krupke nominated Commissioner King for the office of Chair. Roll call vote conducted – all in favor, none opposed. Commissioner King elected to the office of Chair.

Chair King nominated Commissioner Krupke for the office of Vice Chair. Roll call vote conducted – all in favor, none opposed. Commissioner Krupke elected to the office of Vice Chair.

Chair King made his introduction. King also appointed Alternate Member Weitkamp as a voting member at tonight's meeting.

Alternate Member Keebler asked to add an agenda item for a discussion on meeting frequency – Chair King agreed to add this to the end of the meeting.

Old Business:

2. Meeting Minutes – December 11, 2025 – *Postponed*

Chair King introduced the agenda item and confirmed that approval of these minutes will be postponed to the next meeting.

3. Certificate of Appropriateness – 62 High Street – Map-Lot 042-102 – High Street Historic District – Applicant: Tyler Smith – Owner: Gilpin Holdings, LLC - Approval requested for Certificate of Appropriateness for the removal of rotted trim boards and replacement with white PVC boards. The property is located at Map-Lot 042-102, in the High Street Historic District.

Chair King introduced the agenda item.

Applicant Representative Louie Morrison and Property Owner Zach Gilpin presented to the podium and provided an overview of the application.

HPC Consultant Mike Pullen presented an overview of his written memo on the application and discussed with Applicant Representative Morrison.

Alternate Member Keebler asked to clarify the procedure for requesting possible amendments to the application – Planning Officer Anja Collette responded and clarified.

Alternate Member Weitkamp asked if there had been any existing aluminum gutter at the time the property was purchased – Applicant Representative Morrison and Property Owner Gilpin responded and clarified what had been existing, as well as what currently remains.

Alternate Member Keebler brought up the issue of applicants often seeking retroactive approval of work already completed – discussed at length with Applicant Representative Morrison and Property Owner Gilpin. Vice Chair Krupke asked about Code Enforcement participation in the process – Planning Officer Collette responded that she will discuss with staff. Commissioners discussed the issue of buyers not being aware of a property's historic status at length with Collette and Morrison.

Commissioner Coe asked for clarification regarding property owners completing repairs with in-kind materials – Planning Officer Collette responded and clarified this process.

Alternate Member Weitkamp also brought up the issue of the Commission requesting amendments to an application and applicants then not following up on these amendments and re-submitting their applications.

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

Vice Chair Krupke asked for clarification regarding the recommendation that gutters be added – Planning Officer Collette responded and clarified. Alternate Members Keebler and Weitkamp discussed.

Alternate Members Keebler and Weitkamp discussed the design standards for this property due to its status on the National Historic Register. Applicant Representative Morrison confirmed that there was no existing gutter on the building.

Commissioner Sachs mentioned that existing damage on the building was not in the interest of historic preservation. Discussed with Alternate Member Keebler, Chair King, and Applicant Representative Morrison.

Historic Preservation Commission – Meeting Minutes
January 8th, 2025

Chair King reiterated that the issue of gutters is not part of the current application review. Discussed with Alternate Member Keebler.

Vice Chair Krupke asked for clarification regarding work done on the cornices – Property Owner Gilpin responded and clarified. Discussed with Alternate Member Keebler.

Chair King clarified the process for voting on the review standards with Planning Officer Collette.

Alternate Member Weitkamp moved that the Commission find that the application was deemed complete on December 11, 2025, the applicant paid all applicable fees, and the proposed project is a Certificate of Appropriateness. Seconded by Vice Chair Krupke. Roll call vote conducted – all in favor, none opposed.

Commissioner Sachs asked for clarification regarding the first design standard – Chair King responded and clarified.

Alternate Member Weitkamp moved that the Commission finds that, based on Exhibits 2-5, the application satisfied Historic Preservation Code §148-9A requiring that any alteration of the historic structure will preserve or enhance its historical and architectural character. Seconded by Commissioner Sachs. Roll call vote conducted – none in favor, all opposed. Motion failed.

Alternate Member Weitkamp moved that the Commission does not find that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(b) requiring that rehabilitation work does not destroy the distinguishing qualities nor character of the structure and its environment. Seconded by Commissioner Sachs. Roll call vote conducted – none in favor, all opposed. Motion failed.

Commissioner Coe moved that the Commission finds that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(c) requiring that, while repair is preferable to replacement, in the event that replacement of deteriorated architectural features is necessary, the new material should match the material being replaced in composition, design, texture and finish. Seconded by Alternate Member Weitkamp. Roll call vote conducted – none in favor, all opposed. Motion failed.

Commissioner Sachs moved that the Commission finds that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(d) requiring that distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures is not damaged or destroyed, wherever possible. Seconded by Alternate Member Weitkamp. Roll call vote conducted – 3 in favor (Commissioners Sachs and Coe and Chair King), 2 opposed (Vice Chair Krupke and Alternate Member Weitkamp). Motion passed.

Commissioner Coe moved that the Commission finds that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(e) requiring that the changes which have taken place in the course of time have acquired historic significance in their own right are retained and preserved wherever possible. Motion not seconded. Alternate Member Weitkamp moved that the Commission find this standard not applicable in this case. Seconded by Commissioner Coe. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Coe moved that Historic Preservation Code § 148-9B(2)(f) requiring that alterations to an historic building to create an earlier appearance not be undertaken, except when qualifying as restoration under the Secretary of the Interior's Standards for Restoration, is not applicable in this case. Seconded by Commissioner Sachs. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that, based on 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(i) requiring that, wherever possible, all alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired. Seconded by Alternate Member Weitkamp. Roll call vote conducted – all in favor, none opposed. Motion passed.

Commissioner Sachs moved that the Commission finds that the project meets the requirements for Certificate of Appropriateness and therefore grants a Certificate of Appropriateness permit for the proposed Project. Seconded by Alternate Member Weitkamp. Roll call vote conducted – 3 in favor (Vice Chair Krupke, Commissioner Sachs, and Chair Chernesky), 2 opposed (Alternate Member Weitkamp and Commissioner Coe). Motion failed as 4 affirmative votes are required to issue a Certificate of Appropriateness.

Other Business:

4. Annual Training – Planning, Legal, and Mike Pullen (Advisory Consultant)

City Solicitor David Szewczyk presented to the Commission and provided their annual Legal training.

Alternate Member Weitkamp asked about retention of records for the purposes of FOAA – City Solicitor Szewczyk responded and clarified that there are different requirements depending on the type of record.

Alternate Member Keebler asked about executive sessions – City Solicitor Szewczyk responded and clarified.

Alternate Member Weitkamp asked about being in receipt of evidence that has not yet been publicly available – City Solicitor Szewczyk responded and clarified that any such evidence should immediately be forwarded to City staff.

Alternate Member Keebler asked for clarification regarding quorum and the number of members required to pass certain items – City Solicitor Szewczyk responded and clarified. Keebler asked about changing the number required to meet quorum – Planning Officer Anja Collette responded and discussed.

Alternate Member Keebler asked for clarification regarding motions – City Solicitor Szewczyk responded and clarified. Keebler and Szewczyk discussed with Chair King.

HPC Consultant Mike Pullen asked for clarification regarding the vote on the final decision for the application reviewed at this meeting (62 High Street) – City Solicitor Szewczyk responded and clarified. Chair King asked for additional clarification about voting on standards and final decisions – Szewczyk responded and discussed at length with Commissioners and Planning Officer Collette.

Alternate Member Keebler asked for clarification regarding conflicts of interest, specifically regarding a prior determination on this point – City Solicitor Szewczyk responded and discussed at length with Keebler and the rest of the Commission.

Chair King asked about the applicability of a particular standard in regards to the application reviewed at this meeting (62 High Street) and why it wasn't in the decision letter. Planning Officer Collette responded that she didn't believe it was applicable, but if the Commission feels a standard is applicable to an application but is not in the decision letter, they can vote to add it.

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January 8th, 2025

Alternate Member Weitkamp asked about consistently having Legal staff at Commission meetings – City Solicitor Szewczyk responded and discussed; noted that they can be at meetings as requested. Commissioner Coe asked if they can attend the next meeting – Szewczyk agreed.

Alternate Member Keebler asked about the term “reasonable return” in regards to determining economic hardship – City Solicitor Szewczyk responded and clarified. Commissioners continued to discuss at length with Szewczyk and Planning Officer Collette.

Applicant Representative Morrison asked for clarification about §148-9E, Exceptional Circumstances. Planning Officer Collette responded and clarified. Applicant Representative Morrison explained that if this project was not complete, the structure would not be habitable which would cause economic and unreasonable hardship on the applicant. Morrison also explained the conditions and circumstances were not caused or created by the applicant as he had recently purchased the property.

Chair King and Commissioner Sachs asked for additional clarification regarding the Commission’s ability to reconsider a vote – Planning Officer Collette and City Solicitor Szewczyk responded and clarified, and discussed at length with Commissioners.

Commissioner Coe moved to reconsider the final decision for the 62 High Street application – discussed this motion at length with City Solicitor Szewczyk. Coe withdrew the motion.

Alternate Member Weitkamp moved to continue the remainder of the training and Commission discussions to the February 12, 2026 meeting. Seconded by Commissioner Coe. Roll call vote conducted – all in favor, none opposed. Motion passed.

5. Adjournment

Meeting adjourned at 9:26 P.M.

Respectfully submitted,

Sarah Maquillan
Development Assistant
Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

January 8, 2026

Bangor Historic Preservation Commission Findings and Decision

Applicant: Tyler Smith
17 South Levant Road
Levant, Maine 04456

Owner: Gilpin Holdings, LLC
19 Sunrise Lane
Hampden, Maine 04444

Property Address: 62 High Street, Map-Lot 042-102

Zoning District: Multifamily & Service District (M&SD)

Permit Request: Certificate of Appropriateness Approval

Designation: High Street Historic District

Description: Removal of rotted trim boards and replacement with white PVC board

Public Hearing Date: December 11, 2025

Permitting Requirements: §148-9(A), §148-9(B)

Commission Members Present: Chair King, Vice Chair Krupke, Members Sachs and Coe, and Alternate Members Weitkamp (Voting) and Keebler

Commission Vote: Motion carried 3 to 2 to deny the Certificate of Appropriateness.

I. The Record

The Historic Preservation Commission reviewed the following exhibits:

1. Certificate of Appropriateness application, submitted by applicant on 10.08.2025
2. Photo exhibits of rotted trim boards prior to removal, submitted via email on 11.14.2025
3. Photo exhibits of white PVC board used for replacement, submitted via email on

11.14.2025

4. Consultant’s memo, received from HPC Consultant Mike Pullen on 11.24.2025
5. Attachment to Consultant’s memo, received from HPC Consultant Mike Pullen on 11.24.2025
6. Notice of Code Enforcement approval dated December 2025
7. List of abutters within 100ft of the subject property, generated by staff on 12.01.2025
8. Public notice sent to abutters within 100ft of the subject property on 12.02.2025
9. Notice of mailing by Planning Assistant Sarah Maquillan on 12.02.2025

II. Project Description and Permit Requirements

The project proposes removal of rotted trim boards and replacement with white PVC board at 62 High Street, Map-Lot 042-102. Since the project is located in the High Street Historic District, the proposed development must meet the requirements for a Certificate of Appropriateness (§148-8).

III. Procedural Background

1. The Application was deemed complete on December 11, 2025.
2. The Applicant paid all applicable fees (Exhibit 1).
3. The proposed Project is a Certificate of Appropriateness.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the Evaluation Standards of §148-9A regarding general standards.

1. The Commission does not find that, based on Exhibits 2-5, the application satisfied Historic Preservation Code §148-9A requiring that any alteration of the historic structure will preserve or enhance its historical and architectural character.

Part 2 – The Project meets the Evaluation Standards of §148-9B regarding renovations, alterations and repairs.

1. The Commission does not find that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(b) requiring that rehabilitation work does not destroy the distinguishing qualities nor character of the structure and its environment.
2. The Commission does not find that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(c) requiring that, while repair is preferable to replacement, in the event that replacement of deteriorated architectural features is necessary, the new material should match the material being replaced in composition, design, texture and finish.

3. The Commission finds that, based on Exhibits 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(d) requiring that distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures is not damaged or destroyed, wherever possible.
4. The Commission finds that Historic Preservation Code § 148-9B(2)(e), requiring that the changes which have taken place in the course of time have acquired historic significance in their own right are retained and preserved wherever possible, is not applicable.
5. The Commission finds that Historic Preservation Code § 148-9B(2)(f), requiring that alterations to an historic building to create an earlier appearance not be undertaken, except when qualifying as restoration under the Secretary of the Interior's Standards for Restoration, is not applicable.
6. The Commission finds that, based on 2-3, the application satisfies Historic Preservation Code § 148-9B(2)(i) requiring that, wherever possible, all alterations to structures shall be done in such a manner that if they were to be removed in the future the essential form and integrity of the original structure would be unimpaired.

V. Decision

The Commission does not find that the project meets the requirements for Certificate of Appropriateness and therefore denies a Certificate of Appropriateness permit for the proposed Project.

VI. General Permit Requirements:

- A. An appeal of any final decision regarding certificate of appropriateness, minor alteration or revision, or staff approval under § 148-8 may be taken by any party to the Board of Appeals. The appeal procedure shall conform to the procedure set forth in Chapter 23, Article I, of the Code of the City of Bangor.
- B. Any person, firm or corporation being the actual or constructive owner of any building or premises which is adjudged to be in violation of any of the provisions of this chapter shall be guilty of a civil violation and, on conviction, shall be fined not less than \$10 nor more than \$100. Each day such a violation is permitted to exist after notification shall constitute a separate offense. Any fines imposed pursuant to this chapter shall inure to the benefit of the City of Bangor.

If you should have any questions or desire further information, please do not hesitate to give

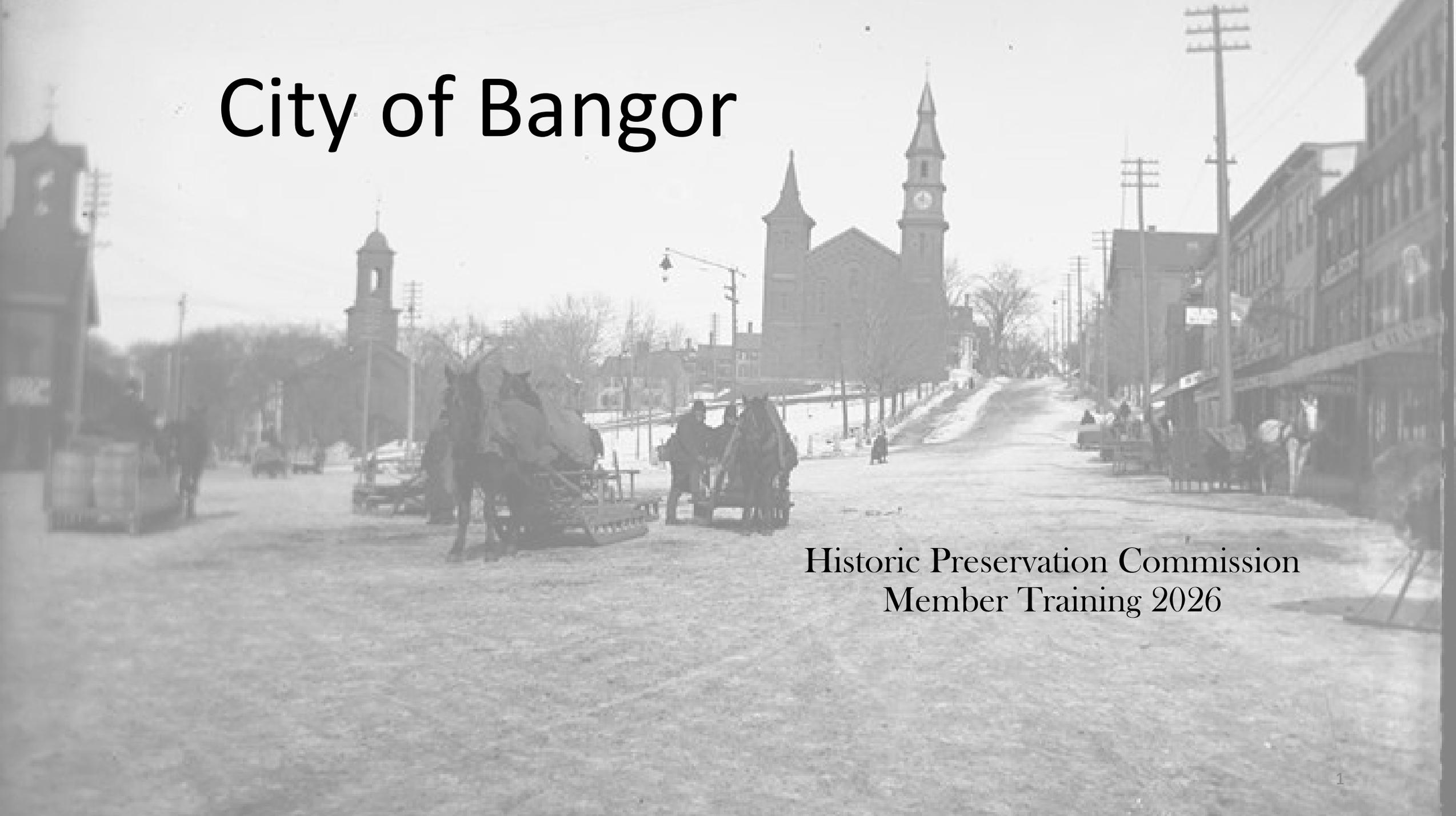
the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Historic Preservation Commission

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

City of Bangor

A historical black and white photograph of a street in Bangor, Maine. The street is wide and appears to be made of dirt or cobblestones, with a snow-covered area in the center. In the foreground, several horse-drawn carriages are visible, some with drivers. In the background, a large, prominent church with a tall, pointed steeple and a clock tower is the central focus. To the right, there are multi-story buildings with various signs, including one that says "HOTEL". Utility poles with wires are visible along the street. The overall scene depicts a busy, early 20th-century urban environment.

