

From: [Jeffrey Gray](#)
To: [Planning-WWW](#)
Subject: power point presentation
Date: Wednesday, November 22, 2023 8:19:22 AM

WARNING: This email originated outside of our organization. Messages claiming or appearing to be from someone within our organization may be fraudulent. **DO NOT CLICK** links or attachments unless you can verify the sender and know the content is safe.

Hello Anya, as instructed I am sending you the narration for the powerpoint presentation that I was prevented from presenting at last night's Planning Board meeting.

Mr. Chairman, members of the Board, and staff, my name is Jeff Gray and I live at 100 Lancaster Avenue and am opposed to the Maine Woods proposal. I am going to talk about the conditional use ordinance 165-9-A

Slide one

I am going to talk with you tonight about some of the conflicts associated with building a high-density housing project in the middle of a low-density neighborhood.

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So, as we begin the infill process here in Bangor, one of the questions we need to ask is why empty lots were never developed. In the case of the Maine Woods site, we should ask why a 12-acre site in the geographic center of Maine's third largest city was never developed. Some of the reasons could be environmental or related to the infrastructure, or the site may be too challenging, and the high costs of development are not worth the risks. It could be all the above. My wife Diana and I had our own infill project on Lancaster Avenue we started in back in 2008. We bought a 2-acre lot that nobody else wanted. Our 2-year project took several years to complete and cost twice as much as we planned. Half of the project's costs went into the ground. So, I have some experience with infill in this neighborhood. The ground is very challenging and building spec housing on this ground is very risky.

Slide three

Here are three solutions for a challenging site such as the Maine Woods site to mitigate high development costs:

- A) Build a small number of expensive homes.
- B) Build a large number of inexpensive homes.

- C) Build a moderate number of mid-priced homes.

As we all know, Team Properties has chosen option B for the Maine Woods site.

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Some of the problems with building a large number of inexpensive homes in a low-density neighborhood are:

- A) Traffic Safety
- B) Drainage and Parking
- C) Conformity with the neighborhood

Fortunately, all these issues are addressed in the Conditional Use ordinance in Bangor's Land Use Code.

Slide five

Our neighborhood has an antiquated infrastructure. Broadway Heights was laid out in 1905 on the side of a hill and it has very hazardous streets. The streets are narrow with steep inclines and dangerous switchbacks. There are no sidewalks and very poor site lines. I'm going to take you on a trip through the neighborhood using the next few slides.

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Here is the intersection of Alden Street and North French Street by the Blue Knights headquarters. There is zero line of sight here. You just hope whatever is coming at you is on their side of the road. If not, get ready to bail out onto Michelle and Steve Laird's front yard. As they can attest, this happens quite often.

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Here is the intersection of North French Street and Bill Street. Notice the increasing grade. In slippery weather it is important to keep momentum here when you start to fishtail, or you won't make it through the turn. It is very narrow here and there is no place to go if someone is coming the other way. It's very blind here. Imagine meeting a fuel truck, trash truck, or school bus coming at you in this turn.

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mode here; it is steep and narrow and the house on the corner blocks your sight lines. You also need to be wary of cars coming uphill from East Broadway here because it is a 3-way intersection. Very dangerous here, I cannot imagine adding hundreds of car trips per day onto these streets.

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Turn four is in front of my house at the intersection of East Broadway and Lancaster Avenue. Lancaster Avenue is long and straight, so people speed going into this turn, typically above the speed limit according to Mr. Therriault's study. If I am coming up the hill on East Broadway I always stop and put on my blinker in this turn because there are no stop signs at these intersections and people wonder what I am doing when I try to turn into my driveway as they come flying through that turn.

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Since water diversion cases are easy to litigate and difficult to remediate it makes sense to design and build an adequate drainage system during construction, so the HOA is not left on the hook. The DEP permit only covers on site stormwater capture and filtration, once it leaves the site the onus is on you to ensure it drains safely. Stormwater does not go into the ground on this hill folks, it runs off laterally. This ground gets saturated due to upstream subterranean water flow. The sponge that mother nature had provided for us is now gone. It is in the best interest of all parties concerned to let this site winter and then see what it does in the spring so we can see what the new drainage patterns will be. We used to know how this site would perform during storms, we don't know anymore, nobody does, let's find out before we go any further.

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Let's move on to parking. Team Properties has proposed 120 parking spots on 3 acres. This is what 120 cars on 3 acres looks like folks. This is Shaw's parking lot on Main Street. Remember the parking spots in this proposal are actually just wide spots in the street and who knows what else will be parked on the street. Where are these folks going to put their boats, campers, motorcycles, snowmobiles, and four wheelers? There is nothing to keep them from parking this stuff on the street. If the majority of the homeowners agree, they can put anything they want on the street, they will control the street according to the HOA. The street will be their driveway. What are they going to do when they realize they have no place to put their stuff and are paying four or five hundred a month for storage somewhere. We are a neighborhood that uses driveways, garages, and basements for storage. It makes no sense to have a bunch of stuff in the street in a place where we have parking bans 6 months out of the year. One more issue with parking before I move on, this proposal is not ADA compliant. If they truly want to help veterans, they should build some handicapped accessible units and parking spots for our wounded warriors.

