



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

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

MEETING MINUTES

Board Members Present:

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

City Staff Present:

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

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

OLD BUSINESS

1. Meeting Minutes – January 6, 2026

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

NEW BUSINESS

PUBLIC HEARING – LAND DEVELOPMENT PERMITS

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

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

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

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

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

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

Chair Boucher asked the Board for any questions or comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Land Development Permit – Final Major Subdivision – Pushaw Road – Map-Lot R21-009 –

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OTHER BUSINESS

3. 2022 Comprehensive Plan Implementation Update

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

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

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

Meeting adjourned at 7:48 pm.

Respectfully submitted,

Sarah Maquillan,
Development Assistant
Planning Division