Historic Preservation Commission
Member Training 2026

Preserving our history is telling our story

- Lumber and Mercantile Industry
- Service and Cultural Center for Northern and Downeast Maine
- Gateway to other Maine vacation spots

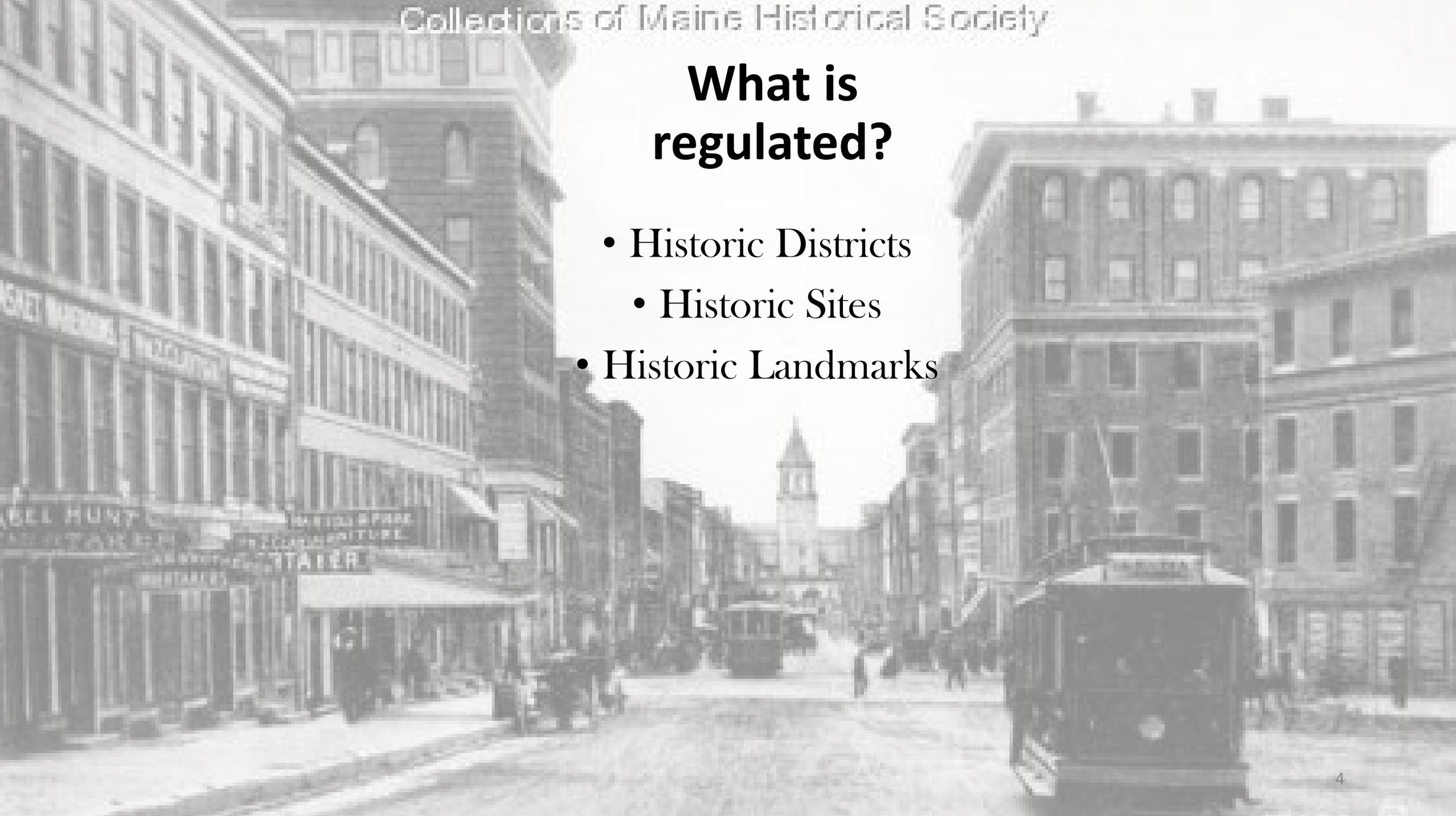


Why does government care about historic preservation?

- Sense of identity – preservation of who we are
- Sense of place
 - Pedestrian scale
 - Attractive for small businesses
 - Desirable livable neighborhoods
- Economic Development Strategy
 - New generation cares
 - Shows community strength and investment
- Once it's gone, it's gone

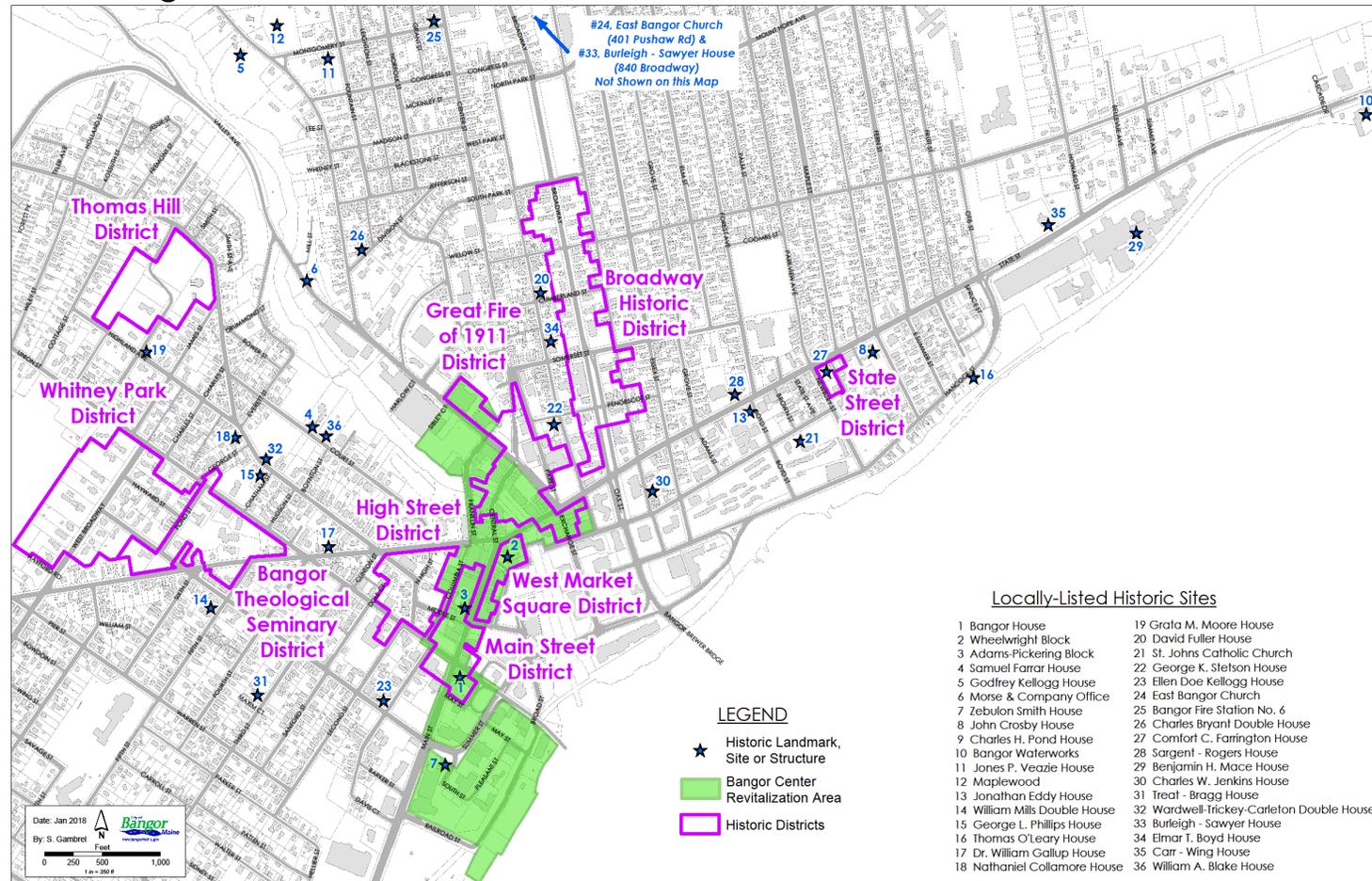
What is regulated?

- Historic Districts
 - Historic Sites
- Historic Landmarks



Historic Districts

Bangor Center Revitalization Area and Historic Districts, Sites & Structures

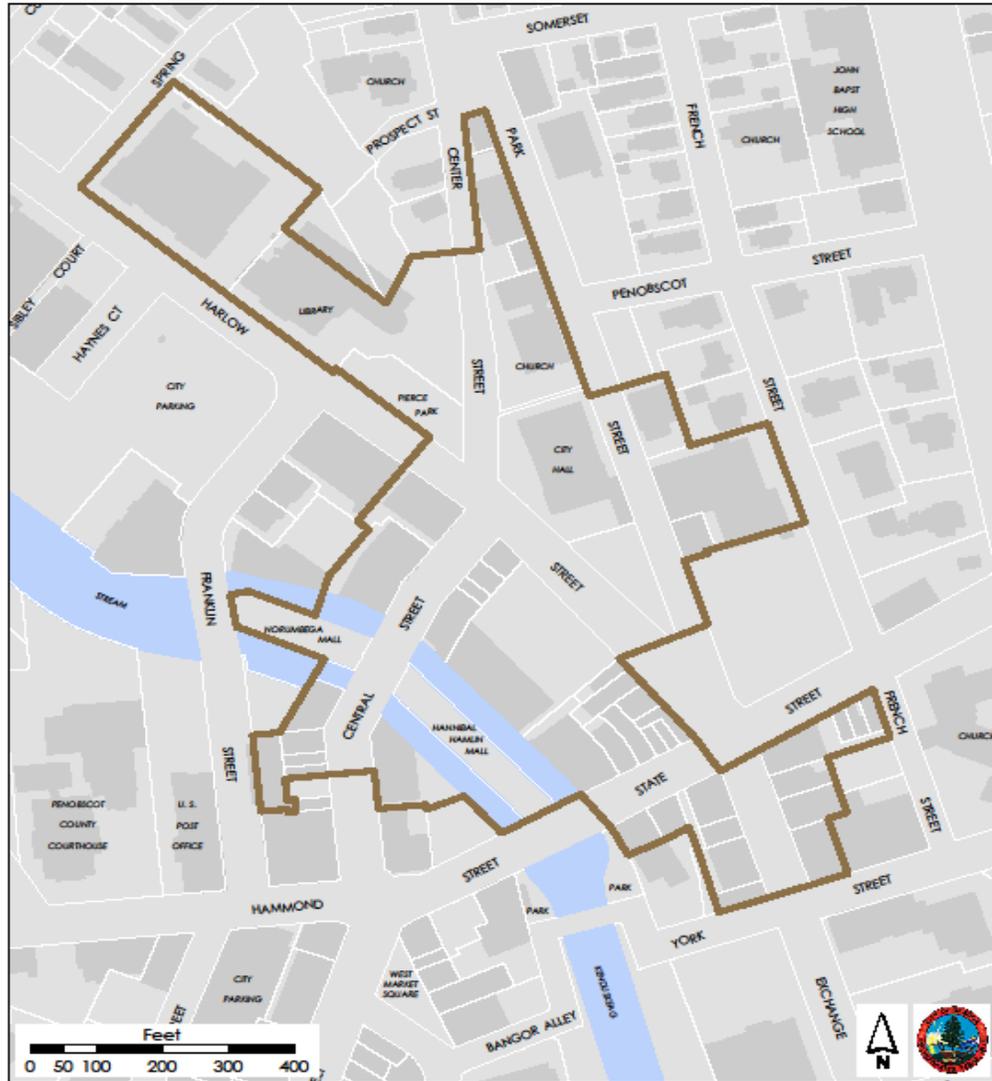


Bangor Theological Seminary Historic District



- ❖ Architectural Styles:
 - ❖ Federal
 - ❖ Italianate
 - ❖ Queen Anne
 - ❖ Romanesque Revival
- ❖ Founded in 1811, one of the oldest institutions in the country

Great Fire of 1911 Historic District

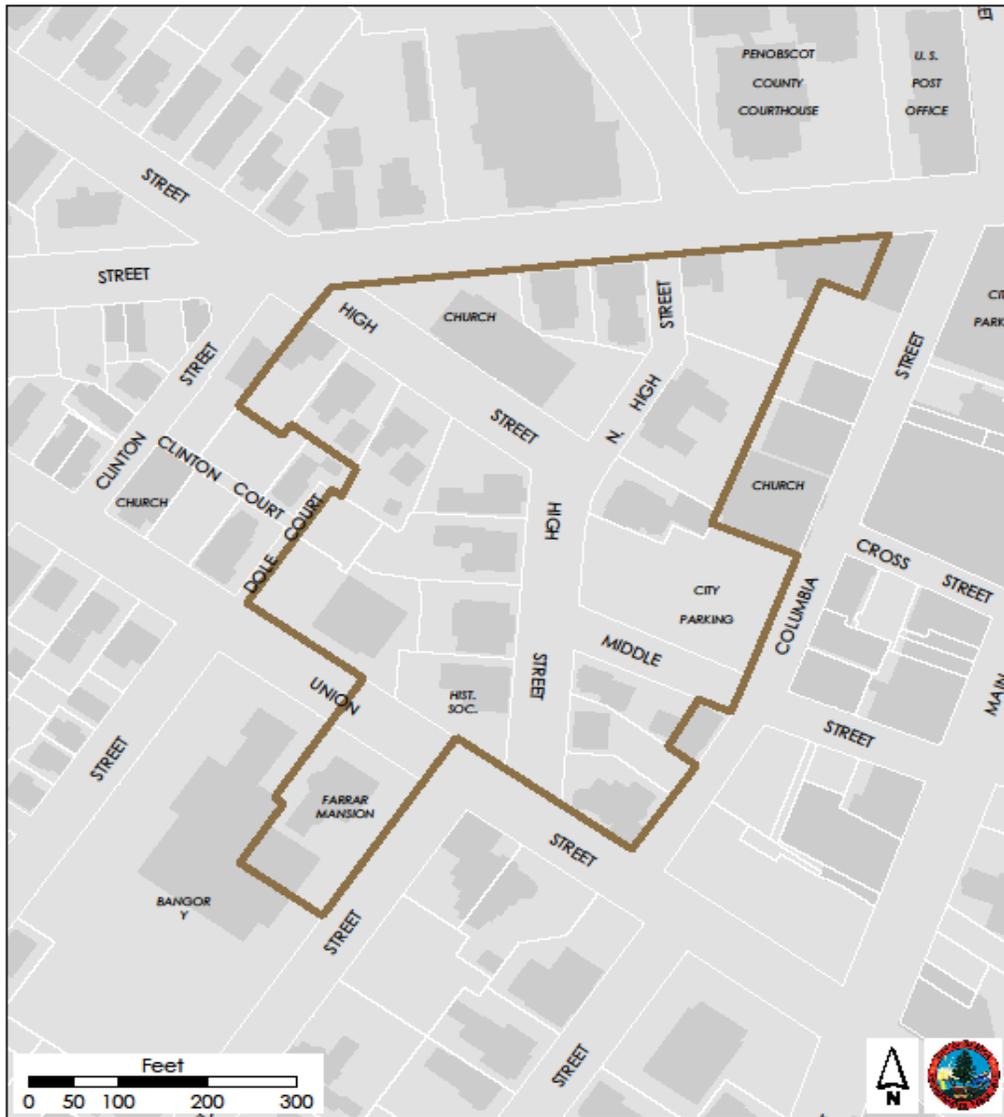


- ❖ Architectural Styles
 - ❖ Classic Revival
 - ❖ Renaissance Revival
 - ❖ Art Deco
 - ❖ Romanesque Revival

- ❖ Post Fire, Boston architect Warren Manning drew a city plan taking into account the rise of the automobile

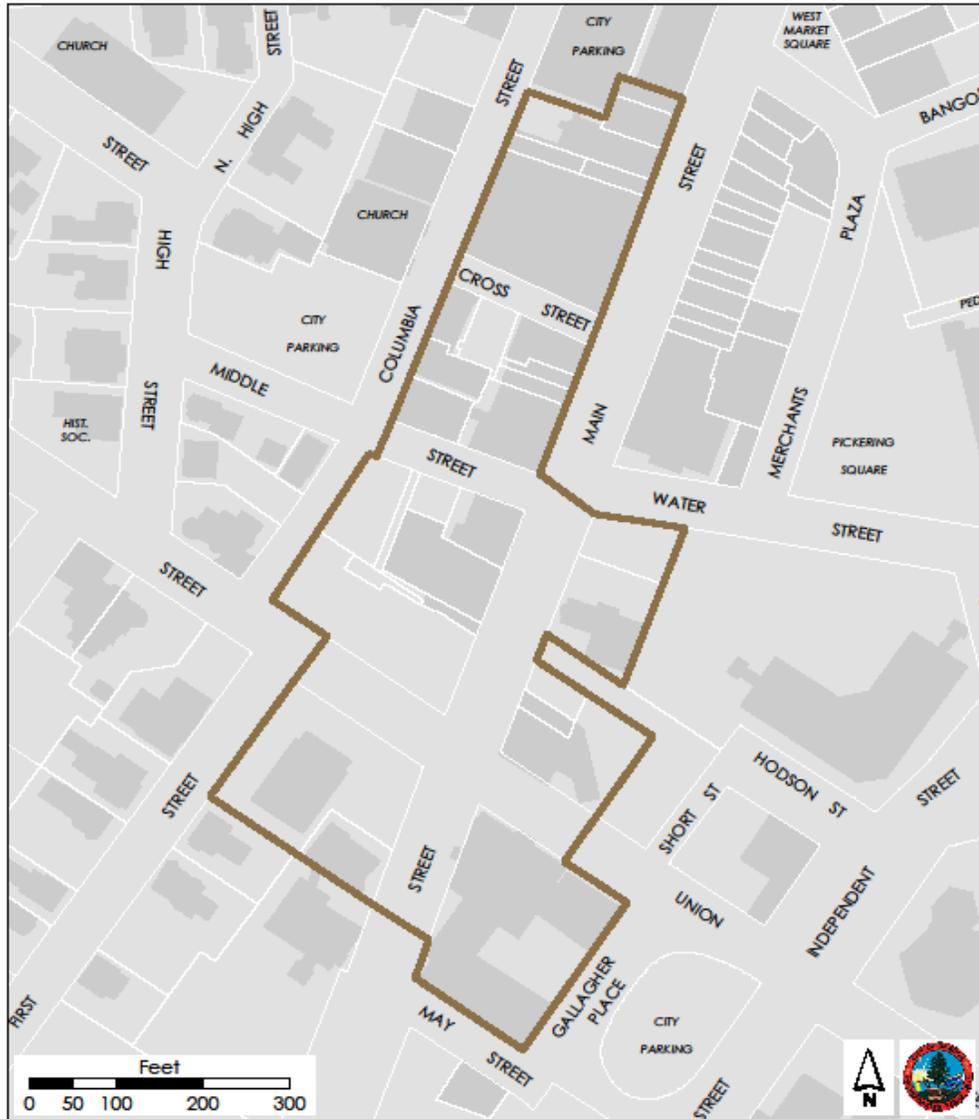
- ❖ Key piece to the Bangor Core Business District

High Street Historic District



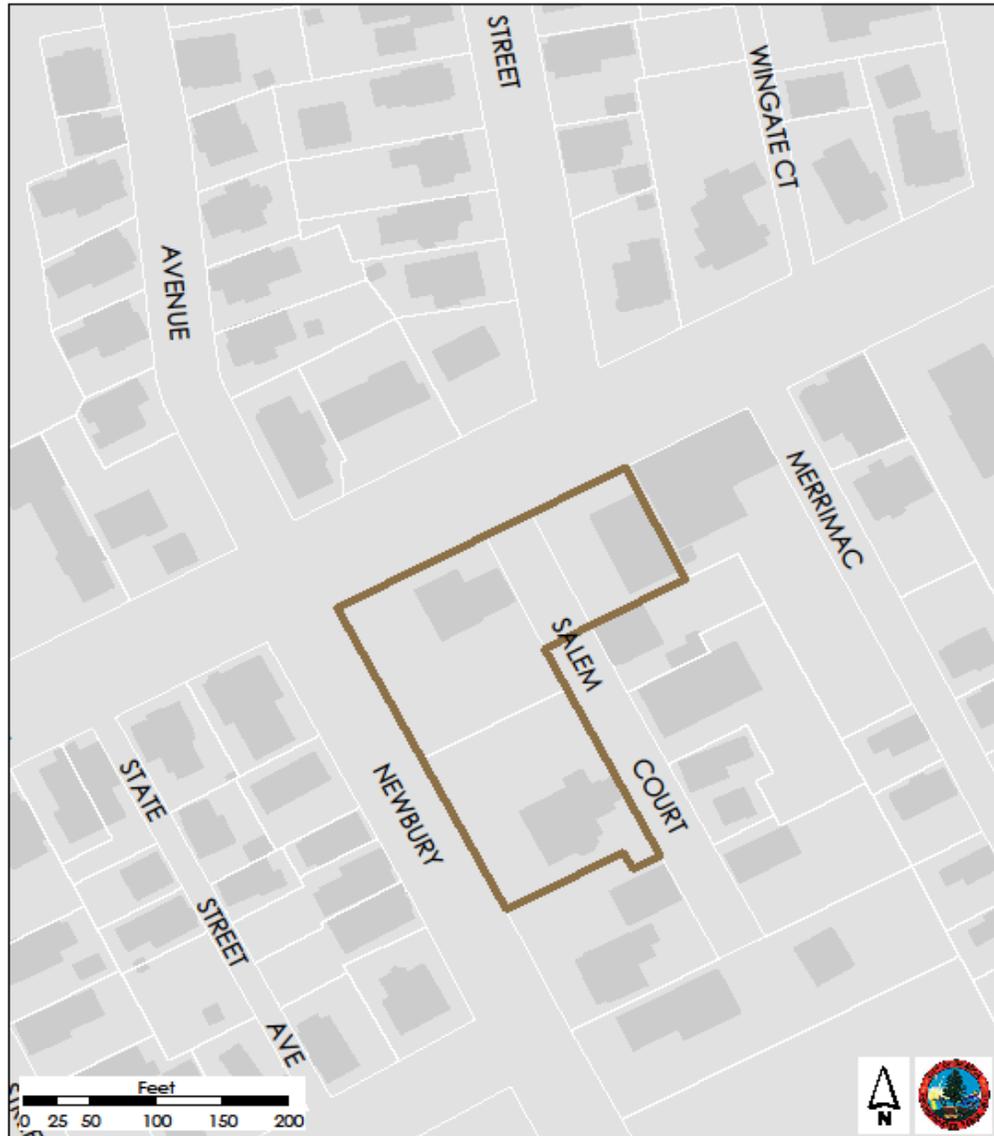
- ❖ Architectural Styles
 - ❖ Colonial Revival
 - ❖ Queen Anne Exotic
 - ❖ Federal
- ❖ First ring of residential homes outside the business district for Bangor's elite
- ❖ Has had the most commercial intrusion

Main Street Historic District



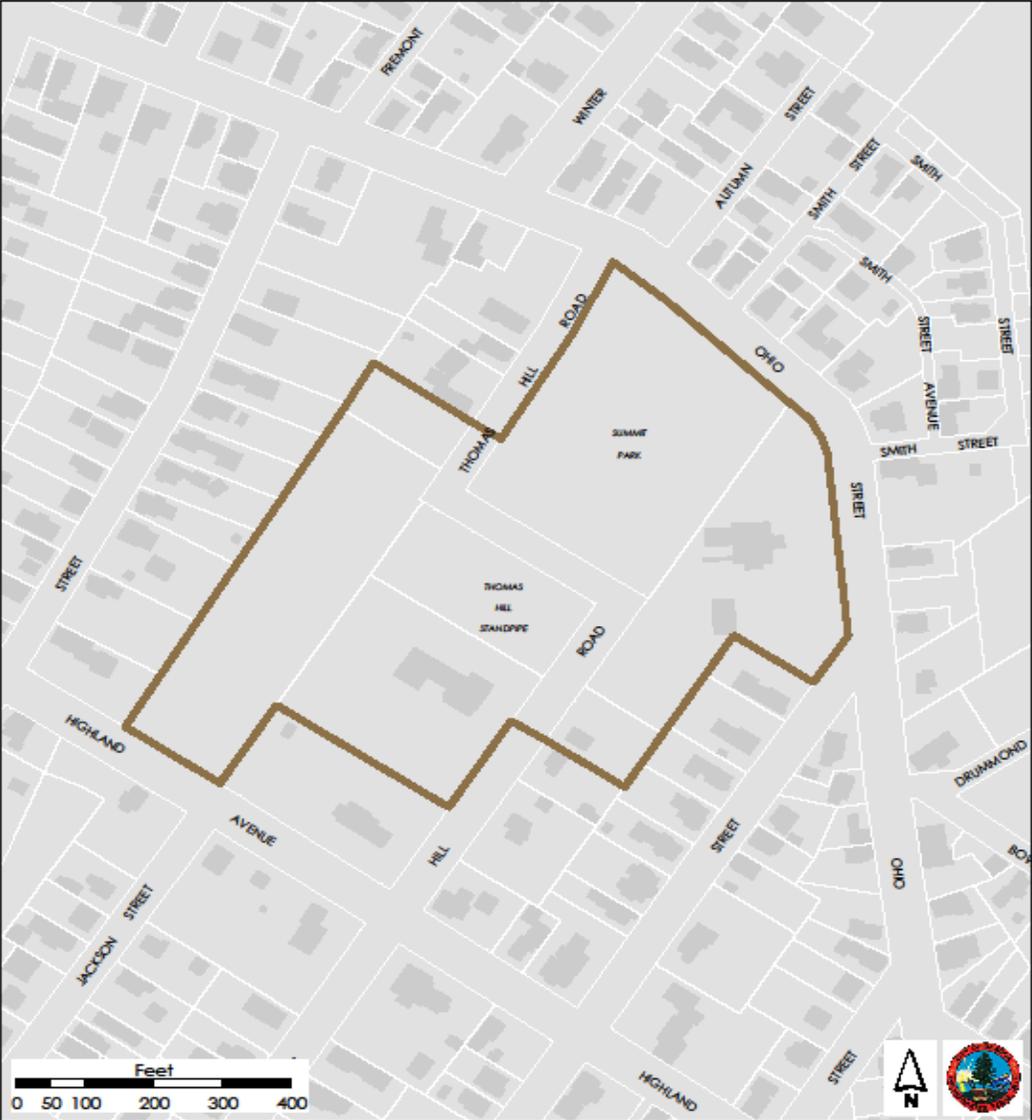
- ❖ Architectural Styles
 - ❖ Beaux Arts
 - ❖ Brick Blocks
 - ❖ Victorian Commercial
 - ❖ Greek Revival

State Street Historic District



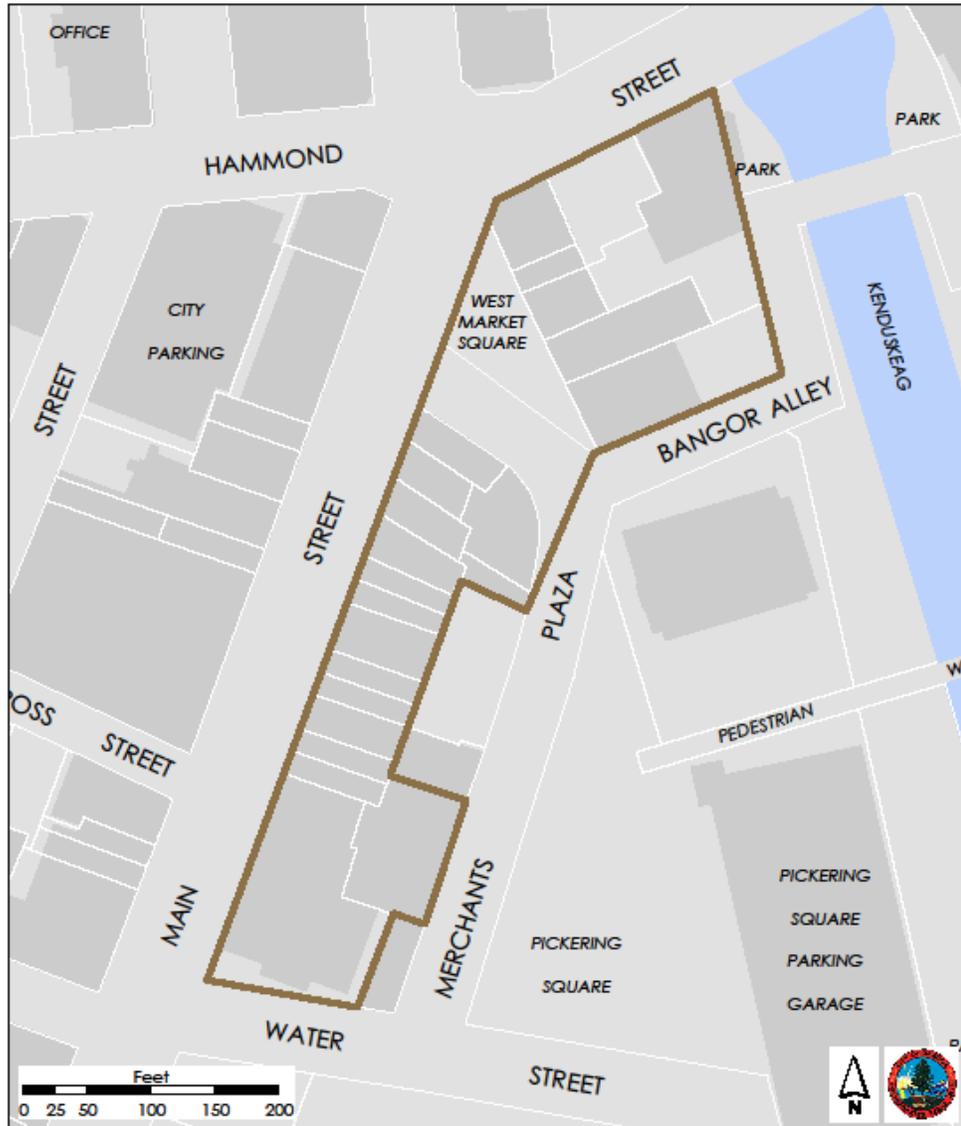
- ❖ Architectural Styles
 - ❖ Colonial Revival (brick)
 - ❖ Traditional Greek Revival – Italianate
 - ❖ Romanesque Revival

Thomas Hill Historic District



- ❖ Architectural Styles
 - ❖ Victorian “Stick Style”
 - ❖ Italianate

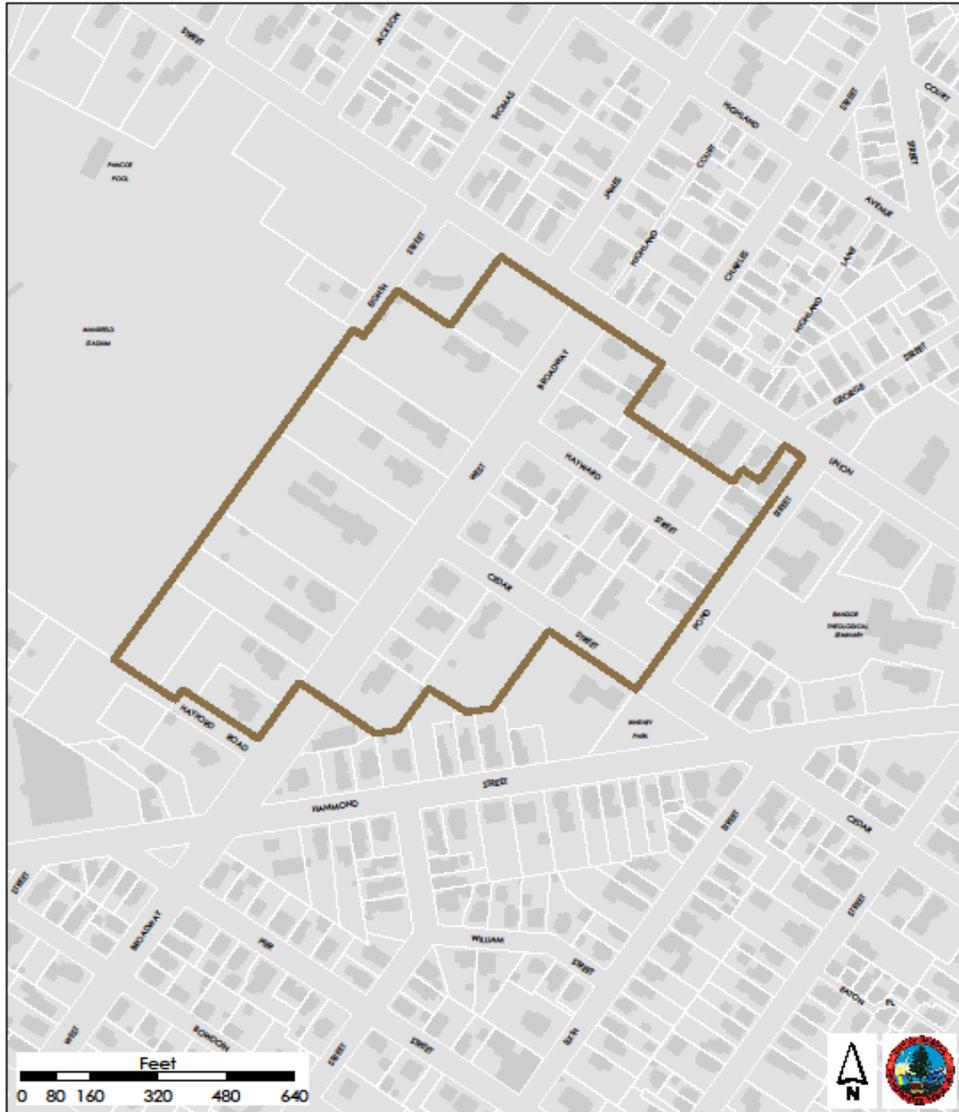
West Market Square Historic District



- ❖ Architectural Styles
 - ❖ Second Empire commercial
 - ❖ Greek Revival
 - ❖ Late Victorian

- ❖ Importance lies in its survival from
 - ❖ The 1911 Fire
 - ❖ 1968 Urban Renewal

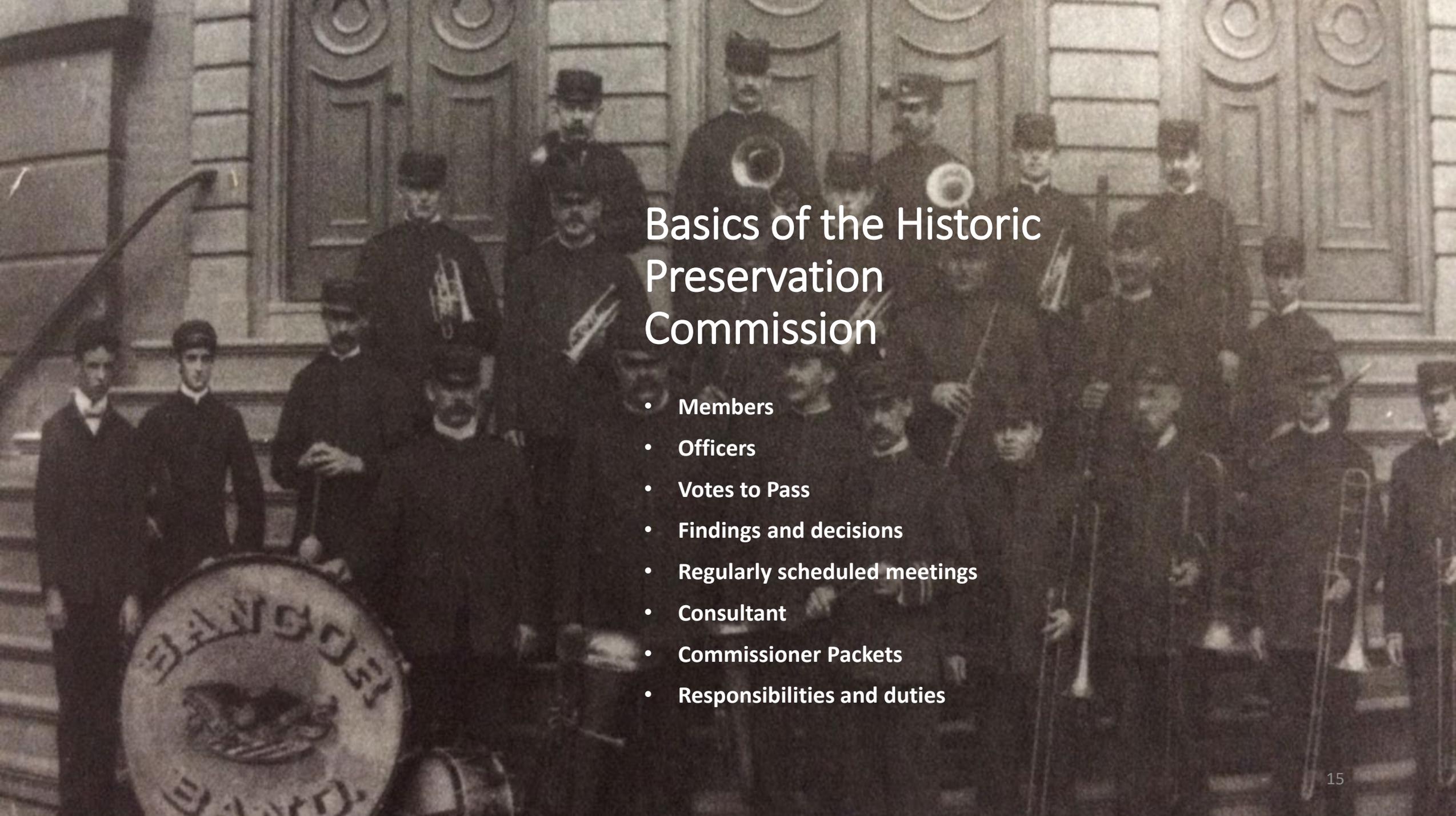
Whitney Park Historic District



- ❖ Architectural Styles:
 - ❖ Transitional Greek Revival/Italianate
 - ❖ Queen Anne
 - ❖ Shingle Style
 - ❖ Colonial Revival

- ❖ Distinctive neighborhood with lot cohesion
 - ❖ Setbacks
 - ❖ Landscaping
 - ❖ Foundation Planting
 - ❖ Hedges

- ❖ Lumber Business boom homes



Basics of the Historic Preservation Commission

- **Members**
- **Officers**
- **Votes to Pass**
- **Findings and decisions**
- **Regularly scheduled meetings**
- **Consultant**
- **Commissioner Packets**
- **Responsibilities and duties**

BANBURY EDGEMOND J. H. PEAVEY.
C. A. PEAVEY.

When do people have to go to the Historic Preservation Commission?

When they are planning to

- Do an exterior renovation
- Construct a new building or addition
- Demolish anything
- Move a building



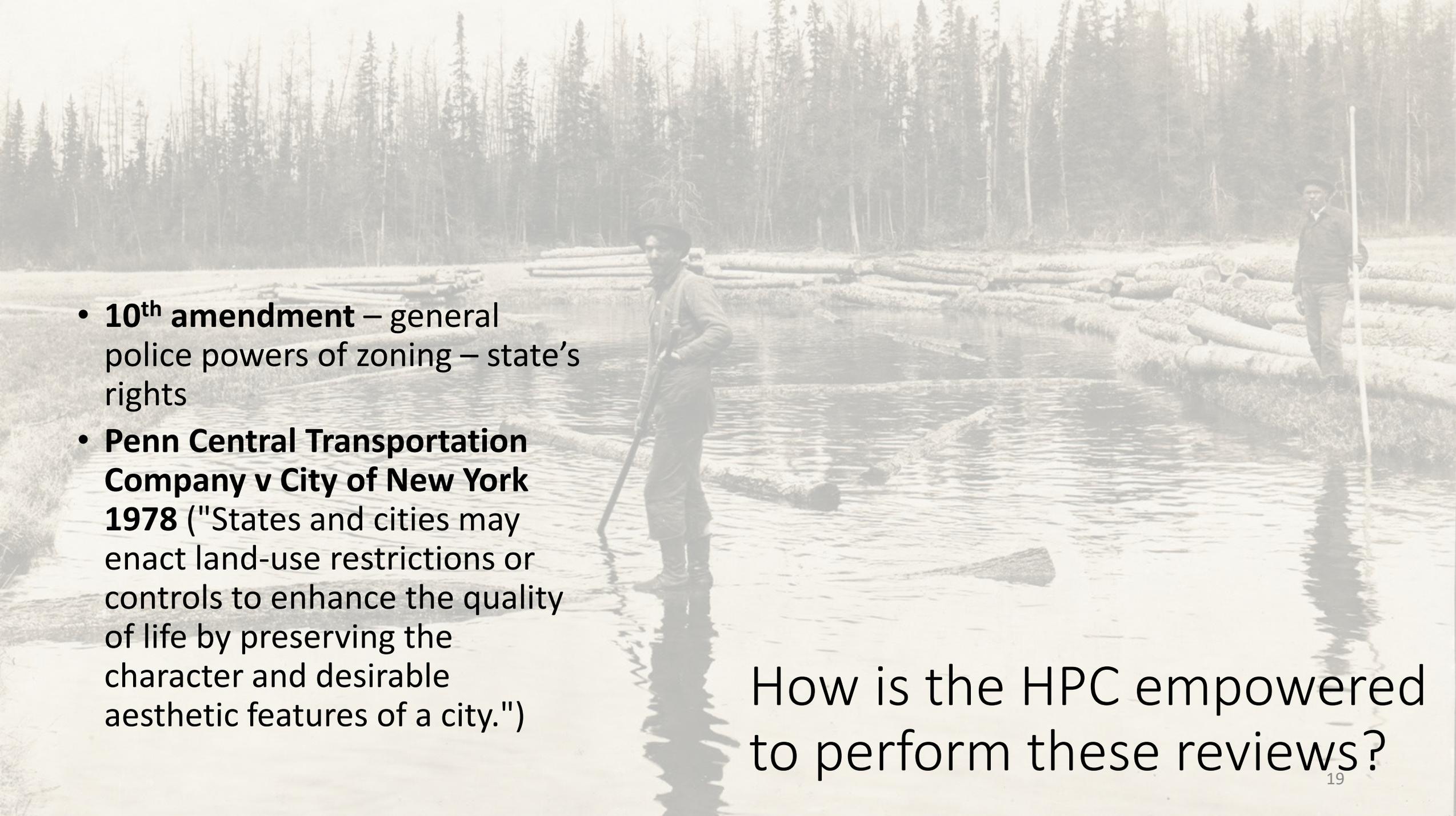
Minor alterations or revisions, sign reviews can be done in-house by staff

Replacing in kind means it doesn't have to go to HPC – encourages what we want to see happen

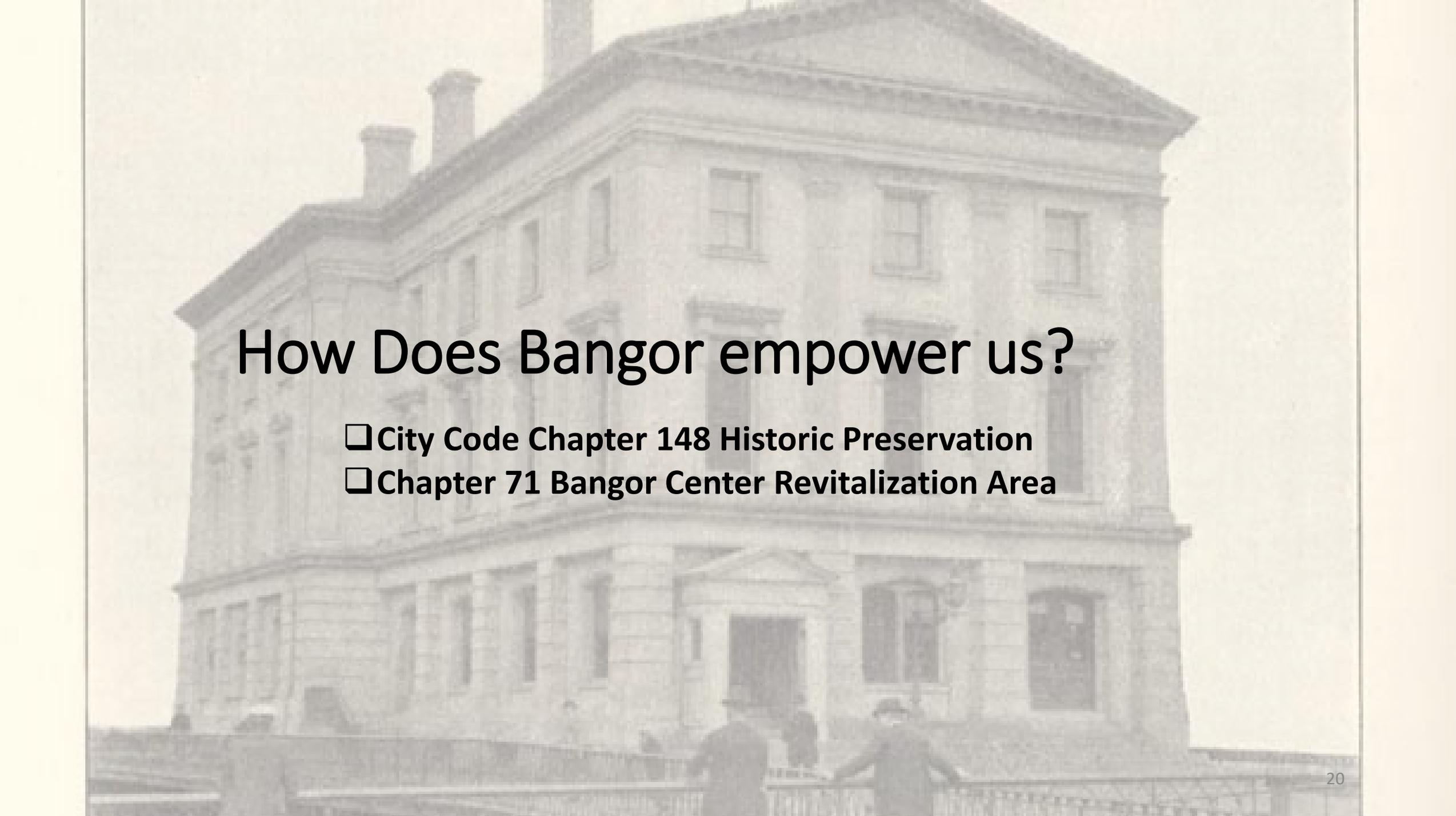
What is Allowed by Internal Review?

What is Exempt?

- Interior work
- Landscaping
- Paint color
- Public Art

- 
- **10th amendment** – general police powers of zoning – state’s rights
 - **Penn Central Transportation Company v City of New York 1978** ("States and cities may enact land-use restrictions or controls to enhance the quality of life by preserving the character and desirable aesthetic features of a city.")

How is the HPC empowered to perform these reviews?



How Does Bangor empower us?

- City Code Chapter 148 Historic Preservation**
- Chapter 71 Bangor Center Revitalization Area**

How do we review applications?

Secretary of the Interior Standards for

Rehabilitation

Preservation

Restoration

Reconstruction

What about our local codes?

- **148-9 Evaluation Standards**
 - **Similar to Secretary of the Interior**
- **In the Revitalization Area, 71-11**
 - **More design review**
 - **Compatibility**
 - **Allows for more artistic pursuits**

Demolition

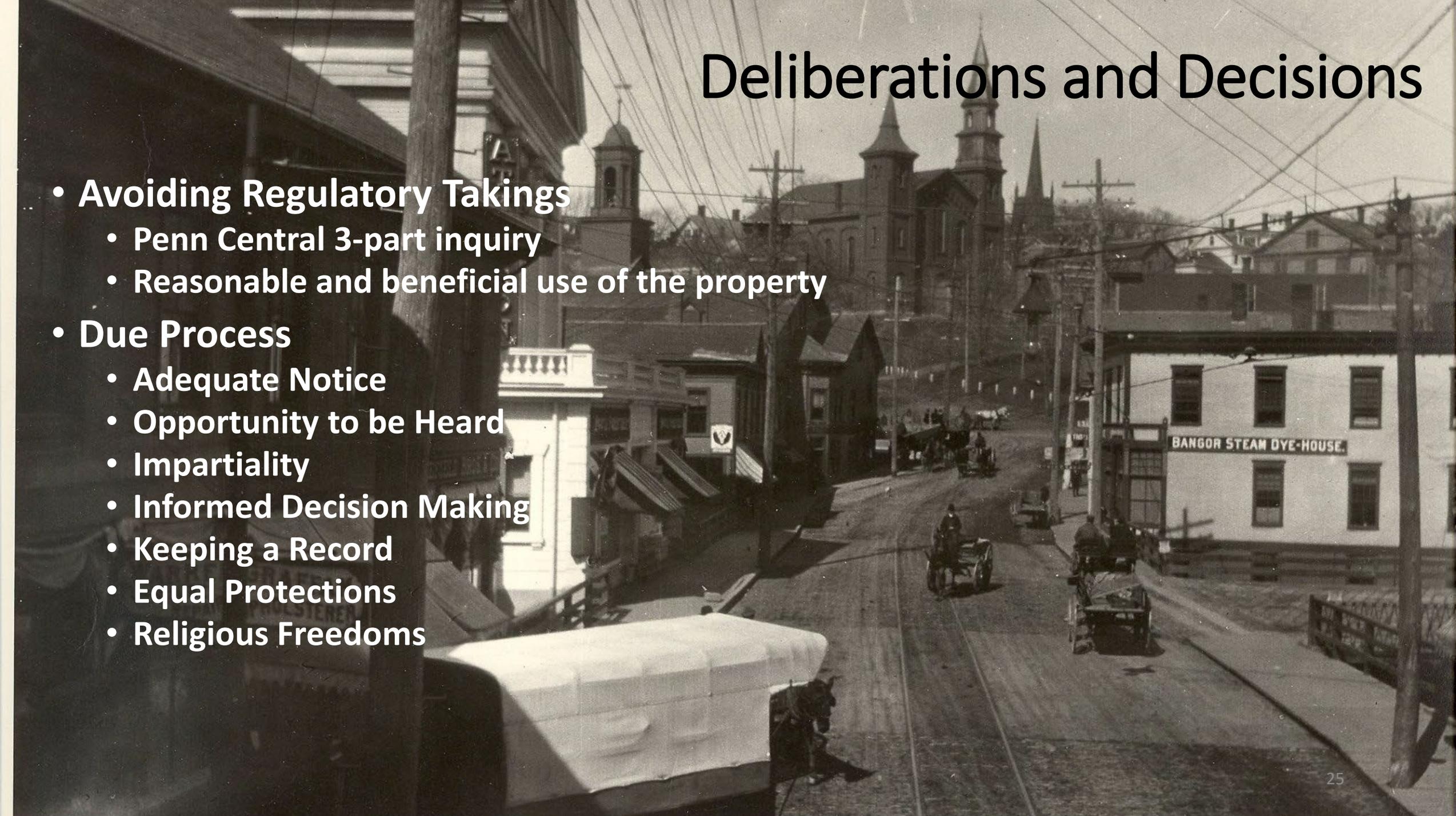
- **Demolition by Neglect**
 - **Reconstruction**
- **Demolition Delay**
 - **148-9.D**

Certified Local Government Program

- Bangor is a CLG
- Partnership with State and Federal Agencies



Deliberations and Decisions

A black and white historical photograph of a street scene in Bangor, Maine. The street is wide and unpaved, with several horse-drawn carriages and a person on a bicycle. In the background, a large, ornate church with multiple spires is visible. To the right, a two-story building has a sign that reads "BANGOR STEAM DYE-HOUSE." The street is lined with utility poles and wires. The overall atmosphere is that of a busy, early 20th-century town.

- **Avoiding Regulatory Takings**
 - Penn Central 3-part inquiry
 - Reasonable and beneficial use of the property
- **Due Process**
 - Adequate Notice
 - Opportunity to be Heard
 - Impartiality
 - Informed Decision Making
 - Keeping a Record
 - Equal Protections
 - Religious Freedoms

Deliberations and Decisions Continued

- Conflicts of Interest
- Avoid Irrelevant Matters
- Discussion of agenda items outside of meetings





Questions?

A historical black and white photograph of a street scene. The main building is a two-story structure with a sign that reads "W.M. P. DICKEY & CO." and "PAINTS & OILS." above the entrance. A large stack of rolled-up rugs or carpets is piled up in front of the store. To the left, a utility pole has a sign that says "W.P. DICKEY." and a poster of a woman. A horse-drawn wagon is visible on the right side of the street. The overall scene depicts a busy commercial street from a past era.

Thank you for
your service to
the city!

Thank you to Bangor Historical Society, Maine Memory Network, and the State of Maine Library for making these images publicly available!



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

ANNE M. KRIEG AICP
DIRECTOR

Memorandum

To: Historic Preservation Committee
From: Planning Division
Date: January 30, 2026
Regarding: Historic Preservation Code Updates

Following the Special Historic Preservation Committee meeting on 10.29.2025, staff has drafted the following changes to the Chapter 148: Historic Preservation to the Code. These changes are just the first round of changes being proposed; staff will bring further changes forward later based on feedback received at the special workshop.

- Reducing the Certificate of Appropriateness affirmative votes required to a simple majority.
 - Currently, the Code requires 4 affirmative votes.
- Allowing solar, generator, and heat pump installations, changing of awning fabric, and changes that are not visible from the street as minor revisions.
 - Currently, these applications would need a COA.
- Lengthening the approval time period for COA permits to match the 24-month period.
 - Currently, the approval time period for COA is 12 months. This change would match the approval time period for Planning Board.
- Updating the requirements of replacement on deteriorated materials.
 - Currently, the requirements for replacement of a material requires a match in composition. The proposed change also adds a stipulation of whether a material is economically and technically feasible.
- Clarifying that replacing to match is exempt.
 - This is a clarification on what is currently allowed under the Ordinance.
- Providing a clarification on one of the hardship provisions regarding contractor availability and extended timelines for completing a project
- Providing clarification on the application requirements for COA's

The majority of these changes were workshopped by the HPC, staff, and members of the public during the 10.29.2025 Special HPC meeting.



CITY COUNCIL ACTION

Council Meeting Date:

Item No:

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity on the Process for Certain Types of Alterations to Historic Structures

Summary

The proposed changes would update the City's Historic Preservation Code to add flexibility and clarity on process for certain types of alterations to historic structures. These changes align with Comprehensive Plan policy 47 promote and enhance the viability of the historic and architectural resources for their continued use or for new uses.

Committee Action

Committee: Historic Preservation Commission

Meeting Date:

Action:

For:

Against:

Staff Comments & Approvals

 City Manager

 City Solicitor

 Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date:

Assigned to Councilor:

ORDINANCE, Amending Chapter 148, Historic Preservation Code, by Adding Flexibility and Clarity on Process for Certain Types of Alterations to Historic Structures.

WHEREAS, at present, [placeholder];

WHEREAS, the proposed changes would update the City's Historic Preservation Code to [placeholder];

WHEREAS, the 2022 Comprehensive Plan contains a policy to promote and enhance the viability of the historic and architectural resources for their continued use or for new uses;

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

Chapter 148 of the Code of the City of Bangor is amended as follows:

§ 148-8. Approvals required.

The Historic Preservation Commission shall protect historic landmarks, historic sites and historic districts by the issuance of certificates of appropriateness, approvals of minor alteration or revision, and staff approvals.

A. Certificate of appropriateness.

...

(2) Application contents. The application shall contain the following information and documentation:

(a) For all applications:

...

[3] Where applicable, Plans and exterior elevation drawings to scale and with sufficient detail to show all proposed alterations, and their relation to the exterior appearance and architectural design of the building.

...

(3) Process.

...

(e) Approval. An affirmative vote of ~~four~~ the majority of members present shall be required to issue a certificate of appropriateness. If the Commission determines that the proposed alteration, construction, moving, or demolition is appropriate by a majority vote of ~~four members~~, it shall direct the Planning Division to issue a certificate of appropriateness. The Planning Division shall forward copies of the certificate to the applicant and to the Code

Enforcement Officer for issuing of necessary permits.

...

B. Minor alteration or revision.

(1) When required. Approval of minor alteration or revision is required when:

(a) The proposed alteration satisfies the definition of "minor alteration or revision" provided in § 148-2 or is a solar panel, generator, heat pump, or other mechanical installation, changing or removal of awning fabric, or an alteration that cannot be seen from a street.

[1] Mechanical equipment such as heat pumps, solar panels, communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend with the rest of the building. Where such screening is not feasible, equipment shall be installed in a neat, presentable manner and, if possible, shall be painted to minimize its visibility.

...

(3) Process. Minor alterations or revisions, as defined herein, may be permitted by the Code Enforcement Officer or their designee, Planning Officer or their designee, and Chair of the Historic Preservation Commission or their designee without referral for review at a meeting of the Historic Preservation Commission. If the Commission Chair is absent, the Vice Chair, or, in both their absences, the senior member of the Commission in time of service may participate in their place.

...

(c) Approval. If the Code Enforcement Officer or their designee and the Planning Officer or their designee each determine that the proposed work does not significantly impact the historic nature or appearance of the property in question, the application shall be approved. The Staff Coordinator shall forward copies of the approved application to the applicant and to the Code Enforcement Officer for issuing of necessary permits.

[1] If approved, the proposed work must be begun within ~~six months~~ 12 months of approval and completed within ~~12~~ 24 months of approval.

[2] After completion of the project, or after ~~12~~ 24 months from approval, the property owner shall allow staff to access exterior areas of the property as reasonably necessary in order to perform an inspection to verify work was done in accordance with the approval.

...

D. Exempt activities. The following activities are specifically exempt from requiring approval for certificate of appropriateness, minor alteration or revision, or staff approval under this section:

...

(11) Replacing features that match the original in materials, design, and other visual qualities

...

§ 148-9. Evaluation standards.

The standards and requirements contained in this section shall be used in review of applications for certificates of appropriateness, minor alterations or revisions, and staff approvals.

...

B. Standards for renovations, alterations and repairs of existing buildings, structures and appurtenances thereof.

...

- (2) Within historic districts, historic sites and historic landmarks, the Commission shall use the standards listed below in the evaluation of an application for a certificate of appropriateness for all renovations, alterations and repairs of existing buildings, structures and appurtenances thereof:

...

- (c) Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in color composition, design, texture and finish—other visual qualities and, where economically and technically feasible, materials. When available, past performance of the replacement material shall also be considered. Repair or replacement of missing architectural features should be based on documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.

...

- ~~(h) Mechanical equipment such as heat pumps, solar panels, communication devices, HVAC units, or similar shall be located in such a way as to minimize its visual impact. Said equipment shall be screened, if possible, with vegetation or suitable elements of a permanent nature, finished to blend with the rest of the building. Where such screening is not feasible, equipment shall be installed in a neat, presentable manner and, if possible, shall be painted to minimize its visibility.~~

....

E. Exceptional circumstances.

- (1) The Commission may issue a certificate of appropriateness where the standards otherwise set forth in this section are not met but where the Commission determines that failure to issue the certificate would result in undue hardship to the owner of the property. Before the Commission may issue a certificate under this subsection, the records must show the following:

...

- (b) The plight of the owner is due to exceptional or unique circumstances and not to the general applicability of this chapter (this includes lack of contractor availability and extensive estimated timeframes for project completion when a delay in completion would jeopardize the integrity of a historic structure); and

Architectural Survey Report
Bangor Historical Survey Phase IV
Bangor, Maine

ARTIFEX architects & engineers
175 Exchange Street, Bangor, Maine 04401
eangel@artifexae.com

Prepared for: City of Bangor Planning Department

Date: March 19, 2025 – September 4, 2025

Level: Reconnaissance

Name of Surveyors: Ellen Angel, NCARB
Principal in Charge
175 Exchange Street
Bangor, ME 04401

R. Michael Pullen
Project Manager
175 Exchange Street
Bangor, Maine 04401

Emerson Jones
175 Exchange Street
Bangor, Maine 04401

Rochelle Bohm
Architectural Historian
644 Hammond Street
Bangor, Maine 04401

Continuing Project: This was phase IV of a multi-phase project to document all of the city's historic architectural resources including: buildings, structures, sites, and objects built more than 50 years ago.

I. EXECUTIVE SUMMARY

The purpose of this project is to provide reconnaissance-level survey information regarding two study areas, the Bangor Grange Building and nine Bangor City parks. The two study areas surveyed were: the Tree Street Study Area and the State Street Study Area. Overall, this survey included a review of 76 properties which included a total of 107 buildings. Additionally, nine properties containing nine landscapes (city parks), a grandstand, a horse track, a statue, and a

memorial/monument were reviewed. The Tree Street Study Area contains 65 properties which encompass 87 buildings. The State Street Study Area contains 10 properties while encompassing 19 buildings. The Bangor Grange property contains just one building. The nine parks were located throughout the City of Bangor.

The process of the survey included review of existing National Register nomination forms for individual properties and districts combined with City of Bangor historic district maps, a study of the historic Sanborn maps, surveying the current conditions of the resources in the existing districts, and the continuing development of the historic context.

II. RESEARCH DESIGN AND BACKGROUND RESEARCH

A. Basis

The primary focus of this survey project is to provide reconnaissance-level survey information on buildings and landscapes that have not been the focus of past surveys, but are considered integral to the story of Bangor, Maine. The two study areas, Bangor Grange Building and nine Bangor City parks are all located throughout the city in locations extending beyond the areas previously identified historic districts. This extension provides a foundation on which future studies may build, continuing to examine the evolution of Bangor's built environment. The two study areas surveyed were: the Tree Street Study Area and the State Street Study Area. The survey is being completed for the City of Bangor and is being managed by the Planning Division with funds provided by the Maine Historic Preservation Commission, the United States National Park Service and a local monetary match.

B. Survey and Research Goals

The primary goal of this survey was to provide reconnaissance-level information on the historic resources within the two specified study areas, the Bangor Grange building and nine of the city parks. The study areas are the Tree Street Study Area and the State Street Study Area. This documentation will serve as the foundation for local regulatory and/or incentive-based measures to continue to recognize, preserve, and enhance the community's significant historic resources that merit nomination to the National Register of Historic Places.

C. Survey Boundaries

The Tree Street Study Area

From State Street; running north along Pine Street, including three properties on the west side of Pine Street addressed 51 Broadway, 55 Broadway and 142 Pine Street and properties on the east side, excluding 57 Penobscot Street and 54 Penobscot Street (which have been previously surveyed); to Somerset Street, including all buildings on the south side of Somerset Street; east to Forest Street, including all properties on the west side off Forest Avenue and two properties, 15 Forest Avenue and 21 Forest Avenue, located on the east side of the street, thence back to the

start point. The building located at 178 State Street is not included in the Tree Street Study Area as it was surveyed in a previous survey phase.

The State Street Study Area

The State Street Study area is located north of State Street and is contiguous save for one property, 316 State Street, which is located near the northeast corner of the State and Fern Street intersection. The remainder of the State Street Study Area begins at the parcel on the west side of Howard Street (424 State) and then follows along with the parcels located directly on the north side of State Street up to Summit Street and includes the property located on the east corner with State Street (502 State). The study area includes two properties that are located on the north side of State Street and extend up to the south side of Garland Street (421 & 427 Garland).

The Bangor Grange Building

The Bangor Grange building is located on the southwest side of Ohio Street just northwest of the Finson Road - Ohio Street intersection.

Bangor City Parks

The nine parks that were surveyed are located throughout the City of Bangor. Six parks are located west of the Kenduskeag Stream, two parks are located east of the Kenduskeag Stream, and one park is located along the Kenduskeag Stream.

Chapin Park

The boundary of Chapin Park runs from the corner of Forest Avenue and Somerset Street north along Forest Avenue to Coombs Street, thence east to Parkview Avenue, then south to the current location of Abraham Lincoln school which forms the south boundary. Chapin Park is located on the north side of the Abraham Lincoln school.

Broadway Park

The boundary of Broadway Park runs from South Park Street north along French Street to North Park Street, and east to Broadway and east along Stillwater Avenue to Pine Street, thence south to South Park. Broadway, running north-south, divides the park into east and west sides. North Park Street turns into Stillwater Avenue at Broadway.

Kenduskeag Stream Park

The Kenduskeag Stream Park runs northwest along the Kenduskeag Stream, beginning at Franklin Street just west of Norumbega Park and continuing upstream for approximately 1.6 miles.

Broad Street Park

Broad Street Park is located west of the confluence of the Penobscot River and the Kenduskeag Stream, south of Independent Street, and east of Broad Street. The park is bordered on the south by railroad tracks built by the Maine Central Railroad (now operated by CSX Transportation).

Davenport Park

Davenport Park is located on the southwest side of a mixed-use block near the heart of downtown. The park is bordered by Main Street to the southeast, Cedar Street on the southwest, First Street to the northwest and residential and commercial parcels to the northeast.

Coe Park

Coe Park is nestled amid a primarily residential area and is located on both sides of Court Street with Ohio Street providing the southwestern boundary of the park and the Kenduskeag Stream providing the northeastern boundary. Boynton Street and Allen Court are the nearest street boundaries to the southeast, while Everett Street provides the nearest street boundary to the northwest. Residential and commercial properties separate Boynton Street, Allen Court, and portions of Everett Street from Coe Park. Coe Park shares a small northwest boundary with Everett Street.

Bass Park

Bass Park is located at the west corner of Buck Street and Main Street. This parcel, containing the horse track, stables, the Bangor State Fairgrounds, and the Cross Insurance Center, is situated between residential blocks, commercial areas, a municipal golf course, and Interstate 395.

Old Cemetery Lot Park

The Old Cemetery Lot Park is located in the heart of a residential area with Buck Street to the southwest, West Broadway to the northwest, Lincoln Street to the northeast and residential lots on the southeast boundary.

Fairmount Park

From Fairmount Park East northwest along Norway Road to Fairmount Park West, northeast along Fairmount Park West to Royal Road, then southeast to Fairmount Park East, then southwest to starting point.

D. Survey Methodology

1. Create a map of surveyed properties.
2. Review of additional reference materials regarding local historic landmarks already identified within the various study boundaries. No research of MHPC files was conducted for Phase IV. A search of the National Register of Historic Places database was conducted to identify previously listed properties. A search of Bangor Public Library resources was conducted and the Bangor Historic Resources Inventory, Revised Edition, 1986, was consulted for research.¹ A study of the historic Sanborn maps was conducted.
3. Complete a building-by-building reconnaissance survey of 107 buildings and 9 landscapes.
4. Draft a map of districts and location of identified buildings (keyed to draft CARMA survey forms for each building).
5. Photograph each surveyed building.

¹ Thompson, Deborah. *Bangor Historic Resources Inventory, Revised Edition, 1986*. Produced for the City of Bangor, Community Development Department, Bangor, Maine.

6. Key all surveyed properties with map/lot # aligned to Bangor City Maps.
7. Printing of property photos and key to photo index.
8. CARMA data form created for each property with photo imported in digital format.
9. Prepare Survey MATRIX to accompany survey for MHPC. The matrix includes the following information for each building surveyed: survey map # address, town, NR eligibility Individual, NR eligibility District, criteria, integrity, notes.
10. Preparation of final survey maps with labeling.
11. Prepare Final Survey Report.

E. Goals

Tree Street Study Area

The Tree Street Study Area encompasses 20 acres of land and involves providing information on 87 buildings.

State Street Study Area

The State Street Study Area encompasses 12 acres of land and involves providing information on 19 buildings.

Grange Property

The review of the Grange property involves providing information on one building located on 1 acre of land.

Bangor City Parks

The review of the identified Bangor City Parks involves surveying nine landscapes throughout the city and encompasses 120.3 acres of land. Acreage is distributed among the parks as follows:

Chapin Park	-	6.2 acres
Broadway Park	-	9.9 acres
Kenduskeag Stream Park	-	21.1 acres
Broad Park	-	1.0 acres
Davenport Park	-	1.2 acres
Coe Park	-	5.5 acres
Bass Park	-	69.2 acres
Old Cemetery Lot Park	-	0.6 acres
Fairmont Park	-	2.6 acres

III. SURVEY FINDINGS

A. Acres

Tree Street Study Area

The survey of the Tree Street Study Area encompasses 20 acres of land and includes 87 buildings.

State Street Study Area

The survey of the State Street Study Area encompasses 12 acres of land and includes 19 buildings.

Bangor Grange Property

The survey of Bangor Grange property included 1 building located on 1 acre of land.

Bangor City Parks

The survey of the specified Bangor City Parks included 9 landscapes, covering a combined total of 120.9 acres of land.

B. Setting

The Phase IV survey area is spread throughout the city of Bangor. This survey includes residential properties, commercial properties, one Grange organization and landscapes. All but one of the buildings are located on the east side of the Kenduskeag Stream. The Grange building is located to the west of the Kenduskeag Stream. The landscapes surveyed are located to the east, west, and directly along the Kenduskeag Stream.

Tree Street Study Area

The Tree Street Study Area is irregularly shaped. While a majority of the properties are located north of State Street, east of Pine Street, south of Somerset Street and west of Forest Street; there are several exceptions. Three properties (51 Broadway, 55 Broadway, and 142 Pine Street) are located to the west of Pine Street. Two properties (15 Forest Avenue and 21 Forest Avenue) are located on the east side of Forest Avenue. The building located at 178 State Street is not included in the Tree Street Study Area as it was covered in the phase three survey. While this study area is primarily residential, it also contains commercial, educational, and religious buildings. It is located adjacent to the southwest corner of Chapin Park (Chapin Park is one of the landscapes surveyed in this report). The study area is relatively compact, being spread over what is essentially a three-block area of predominantly residential buildings and is located on the north side of the more commercial State Street. The terrain is very walkable with just a slight incline from State Street to Somerset Street.

State Street Study Area

The State Street Study area is located north of State Street and is contiguous save for one property, 316 State Street, which is located near the northeast corner of State and Fern Streets. The remainder of the State Street Study Area begins at the parcel on the west side of Howard Street and then follows along with the parcels located directly on the north side of State Street up to Summit Street and includes the property located on the east corner with State Street. The study area also includes the two properties that are located on the north side of State Street and continue up to the south side of Garland Street. The study area can be broken into two sections: the westerly end, which includes 316 State, is a more densely populated area with a mix of residential and commercial buildings, while the east end of the study area is less densely populated with larger parcels and dwellings. Each of the buildings on the east end of the study area appear to have been built to enjoy the view of the Penobscot River to the south and are in

close proximity to Eastern Maine Medical Center. The terrain at the west end of the study area is flat with narrow, but long blocks running between State Street and Garland Street, whereas the buildings of the east end are built atop the higher, hillier terrain. While this area is walkable, these dwellings feel much more imposing with their higher style and larger size.

Grange Property

The Bangor Grange building is located on the southwest side of Ohio Street just northwest of the intersection of Finson Road and Ohio Street. The Grange building rests in that zone between suburban and rural. A majority of the surrounding buildings are part of residential developments, either apartment buildings or single-family homes. The exceptions to this being the religious building across the road and the school bus depot to the northwest. This is not a walkable area and reaching any services requires some form of transportation.

City Parks

The nine parks that were surveyed are located around the City of Bangor. Six of the parks are located west of the Kenduskeag Stream, two parks are located east of the Kenduskeag Stream, and one park is located along the Kenduskeag Stream. The location of each park impacts its use and function within their respective neighborhoods.

Chapin Park

Located on the east side of the city, Chapin Park sits in the middle of a residential area running from the corner of Forest Avenue and Somerset Street north along Forest Avenue to Coombs Street, east to Parkview Avenue, south to the current location of Abraham Lincoln school. Chapin Park is located on the north side of the Abraham Lincoln school. There is a small playground area, but this lightly wooded space is mostly open with a gently rolling terrain. Surrounded primarily by residential buildings, this space has the feel of a comfortable neighborhood park.

Broadway Park

Located on the east side of the city, Broadway Park sits in the middle of a residential area. The park runs from South Park Street north along French Street to North Park Street and Stillwater Avenue, east to Pine Street, south to South Park Street. Broadway, running north-south, divides the park into east and west sides, with North Park Street turning into Stillwater Avenue at Broadway. This park provides fields for free play as well as a playground for children and athletic equipment for adults. While this is a very walkable neighborhood, Broadway is a busy street, but surrounded by primarily residential buildings, this space has the feeling of a welcoming neighborhood park.

Kenduskeag Stream Park

The Kenduskeag Stream park and trail system runs northwest along the Kenduskeag Stream, beginning at Broad Street Park and continuing upstream for 2.3 miles. The Kenduskeag stream Trail winds from downtown Bangor along the Kenduskeag Stream past old mill sites. The setting moves from the congestion of downtown where the stream meets the river, through to the valley of the stream, with high rugged walls of rock on one side and then the other. When traveling

north on the park trail you leave the buildings behind and amble toward green space with the sound of the stream, and occasionally the cars driving by on Valley Avenue. Features of this park include benches, covered picnic tables, multiple parking areas, and a steel truss pedestrian bridge over the Kenduskeag.

Broad Street Park

Located on the west side of the city, Broad Street Park sits on the westerly side of the confluence of the Penobscot River and the Kenduskeag Stream, south of Independent Street and east of Broad Street. With paths for walking and benches for sitting, this lightly wooded open space stands in stark contrast to the congestion and busyness of the downtown.

Davenport Park

Located on the west side of the city, Davenport Park sits on the southwest side of a mixed-use block near the heart of downtown. The park is bordered by Main Street to the southeast, Cedar Street to the southwest, First Street to the northwest and residential and commercial parcels to the northeast. Davenport Park is a downtown park with a different purpose. It is located near the busy intersection of Cedar Street and Main Street and across from the Bangor Police Station. In addition to providing respite for those taking a break from the day, this park contains the Battleship *Maine* Monument. This monument contains the shield and scrolls of the USS Maine and commemorates the ship's sinking during the Spanish-American War. The monument is listed on the National Register of Historic Places (reference #99001187).

Coe Park

Located on the west side of the city, Coe Park is close to downtown and is primarily surrounded by older residential buildings, many of which have been converted from single-family to multi-family dwellings. There are a few buildings which have been converted to commercial uses. Coe Park sits on both sides of Court Street with Ohio Street providing the western boundary of the park, while the Kenduskeag Stream provides the eastern boundary. Boynton Street and Allen Court are the nearest streets to the south, while Everett Street is the nearest street to the north. The park contains a playground with a variety of playground equipment as well as a community garden. The terrain varies from gently sloping on the west side of Court Street to a steep grade as the land angles down to the Kenduskeag Stream on the east side.

Bass Park

Located on the west side of the city, Bass Park sits west of the corner of Buck Street and Main Street. This parcel, containing the horse track, stables, the Bangor State Fairgrounds, a statue of Paul Bunyan, and the Cross Insurance Center (Auditorium and Civic Center), is situated between residential blocks, commercial areas, a municipal golf course and Intrastate 395. The Cross Insurance Center, which sits on the east corner of the parcel, took the place of the former Bangor Auditorium. This park's purpose is for the entertainment of the residents of Bangor and surrounding towns. The terrain rises gently from Main Street to the racetrack and fairground parking area. Behind the racetrack and stables the landscape is hilly terrain.

Old Cemetery Lot Park

Located on the west side of the city, the Old Cemetery Lot Park is located in the heart of a residential area with Buck Street to the southwest, West Broadway to the northwest, Lincoln Street to the northeast and residential lots on the southeast boundary. While this park is surrounded by dwellings, it is maintained as an open space among the gently rolling terrain of this neighborhood. A plaque, affixed to a boulder located in the west corner of the park, tells the story of the Old Catholic Cemetery that once occupied this parcel of land.

Fairmount Park

Located on the west side of the city, Fairmount Park sits in the middle of a residential area running from Fairmount Park East northwest along Norway Road northeast along Fairmount Park West to Royal Road and southeast to Fairmount Park East. There is a playground area, a basketball court, open space, and an area that is maintained as an ice rink in the winter. The park has been landscaped with trees that run along the perimeter. The park is the center of the neighborhood and has the feel of a comfortable neighborhood park.

C. Number of Resources Recorded

The total number of extant resources recorded in this survey is 120 (108 buildings, 9 parks/landscapes, 1 statue, 1 monument, and 1 horse track).

This survey differs from the previous survey phases in several ways. First, it looks at buildings that had not been previously surveyed nor were part of recognized historic districts, designated as local landmarks, or listed on the National Register of Historic Places. Second, this survey includes nine landscapes. While past surveys have looked at landscapes, this survey begins to pick up the landscapes as separate entities rather than as a part of a larger district of surrounding buildings and neighborhoods. Third, this survey includes more vernacular buildings and begins to look at Bangor through different periods of development.

Tree Street Study Area

The current survey effort of the Tree Street Study Area includes 87 buildings: 72 residential buildings, 13 commercial buildings, 1 educational building, and 1 religious building.

State Street Study Area

The current survey effort of the State Street Study Area includes 19 residential buildings.

Grange Property

The current survey effort of the Bangor Grange property includes one building.

City Parks

The nine parks that were surveyed are located around the City of Bangor. Six of the parks are located west of the Kenduskeag Stream, two parks are located east of the Kenduskeag Stream, and one park is located along both sides of the Kenduskeag Stream. The location and setting

impacts the use and function of each park within their respective neighborhoods. This, in turn, relates to the equipment available at each park.

D. Previously Recorded Properties

No buildings in the study areas are individually listed on the National Register of Historic Places.

Properties surveyed as part of the Tree Street Study Area located on Broadway, Pine Street, and the west side of Essex Street are within the National Register boundary for the Broadway Historic District.

The Battleship Maine Monument, located in Davenport Park, is listed in the National Register of Historic Places.

The following properties have been previously entered into the State of Maine's Cultural Architectural Resource Management Archive [C.A.R.M.A]:

- 108 State Street
- 77 Essex Street [house only]
- 150 State Street [house only]
- 156 State Street [house only]
- 166 State Street
- 186 State Street
- 316 State Street
- 424 State Street [house only]
- 436 State Street [house only]
- 454 State Street [house only]
- 466 State Street [includes both house and carriage house individually]
- 478 State Street [house only]
- 490 State Street [house only]
- 502 State Street [house only]
- 421 Garland Street [house only]
- 427 Garland Street [excludes prior garage]

E. Types of Properties

The variety of materials used in construction of the buildings surveyed is limited. The majority of the buildings surveyed were constructed of wood frame, several were built of brick, and one built of concrete masonry block. Variety comes in the building types found throughout the surveyed areas. The study areas have not been impacted by fire or flood. The result is a study of buildings that have been built and altered based on the needs and desires of the owners as the city has evolved over time. The variety of styles found within the survey areas provide not only a catalog of what was popular through the decades but also showcasing what could be accomplished with lumber. This is true to form as Bangor, with its vast lumber resources, was once the self-claimed

“Lumber Capital of the World”. From the vernacular, almost style-less form, through the Italianate and Queen Anne, to the more ornate Shingle Style, the builders of Bangor continue with the theme of “This is what wood can do”.

Tree Street Study Area

The Tree Street Area is comprised of 87 buildings. The majority of buildings surveyed were built prior to 1920. Of the buildings surveyed, 9 are built of brick and 1 is built of concrete masonry block, and 77 buildings are of frame construction. The concrete masonry block building and two of the brick buildings are of modern construction, having been built since 1940. Two other brick buildings are, or once were, educational buildings with their style being 19th/20th Century Colonial Revival and Romanesque. The remaining brick buildings are a mix of styles: Federal, Italianate, and Greek Revival. The frame buildings represent a variety of styles with the greatest representation being Italianate, Queen Anne and Greek Revival. Sprinkled among those styles there are also examples of Second Empire, 19th/20th Century Colonial Revival, and Federal. A majority, of the surveyed buildings in this study area, however, would be considered vernacular with little stylistic detailing.

State Street Study Area

The State Street Study Area is comprised of 19 buildings. All the buildings are of frame construction. The buildings in this study area display a high degree of style and represent the building trends of the late Nineteenth and early Twentieth centuries. The location of all but one of these buildings near the hospital and overlooking the Penobscot River, suggests the original owners had the financial means to build in the latest styles. The outlier, located at 316 State Street, is the oldest building in the study area, having been built from 1871-73. While continually in a state of remodel, this building still exhibits Gothic Revival details. The dwelling at 424 State Street is often misidentified as one of the oldest buildings in Bangor. (A plaque at the corner commemorates the Thomas Howard house which existed on the lot during the years c.1781-1941.) This dwelling, dating to 1924, is an example of 19th/20th Century Colonial Revival style. In comparison to the other houses in the study area, its appearance is rather plain, due partly to its overall massing, height of only one-and-one-half stories, and its side gable roof. The 6 remaining State Street properties display a greater degree of stylistic detail. Both the dwelling and carriage house located at 436 State Street are designed in the Tudor style. The Shingle style design is represented in the buildings at 454 and 502 State Street. The buildings located at 466 and 478 State Street are examples of 19th/20th Century Colonial Revival. The dwellings built at 421 and 427 Garland Street are designed in the Craftsman and Shingle style blending well with their wooded surroundings.

Bangor Grange Building

The Bangor Grange is a frame building considered to be of the vernacular style. Its form and massing, a two-story gable front building of two or three bays, allows the building to blend into the surroundings. The medallion located in the gable-front peak serves to identifying the function of this building.

Nine (9) Bangor Parks

The 9 parks identified in this survey are spread throughout the city of Bangor and represent a myriad of uses. Each park has its own history and was designed with intention.

Located on the east side of the city, Broadway and Chapin Parks are among the earliest landscapes specifically designed to provide the citizens of Bangor with a place for respite from their busy lives and a chance to take the fresh air. These landscapes were designed with the growing neighborhoods in mind. Broadway and Chapin Parks were set aside as public parks in the 1830s making them two of the oldest public greenspaces in Bangor, and both were later redesigned by Boston landscape architect Frank M. Blaisdell.

On the west side of the city, Fairmount Park was intentionally designed as part of the Fairmount neighborhood as Bangor grew along the streetcar lines.

Coe Park was fitted into the landscape as the city ebbed and flowed around and as landowners and businessmen wished to leave legacies.

Davenport Park, located close to the busy downtown, is a place of respite. As the location of the Battleship Maine Monument, it is also a place of remembrance. This park is the remaining reminder of an earlier public square located along Main Street known as Davenport Square. The Square ran from the May Street intersection to beyond Cedar Street. Part of the current Davenport Park occupies a portion of Davenport Square at the Cedar Street intersection.

The Old Cemetery Park serves as a quiet reminder of the history of those who came from afar to call Bangor home.

Bass Park is an example of a multi-use landscape that has evolved to become one of the most well-known parcels of land in Bangor. From the Paul Bunyan statue, racetrack, stables, and fairgrounds to the numerous iterations of the Bangor Auditorium; the land at the corner of Main Street and Buck Street has been both a driver of growth in Bangor and a record of Bangor history.

Broad Street Park, located at the confluence of the Kenduskeag Stream and Penobscot River, serves a point of transition from the natural beauty and flow of the waterways to the impervious, geometric constructs of downtown. This quiet wooded greenspace with gently rolling terrain also serves as a transition from the Waterfront to the Kenduskeag Stream Heritage Trail.

The Kenduskeag Stream Park is a green space running along the stream that has been set aside by the City of Bangor for the use and enjoyment of all. The park, through which runs the Kenduskeag Stream Heritage Trail, allows for an exploration of nature and history presented through interpretive signage while traversing the rolling terrain along the stream.

F. National Register Eligibility

National Register of Historic Places Individually Listed Properties

The Bangor Grange building located at 1192 Ohio Street maintains its integrity of location, design, setting, materials, workmanship, feeling and association and has been identified as potentially eligible for individual listing on the National Register of Historic Places.

G. Threats

The greatest threat to the buildings in this survey is the struggle to maintain historic properties in the era of “maintenance-free” products, such as vinyl and aluminum siding, vinyl replacement windows, and synthetic or metal roofing materials. In many instances these materials have been applied with care and have not impacted the character defining features and details of the buildings. The inability, however, to identify and/or appreciate the importance of the building’s character defining features can lead to property owners hiding or completely removing important details. While many of the houses in this survey are of a simpler, vernacular style, various maintenance techniques and products can still cause damage to the historic fabric and impact the building’s functionality. Historic buildings were not accidental in their construction as there was intention behind form and function, each contributing to the structure’s sustainability.

Another possible threat which impacts the survey areas is the number of buildings which are not occupied by the owner, as many buildings have been converted into multi-unit rental properties. While it may be that this re-use has kept the buildings standing, there is the frequently occurring condition of combined deferred maintenance by the owners and the lack of care by the tenants which often contributes to a situation of neglect and disrepair.

H. Recommendations for Further Work

This phase of the survey project continues to reinforce that “historic resources” now include resources built prior to 1975. The vast majority of these buildings were built between 1840 and 1900. Bangor was still riding high as the center of the lumber industry and had not yet been impacted by resource depletion, the Great Conflagration of 1911, the World Wars, and the Great Depression. Bangor was still growing and building, neighborhoods were spreading out to the north, east and west of the confluence of the Kenduskeag Stream and the Penobscot River. How the buildings and landscapes of this survey fit into this evolution of Bangor provides insight into the lives of those who came to stay after the high-style houses of Broadway were built by the mill owners, lumber barons, and businessmen of Bangor’s history. What we see in the Tree Street Study Area are the buildings built and inhabited by those who came to live and work in a growing city. The buildings, while not loud and boasting of style, instead use elements and design details as accents to simple forms. The result is evidence of the built environment among the working class of Bangor. This evidence is also apparent in the design and location of the parks throughout Bangor. Each one designed and fitted with a purpose to enhance the neighborhood where it is located. This survey has pushed past the barrier of concentrating primarily on downtown and commercial buildings. It has pushed against the boundary of only recognizing high-style and pre-1850 buildings as historic. It has included the element of landscape as community and neighborhood development with its survey of parks. It continues to reinforce that the story of Bangor is one of continual development.

As part of this process of understanding the flow of development throughout the history of Bangor, it will be necessary to focus on both areas of prime development and times when the city had its greatest growth. This also opens up the possibility of a study by neighborhoods; which would require the defining of what constitutes a neighborhood, both historically and today. This includes studying the development of transportation, particularly the streetcar lines, and where they impacted building. This would allow for continued study of any parks not yet surveyed, but should also include the buildings around the parks. This neighborhood study approach would also include a focus on schoolhouses, houses of worship, and commercial buildings that served the neighborhood. As part of a “neighborhood-based” studies approach, a review and compilation of the historic maps of Bangor, including Sanborn Maps through the years, could aid in research and provide a visual component.

Regarding park development throughout Bangor, a separate project could be developed which focuses on historic landscapes. Past survey phases have recommended specific parks as a method to bring focus to the built resources around them. While this strategy is still recommended, a focus on the parks themselves is recommended as a study in landscape design and community development. In turn, these studies could be part of a larger effort to allow those living around the parks to understand the history and importance of landscaped space as vital elements of community.

In particular, work moving forward should include a focus on the development of Godfrey/Dow Army Airfield and Dow Airforce Base. This would move any research on the development of Bangor firmly into the 1900s.

It is recommended that an “awareness campaign” be designed to provide property owners and tenants with information regarding the details of style elements commonly found in the architecture of Bangor. Some cities use mounted plaques creating a museum in the streets, while others utilize brochures to promote architectural walking tours. This project should include both residential and downtown resources. This project might include specific buildings, or a pictorial glossary of elements and house styles. A scavenger hunt based around downtown buildings and landscapes is another opportunity. As another piece of this effort, a focus on building science should be developed. This would reinforce the understanding of buildings: where they were built, how they were built, and why those materials were used.

It is recommended that a portion of the Tree Street Study Area be considered for designation as a local historic district. This area would be defined as bound to the north by Somerset, to the south by State Street, to the east by the properties on the east side of Forest Ave (excluding parcels 048-252 and 048-256-A), and to the west by the properties on the west side of Grove Street (excluding 146 State Street). This potential district would also include 178 State Street, a local landmark property which has been covered in a separate survey phase.

It is recommended that a portion of the State Street Study Area be considered for designation as a local historic district. This area would be defined as the properties along the north side of State

Street extending from 412 State Street (local landmark property covered in a separate survey phase) to 502 State Street and would also include the properties at 421 & 427 Garland Street.

It is recommended that the Broadway Park, Chapin Park, and Davenport Park be considered for designation as local historic landmarks.

As a result of previous surveys, the Maine Historic Preservation Commission has determined eligibility for several structures for listing on the National Register of Historic Places. Many of those determined to be eligible are found in areas including West Market Square District beyond the current National Register boundary (namely, between Water and Broad Streets on the east side of Main Street), the Main Street Historic District, the High Street Historic District, the State Street Historic District, the proposed district within the State Street Study Area covered by this survey phase, and the homes within the Broadway Historic District outside of the National Register boundary (namely those along Broadway between Garland and South Park). Due to the eligibility previously determined by the State Historic Preservation Office, it is recommended that the City may pursue adding any or all of the above listed historic districts to the National Register of Historic Places.

I. Data Repository

Copies of the survey documentation will be held by the City of Bangor Planning Division and the Maine Historic Preservation Commission. This documentation will include maps, survey forms, photographs, image index, survey matrix, and the final report.

IV. BIBLIOGRAPHY

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V. HISTORIC CONTEXT STATEMENT

The buildings included in this project represent the evolution of Bangor as evident in the development of the city, as well as the styles and materials used in construction. Since its early settlement on the edge of

the northern frontier of Massachusetts in 1769, to incorporation as a city in Maine in 1834, Bangor has been tied to the Penobscot River. It was that river that would drive the growth and development throughout the nineteenth century. “Bangor, although it would long retain many rural aspects, was well on its way to becoming part of an urban world. Bangor was, and would remain, a unique community in the American Northeast.”² It was more than just being on the river, it was the importance being at the confluence of the Kenduskeag Stream and Penobscot River that would benefit, and at times place Bangor at the mercy of nature. The proximity to natural resources was essential to the growth and prosperity of the city throughout the 1800’s which was directly tied to the growth of the lumber industry in Maine.³ Those benefiting from the growth of the lumber industry would leave evidence of their role in the development of Bangor in the form of the built environment. As the floods, fires, wars, recessions and depressions came and as the whole world changed, so did Bangor.

The Tree Street Study Area contains houses that range in styles that represent the major building trends of the United States from the early 1800’s through the mid 1900’s.⁴ The buildings are similar in size and massing, with most being two-and-one-half stories tall and between two and three bays wide. The exceptions are generally buildings of a more modern style and later construction date. Twenty-two of the properties surveyed contain more than one building. The secondary buildings ranged from simple outbuildings to garages and barns. There was even one child’s playhouse located at 16 Grove Street. This variety of buildings hints at the lives of those who lived in these neighborhoods. While a majority of the buildings were of frame construction, the nine brick buildings identified in this survey are all located in this study area. Overall, the styles and building dates blend in and out, suggesting that the area was filled in over a period of time, and not all at once.

The State Street Study Area buildings were constructed in the period between 1870 – 1930, with a majority of the properties constructed after 1900. The Gothic Revival house (316 State Street) constructed from 1871-1873, is located closer to the downtown area and in a different setting than the remaining houses in this study area. The remaining properties are concentrated in the area nearer to Eastern Maine Medical Center. In fact, the properties overlook the hospital and the river. The setting, up on a hill, enhances the imposing feeling of these already large houses. These dwellings range from one-and-one-half story to two-and-one-half stories although the compound roof configurations make them appear to be three stories. They range from three to five bays, with the orientation along State Street adding to the feeling of extra-wide buildings. The buildings are purer in detail and design representing the Tudor, 19th/20th Century Colonial Revival, Craftsmen, and Shingle Styles. Even the outbuildings, carriage houses, and garages, are built in a similar style to the dwellings. The massing and purer style of these buildings suggests a different lifestyle for the residents. These buildings do not represent the everyday working-class neighborhoods of Bangor. They represent those who had access to wealth and appreciate style. These buildings also continue the tradition of showing what wood can do, as far as construction. They also suggest that there may be more to the story of those living and working in Bangor.

² Scee, Trudy Irene, *City on the Penobscot: A Comprehensive History of Bangor, Maine*. (Charleston: The History Press, 2010), 20.

³ Scee, 34.

⁴ McAlester, Virginia Savage, *A Field Guide to American Houses*. (New York: Alfred A Knopf, 2020)

The Bangor Grange building is a plain, two-story, three-bay, front gable building. In massing and style, its appearance is like many dwellings throughout the greater Bangor area. The building features a medallion at the peak of the gable indicating its purpose as a Grange. A double window centered on the front elevation is consistent with the use of the second floor as a community hall. The decorative crowns above the windows exemplify the care that was taken in the Grange's design and construction. While this building the sole example of a Grange in Bangor (a second grange hall exists but has been converted to a private residence), it is similar in size and design to the many grange buildings that once stood throughout Maine.

The nine city parks included in this survey help to fill in the picture of development in Bangor. Each unique park serves to connect the people within the various neighborhoods. When we view the City of Bangor as a whole, we can see the parks as a key to understanding the development of the city. Undertaking a deeper study of the parks, their history, and design will enhance that understanding.

The areas surveyed in this project cover the full spectrum of Bangor development throughout the nineteenth and twentieth centuries. The buildings and their stylistic or character-defining features help point us to the full story of each building and each neighborhood. They tell us about the people who designed, built, and lived in these homes. The buildings continue to stand, in many cases, because they have been renovated and found new uses. The alterations made through the years also tell us about building trends and the types of materials that were available. These alterations also indicate when popular design fashions and fads were impacting the built environment.

This historical context of Bangor, Maine is focused around the themes of architecture, landscape architecture, commerce, religion, community planning and development. The survey areas have been considered for eligibility under two criteria of the National Park Service: Criterion A, and Criterion C. Criterion A: based on the broad pattern of community development through which the areas developed into commercial districts and residential neighborhoods; and Criterion C: as districts encompass the various architectural developments typical of a town between the years of 1830 – 1930 as characterized by buildings of various styles and eras. The integrity of the districts and individual properties was based on location, design, setting, materials, workmanship, feeling and association within the district.

Understanding the progression of the development of Bangor necessitated a review of historic maps. This review begins with the settlers' lots as surveyed by Park Holland in 1801.⁵ The "Conduskeag Point on the Penobscot River" by Boston architect Charles Bullfinch, with its attempt at consistent lotting, is evidence of early community planning.⁶ The 1820 Bangor map referenced in *Historic of Penobscot County, Maine* shows the beginning stage of town-wide planning as the roads begin to radiate up and out from the confluence of the Penobscot River and the Kenduskeag Stream.⁷ The 1834 "A Plan of the City of Bangor" shows the continuing effort to layout the streets and roads in an orthogonal manner, except where the proximity to waterways prevents that level of preciseness.⁸ The 1846 map titled "A Plan of the City of

⁵ Park Holland Survey.

⁶ Bullfinch, Charles. "Conduskeag Point on the Penobscot River", October 24, 1801.

⁷ *History of Penobscot County, Maine*. Cleveland, Ohio: Williams, Chase & Co., 1882, 590 (map insert).

⁸ *A Plan of the City of Bangor*, Nourse & Smith Publishers, 1834.

Bangor” documents the expansion that Bangor experienced around its incorporation and also begins to identify recreational areas within the developing neighborhoods.⁹ The 1853 Henry Walling map depicts not only the streets and location of buildings, but continues to put emphasis on the presence of designated greenspaces throughout the city.¹⁰ The 1875 “Birds Eye View of the City of Bangor” provides a unique view of the expanding city while attempting to show variations in elevation and details of existing buildings.¹¹ In the 1875 Bangor City Map, the location of parks, schools, churches, and notable buildings are identified.¹² In the 1888 “Map of the City of Bangor” by W.A. Greenouch & Sons the city wards are clearly mapped providing insight into the need for the growing city to have a clearly defined “political” structure to aid in its function.¹³ The 1914 “A Survey of Bangor and Brewer Maine” map provides a visual representation of the continuing development of Bangor as it identifies the location of fire stations, as well as sketches of the landscaping present in the parks.¹⁴ The Great Fire of 1911 would require a rebuilding of a large portion of the downtown. Not only would the placement of buildings change, but the placement of greenspaces within the downtown also became a strategy. At a time when the transport of people about downtown was becoming more focused on mass transit, the greenspaces would be another strategy for directing movement, while also providing the benefit of being firebreaks. The use of streetcars to move people around would open up the development of Bangor as shown in the map, *Streetcar Lines and Residences in Bangor, 1930*.¹⁵ The years of post-fire rebuilding led to the ebb and flow of World War I and the leanness of the Great Depression. “In the 1920s and 1930s Bangor would again experience significant changes, and, as elsewhere, the century would be one of continual evolution to meet developments in transportation, land use and society and technology in general.”¹⁶ These changes are evident in the buildings, landscapes, and neighborhoods of Bangor. The increased use of automobiles required changes in movement and flow in order to keep drivers and pedestrians safe.¹⁷ Those lean years for Bangor ended as World War II began and Bangor entered a time of growth, prosperity, and development.

As Bangor continued to grow and develop there was a focus on developing the natural landscape. “During the nineteenth century, in addition to its many buildings the city set aside land that would remain crucial to the city landscape into the twenty-first century.”¹⁸ As part of this focus on landscaping, city parks were designed to add beauty and to provide open space for public use. A glance at a modern map, as well as a study of the historic maps created throughout the developmental history of Bangor, shows the placement of small parks throughout the city. These parks were as essential to creating the “neighborhood” feeling as were the churches and schools that were built within walking distance of many of the homes and businesses within the surveyed districts. The nine parks identified in this survey, Broadway Park, Coe Park,

⁹ *A Plan of the City of Bangor*, 1846.

¹⁰ Walling, Henry F, *Map of the City of Bangor*, Penobscot County Maine, published under The Patronage of the City Government. Bangor: S.S. Smith, 1853.

¹¹ *Birdseye View of the City of Bangor*. Madison, Wisconsin: J.J. Stoner, 1875.

¹² *Map of Bangor City*, 1875.

¹³ Greenouch, W. A & Sons, *Map of the City of Bangor*, 1888

¹⁴ *A Survey Map of Bangor and Brewer Maine*, Portland, ME: The National Survey Company, 1914

¹⁵ Hornsby, Stephen John, and Richard William Judd. *Historical Atlas of Maine*. University of Maine Press, 2015, 46.

¹⁶ Scee, 250.

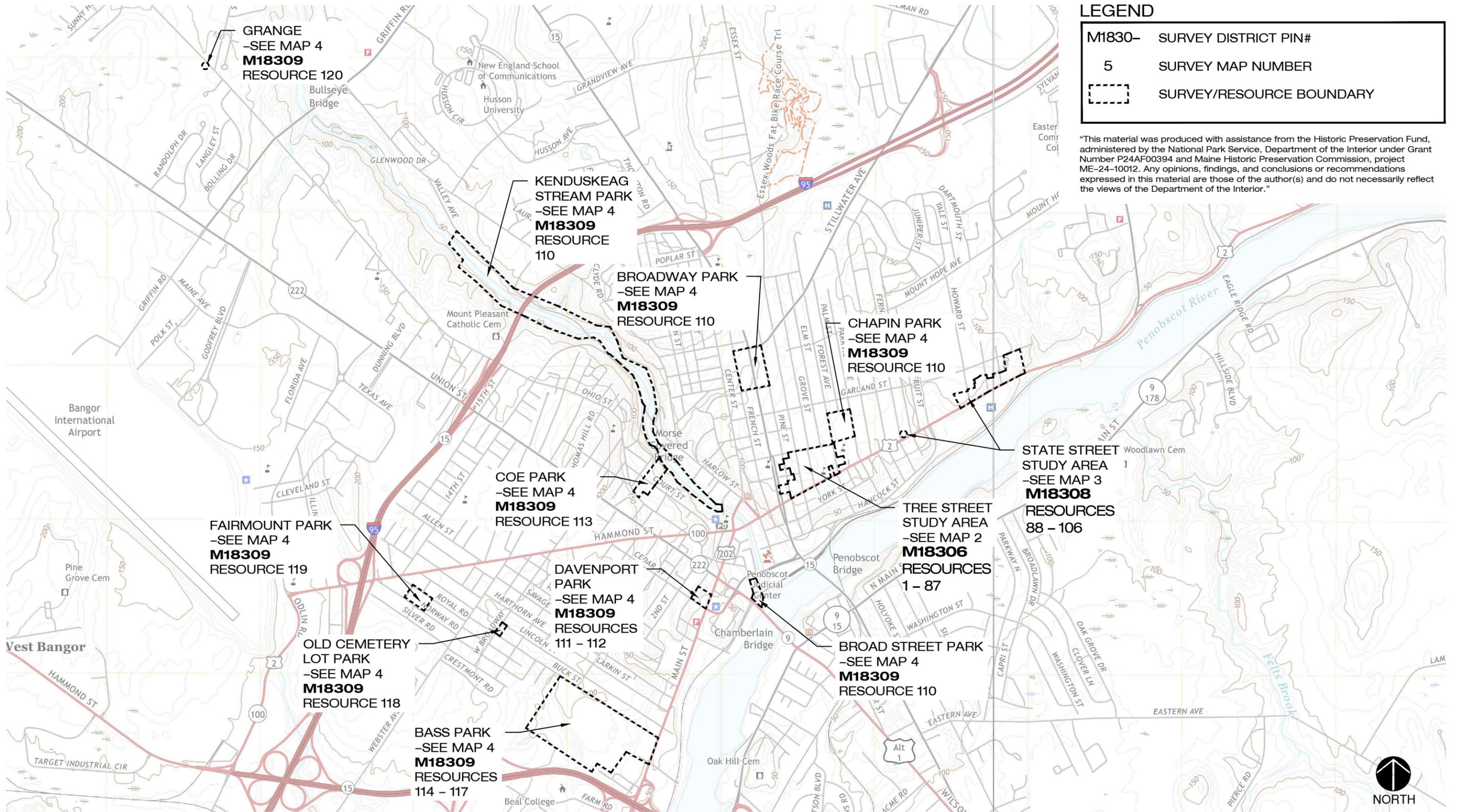
¹⁷ Scee, 307.

¹⁸ Scee, 242.

Chapin Park, Fairmount Park, Davenport Park, Old Cemetery Lot Park, Bass Park, Broad Street Park, and Kenduskeag Stream Park, serve as examples of purposely designed greenspaces meant to highlight the importance of community greenspace that allowed for relaxation and regeneration. Highlighting their place in the story of Bangor presents an opportunity to tie together architectural and landscape design with community development.

The story of Bangor is the story of settlement and continued development. Constructed on and around natural features, Bangor would grow and develop into a community, a town, and finally a city. There would be years of growth and tragedies, brought about by floods and fires, that in some ways were a direct result of, or made worse by, its location and planning. The Twentieth Century, with changes in transportation and communication brought decline, then rapid growth, and then decline. The Twenty-first Century continues to provide new challenges as technology provides new ways to work, shop and spend leisure time. Through it all Bangor continues, not only to embrace, exhibit, and enhance all that nature has provided, but to move forward into each new decade.

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior under Grant Number P24AF00394 and Maine Historic Preservation Commission, project ME-24-10012. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.



MAP REFERENCE:
2021 USGS US TOPO 7.5 MINUTE MAPS: BANGOR QUADRANGLE; VEAZIE QUADRANGLE



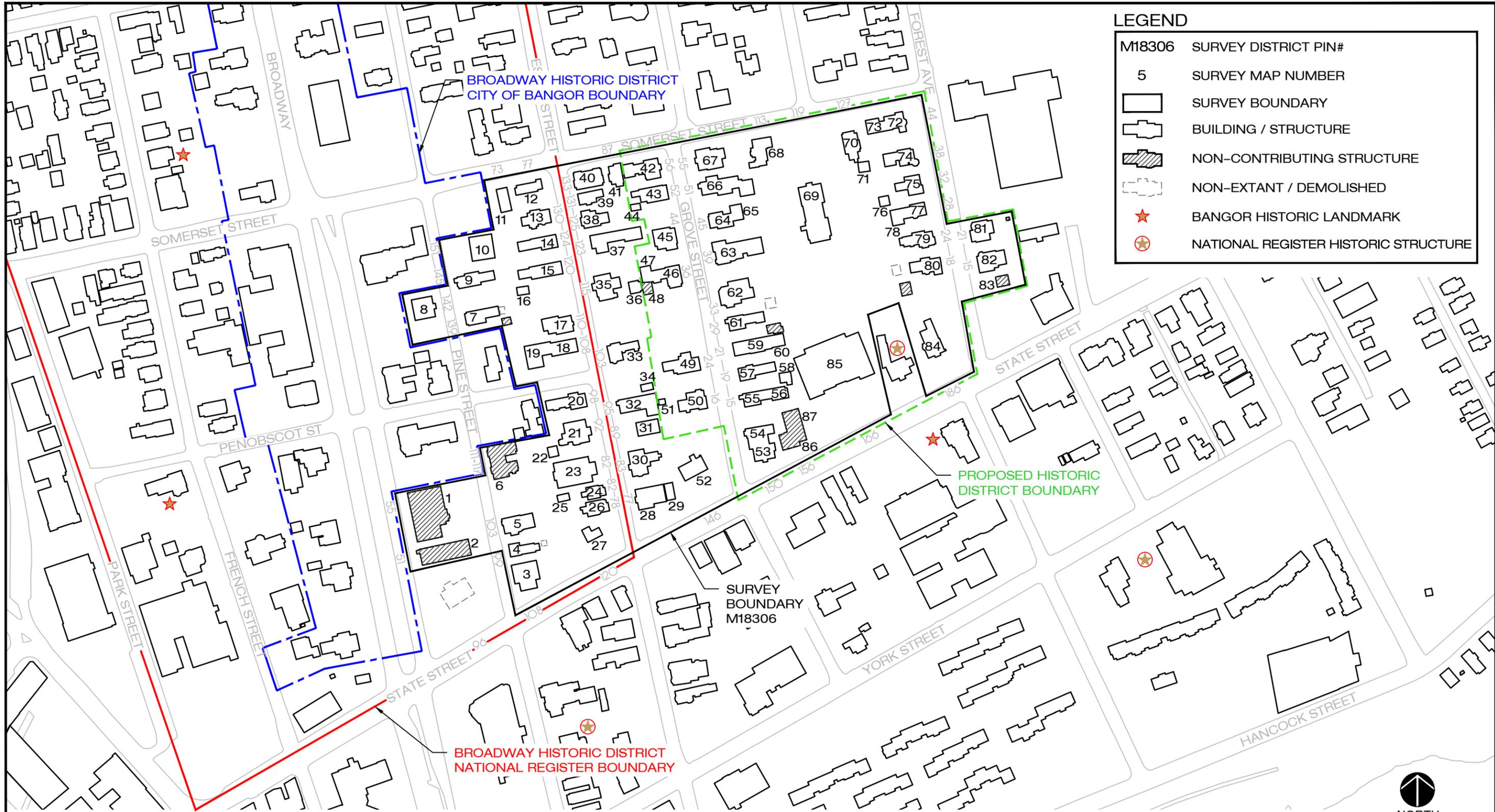
PHONE: 207-974-3028
www.artifexae.com
175 Exchange St.
Bangor, ME 04401

KEY MAP

BANGOR HISTORIC SURVEY IV
ARCHITECTURAL SURVEY
BANGOR, MAINE

Project No.
**M18306, M18308,
M18309**
Date:
09/02/2025
Scale:
1"=2000'

001



LEGEND

M18306	SURVEY DISTRICT PIN#
5	SURVEY MAP NUMBER
[Outline]	SURVEY BOUNDARY
[Building Outline]	BUILDING / STRUCTURE
[Hatched Box]	NON-CONTRIBUTING STRUCTURE
[Dashed Outline]	NON-EXTANT / DEMOLISHED
[Red Star]	BANGOR HISTORIC LANDMARK
[Red Star in Circle]	NATIONAL REGISTER HISTORIC STRUCTURE

TREE STREET STUDY AREA
M18306

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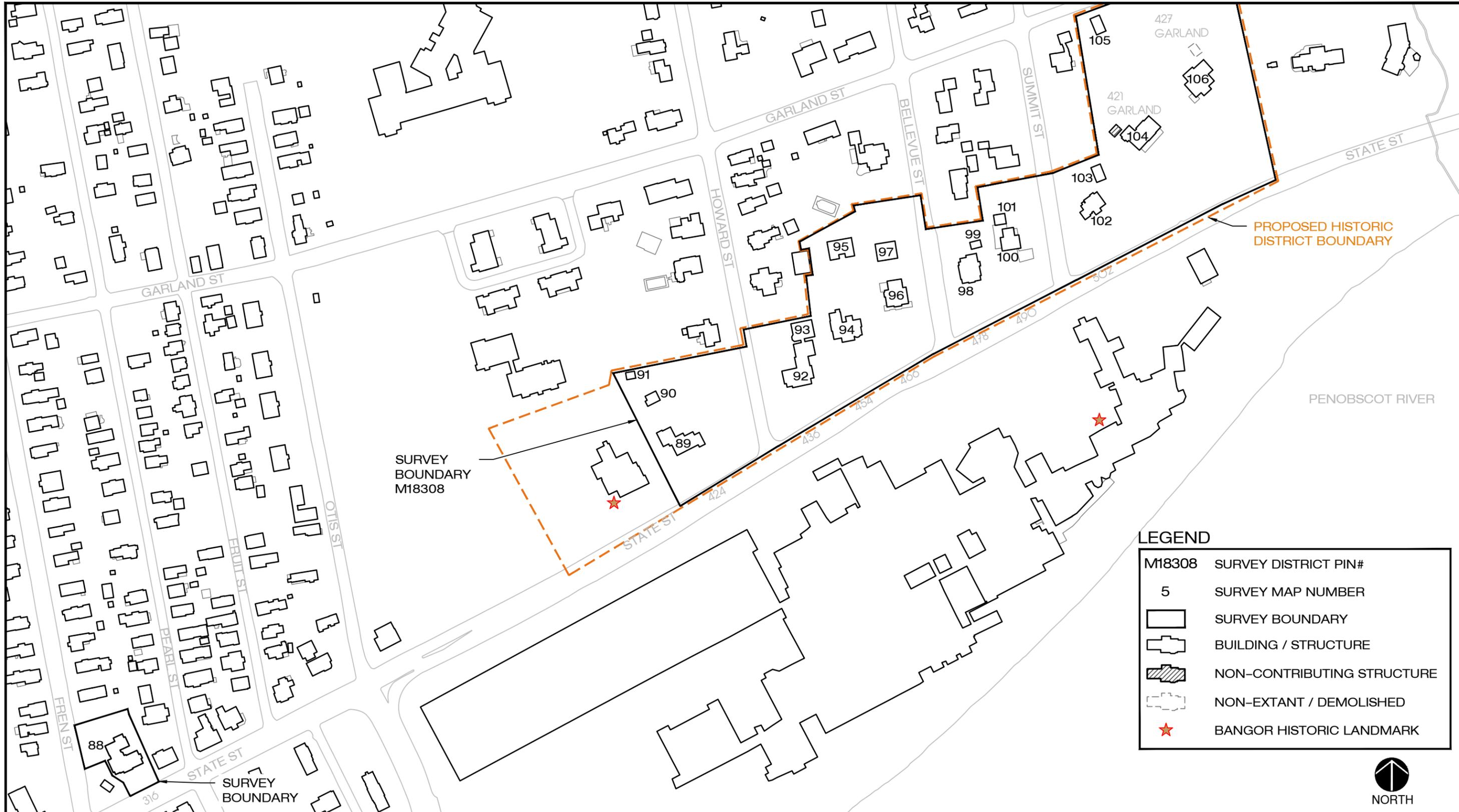
PHONE: 207-974-3028
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TREE STREET STUDY AREA

BANGOR HISTORIC SURVEY IV
ARCHITECTURAL SURVEY
BANGOR, MAINE

Project No.
M18306, M18308,
M18309
Date:
09/02/2025
Scale:
1"=200'

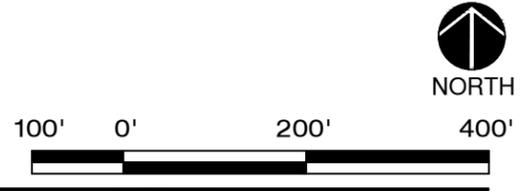
002



STATE STREET STUDY AREA
M18308

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LEGEND	
M18308	SURVEY DISTRICT PIN#
5	SURVEY MAP NUMBER
[Solid black outline]	SURVEY BOUNDARY
[Simple black outline]	BUILDING / STRUCTURE
[Hatched black outline]	NON-CONTRIBUTING STRUCTURE
[Dashed black outline]	NON-EXTANT / DEMOLISHED
[Red star]	BANGOR HISTORIC LANDMARK



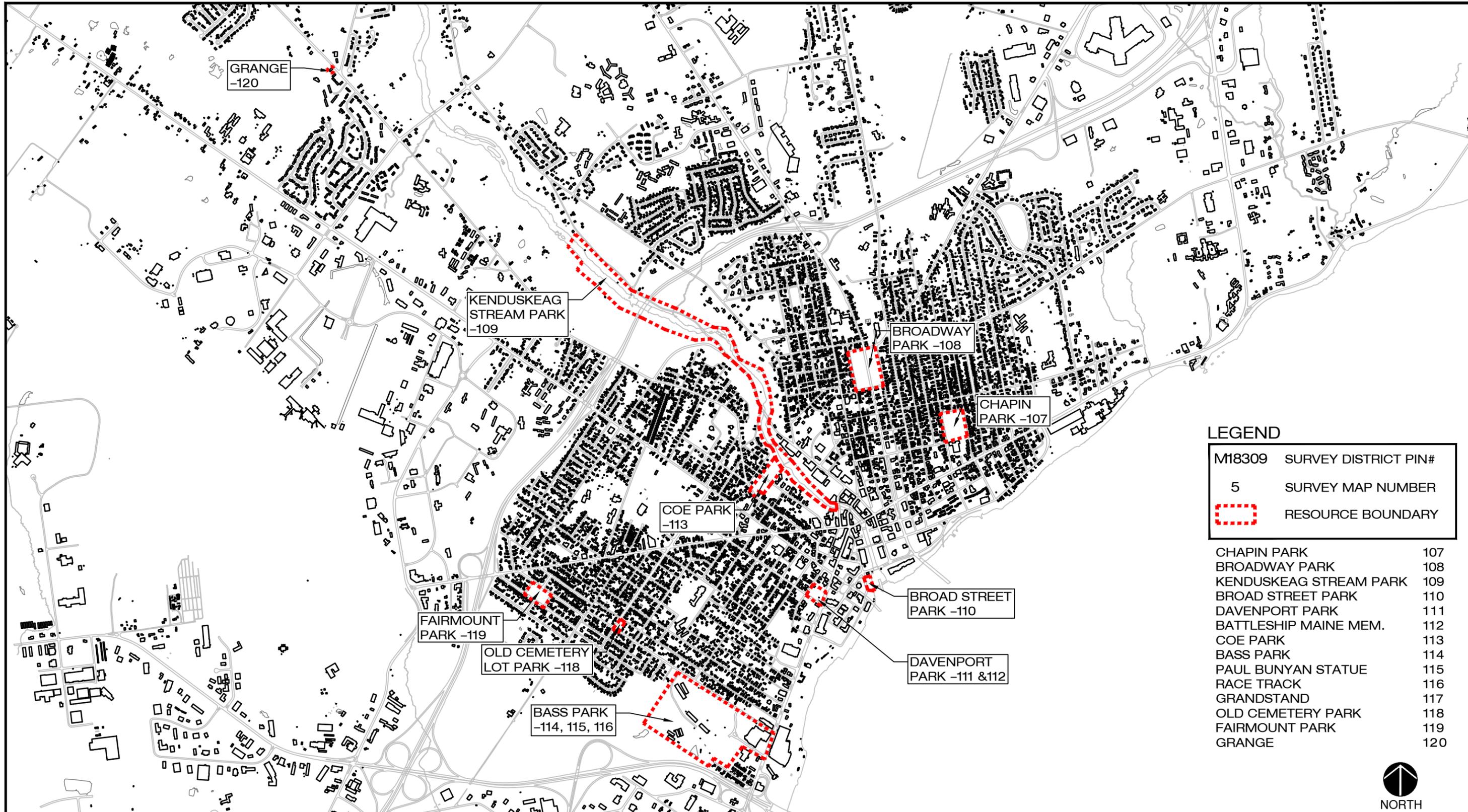
PHONE: 207-974-3028
www.artifexae.com
175 Exchange St.
Bangor, ME 04401

STATE STREET STUDY AREA

BANGOR HISTORIC SURVEY IV
ARCHITECTURAL SURVEY
BANGOR, MAINE

Project No.
M18306, M18308,
M18309
Date:
09/02/2025
Scale:
1"=200'

003



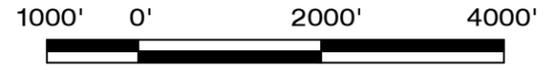
LEGEND

M18309	SURVEY DISTRICT PIN#
5	SURVEY MAP NUMBER
	RESOURCE BOUNDARY

CHAPIN PARK	107
BROADWAY PARK	108
KENDUSKEAG STREAM PARK	109
BROAD STREET PARK	110
DAVENPORT PARK	111
BATTLESHIP MAINE MEM.	112
COE PARK	113
BASS PARK	114
PAUL BUNYAN STATUE	115
RACE TRACK	116
GRANDSTAND	117
OLD CEMETERY PARK	118
FAIRMOUNT PARK	119
GRANGE	120

BANGOR PARKS AND GRANGE
M18309

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PHONE: 207-974-3028
www.artifexae.com
175 Exchange St.
Bangor, ME 04401

BANGOR PARKS AND GRANGE

BANGOR HISTORIC SURVEY IV
ARCHITECTURAL SURVEY
BANGOR, MAINE

Project No.
M18306, M18308,
M18309
Date:
09/02/2025
Scale:
1"=2000'

Survey Matrix - M18306,
M18308, & M18309

SURVEY MAP#	ADDRESS	TOWN	NR? IND.	NR? DIST.	CRITERIA	INTEGRITY	NOTES
1	55 Broadway	Bangor	N	L/NC	<i>Not Applicable</i>	<i>Not Applicable</i>	Commercial Building
2	51 Broadway	Bangor	N	L/NC	<i>Not Applicable</i>	<i>Not Applicable</i>	Commercial Building
3	108 State Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Education/ Commercial Building
4	99 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
5	103 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
6	111-117 Pine Street	Bangor	N	L/NC	A: Community Development C: Architecture	Retains integrity of location.	Multi-Family
7	139 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Multi-Family
8	142 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
9	145 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
10	151 Pine Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and setting.	Multi-Family
11	73 Somerset Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
12	77 Somerset Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, workmanship, and association.	House
13	130 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, and association.	Multi-Family
14	124 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and association.	Multi-Family
15	120 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
16	120 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
17	110 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Multi-Family

18	108 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
19	108 Essex Street (58 Penobscot St)	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, and setting.	Multi-Family
20	98 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
21	92 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
22	92 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
23	82 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, feeling, and association.	Religious
24	82 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, and association.	House/Religious
25	82 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
26	78 Essex Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, workmanship, and association.	Multi-Family
27	120 State Street	Bangor	N	L/C	A: Community Development C: Architecture	Retains integrity of location, design, and setting.	Commercial Building
28	77 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House/Commercial Building
29	77 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Barn
30	83 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Multi-Family
31	89 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House
32	95 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
33	103 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House
34	103 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
35	115 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Multi-Family

36	115 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
37	123 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
38	125 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
39	131 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
40	133 Essex Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
41	87 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, and association.	Multi-Family
42	56 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	Multi-Family
43	52 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, feeling, and association.	House
44	52 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
45	44 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
46	36 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
47	36 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Outbuilding
48	36 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Outbuilding – Non-Contributing
49	24 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Multi-Family
50	16 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	Multi-Family
51	16 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Shed/Child's Playhouse (?)

52	146 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Commercial Building – Non-Contributing
53	150 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House/Commercial Building
54	150 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, and setting.	Barn/Commercial Building
55	15 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
56	15 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Barn
57	19 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
58	19 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
59	21 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House
60	21 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Barn
61	29 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
62	33 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House/Commercial Building
63	39 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House/Commercial Building
64	45 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House
65	45 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Barn
66	51 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	House
67	55 Grove Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, and association.	House
68	113 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House

69	119 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of design, and association.	Multi-Family
70	127 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
71	127 Somerset Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
72	44 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	House
73	44 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Barn
74	38 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
75	32 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House
76	32 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
77	28 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Multi-Family
78	28 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Barn
79	24 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Multi-Family
80	18 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House/Commercial Building
81	21 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
82	15 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
83	15 Forest Ave.	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, and association.	Garage
84	186 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House/Commercial Building
85	166 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and	Education/ Religious

						association. Flemish gables removed.	
86	156 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	House/Commercial Building – Non-Contributing
87	156 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, setting, and association.	Barn – Non-Contributing
88	316 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, and association.	House – Non-Contributing
89	424 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
90	424 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, materials, workmanship, and association.	Garage
91	424 State Street	Bangor	N	N	A: Community Development C: Architecture	Not visible	Outbuilding
92	436 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
93	436 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Carriage House/Commercial
94	454 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
95	454 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Carriage House
96	466 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association. Fence detracts from setting.	House
97	466 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, and setting.	Carriage House/Commercial
98	478 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
99	478 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage

100	490 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
101	490 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Garage
102	502 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
103	502 State Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, workmanship, feeling, and association.	Garage
104	421 Garland Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
105	421 Garland Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, materials, workmanship, feeling, and association.	Outbuilding
106	427 Garland Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	House
107	75 Forest Ave.	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, and association.	Municipal
108	250-255 Broadway	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, materials, feeling, and association.	Municipal
109	35 & 125 Valley Ave.	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
110	10 Front Street & 200 Broad Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
111	245 Main Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
112	245 Main Street	Bangor	N	N	A: Naval History C: Art	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
113	130-135 Court Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, materials, feeling, and association.	Municipal

114	515 Main Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, and association.	Municipal
115	515 Main Street	Bangor	N	N	A: City Anniversary C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
116	515 Main Street	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
117	515 Main Street	Bangor	N	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
118	250 West Broadway	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, setting, materials, and feeling.	Municipal
119	80 Norway Road	Bangor	N	N	A: Community Development C: Landscape Design	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Municipal
120	1192 Ohio Street	Bangor	E	N	A: Community Development C: Architecture	Retains integrity of location, design, setting, materials, workmanship, feeling, and association.	Grange Hall

This material was produced with assistance from the Historic Preservation Fund, administered by the National Park Service, Department of the Interior under Grant Number P24AF00394 and Maine Historic Preservation Commission, project ME-24-10012. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior.



CITY OF BANGOR

Anne M Krieg, AICP - Director

Community & Economic Development

January 13, 2026

TESTIMONY OF THE CITY OF BANGOR TO THE APPROPRIATIONS & FINANCIAL AFFAIRS COMMITTEE

WRITTEN TESTIMONY PROVIDED IN FAVOR OF LD #435 (HP 289)

“An Act to Expand the Historic Property Rehabilitation Tax Credit”

**Honorable Senator Margaret Rotundo, Honorable Representative Drew Gattine,
Distinguished Members of the Appropriations & Financial Affairs Committee:**

The City of Bangor enthusiastically supports LD435: “An Act to Expand the Historic Property Rehabilitation Tax Credit.” We have seen the value that Historic Property Rehabilitation Tax Credits (HPRTC) bring to our city and believe that this program should be expanded to include key groups currently missing from available tax credit programs: homeowners and small downtown property owners.

We have witnessed first-hand the unique renovation challenges associated with properties in our downtown. These property owners face significantly higher costs for structural repairs, building system upgrades, energy efficiency improvements, and compliance with modern life-safety and accessibility codes. These costs routinely exceed what market rents alone can support.

LD 435 directly addresses this challenge by strengthening and expanding tax credit tools that make reinvestment in historic downtown properties financially viable. These credits do not reward speculation; they enable projects that would otherwise not happen, turning underutilized or vacant buildings into productive community assets.

Historic commercial buildings often support mixed-use redevelopment, combining ground-floor retail or office space with upper-story housing. These projects are essential to creating the “feet on the street” that sustain small businesses and support year-round walkable activity in downtown.

By helping commercial property owners reinvest in historic downtown buildings, LD 435 supports housing creation, small-business occupancy, and job creation in the very places where infrastructure already exists and public investment has already been made.

Equally important, LD435 would establish a historic homeowner tax credit program – something that Maine currently lacks. Bangor was one of the first communities to have a Certified Local Government status with the Maine Historic Preservation Commission. Most of our historic homes and districts are located directly in or immediately adjacent to walkable, downtown commercial districts. We protect our neighborhood districts and our urban story through historic preservation regulations. We know that many of our historic homeowners want to reinvest but are constrained by rising construction costs and aging building systems. We often receive inquiries about programs that may help these homeowners cover the cost of maintaining their historic buildings.

A historic homeowner credit, similar to the credit that many other states currently have in place, would:

- Encourage reinvestment in existing housing, preserving these units for productive use by future generations;
- Support energy efficiency and weatherization of older homes;
- Help stabilize downtown neighborhoods; and
- Allow longtime residents to remain in and care for historic properties.

In sum, this tool would complement Maine's broader housing and climate goals while preserving our historic neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne M. Krieg". The signature is fluid and cursive, with the first name "Anne" being the most prominent.

Anne M Krieg AICP
Director of Community & Economic Development

CC: Bangor Historic Preservation Commission



Bangor Livable Communities Committee Meeting

**City Hall
Paul Bunyan Room
73 Harlow Street - Bangor
Friday, February 13, 2026
11:00 AM**

To attend remotely via Zoom: <https://us02web.zoom.us/j/82197151114>

1. Welcome & Introductions
2. **Speaker: Elaine Thomas – Director of Community Impact at Heart of Maine United Way**
3. Other announcements
4. Goals or Topics for 2026
5. Next Meeting Date is March 13, 2026