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I want to talk about conformity. This was an area that was not properly vetted during the prior hearings. We have prepared some numerical and visual information to help you. I am going to talk about density, height, and bulk; and I am also going to show some examples of housing types and styles in our neighborhood. Here is a visual aid prepared by Ames Engineering.
(Hand out)

Slide fourteen

This is a map of the area within 500 feet of the Maine Woods proposal that the city provided. For the record, we did not use any of the area to the east of the Maine Woods site, even though it would have bolstered our lot area numbers. We didn't need the extra area to prove our point, and this area is largely made up of the interstate, a church, and a school. The two homes in the area are on gigantic lots. We wanted to make an honest comparison, so we left that area out of our studies.

Slide fifteen

There are 70 houses on a total of 50 acres that are within 500 feet of the Maine Woods site and that are west of the interstate. Here is a tabulation of the footprints for those 70 houses.

Slide sixteen

The Maine Woods proposal has a footprint that is almost twice as dense as the surrounding neighborhood, **when you consider a whole-lot comparison**. That's whether you include the streets or take them out. These footprints were taken from Bangor tax maps. Our numbers

prove they are much denser, and you can observe it with your own eyes on the visual aid.

Slide seventeen

As for Mr. Brayley's footprint study. He didn't use a whole-lot comparison and he used inflated footprints that were higher than the tax map footprints. Footprints are measurements of concrete in the ground, and they are clearly recorded in the city tax maps. If you compare Mr. Brayley's footprint numbers with Mr. Therriault's you can see that he is about 30% higher. Mr. Brayley knows the Maine Woods proposal is denser than the surrounding neighborhood and he announced that at the 9/6/22 meeting. I have the transcript right here if you want to refer to it.

Slide eighteen

We will move on to our height study now. The Planning Board asked for a height study on two different occasions, but never received one from the applicant. We did one. We used Henry Harrison's handbook Houses to help illustrate our points and I will also show some examples from our neighborhood to help define heights.

Slide nineteen

Here is an illustration of 3 common house types from Mr. Harrison's book. This is a pictorial description of one, one and a half, and two-story homes. The one story and two-story descriptions are self-explanatory. The story and a half description show two tell-tale signs, a roof dormer and upstairs knee walls. Another common sign is a window in the gable peak. Notice the upstairs space is enveloped by the roof. One of the most common story and a half styles here in New England is the Cape. We have several of those in our neighborhood. It is important to categorize a story and a half structure because they are less bulky and have less site intensity than a two-story structure.

Slide twenty

This is a great example of a single-story mid-century ranch on the corner of Lancaster and Essex. Nice picture window, garage, generous front yard.

Slide twenty one

This is another single-story ranch on the corner of Clark and Essex. This is the house my wife grew up in. It says a lot about a neighborhood when it has so many second-generation residents.

Slide twenty two

This is a story and a half house on Lancaster across the street from us. Love this house. Notice the window in the gable and how the roof envelopes the upstairs bedrooms. They have a nice lot with an incredible backyard.

Slide twenty three

This is the house next door to us. It was incorrectly identified as a 2-story last week by the applicant. It is obviously a story and a half with a gambrel roof. Notice the dormer and gable end window upstairs.

Slide twenty four

This is a two-story home on Essex Street. Notice the 2 story bay windows. Big old red barn out back. This house sits on a big lot.

Slide twenty five

This is another two-story home on North French Street. A unique two-story bay on the front corner of the house. Beautiful house with lots of windows and a nice front porch on a big lot. We need to appreciate our built environment here in Bangor. Neighborhood integrity is an important consideration in our comprehensive plan.

—

Slide twenty six

This is what the Maine Woods buildings are going to look like. Note the severe and stark nature of the design, the lack of style, and fenestration, and the shallow setbacks. Now imagine 30 of these all clustered together on 3 acres. We are a low-density neighborhood with generous setbacks. Maine Woods is a high-density proposal with minimum setbacks.

Slide twenty seven

This is a rear and side view of that same Maine Woods building next to another 2-story home on Lancaster Avenue. There is no screening for something that close. The setback on these things is unheard of in our neighborhood. Average setbacks in our neighborhood are three times what has been proposed for the Maine Woods. They are going to loom over their neighbors.

Slide twenty eight

Refer to your visual aid. The Maine Woods buildings are depicted in Red. The surrounding area has 31 single story homes in blue, 30 story and a half homes in beige, and 9 two story homes in pink. As you can see the Maine Woods proposes 30 identical 2-story duplexes clustered together with a density almost twice the neighborhood average.

Slide twenty nine

Using simple algebra, we came up with a neighborhood average of 1.35 stories compared to the two-story design proposed for the Maine Woods. The Maine Woods buildings will have a height that is a third more than the neighborhood average.

Slide thirty

Once we have an average footprint and height, we can also figure average bulk. The average bulk of the homes within 500 feet is 2045 square feet including garages. The average bulk of the Maine Woods buildings is 3100 square feet. Maine Woods will have a bulk that is a third more than the neighborhood average.

Conclusion

We have clearly shown that the Maine Woods proposal does not meet the parameters for Conditional Use approval, as to unreasonable traffic congestion or hazardous conditions on adjacent streets, or for drainage and parking, or for density, height, or bulk. We have a wide variety of shapes, sizes, and setbacks in our neighborhood which is clearly displayed on the visual aid. Maine Woods proposes 60 identical townhouses with minimum architectural style, fenestration, and setbacks. The Maine Woods proposal is a bad idea and will set a terrible precedent for future infill projects in low density neighborhoods for the City of Bangor.

From: [Nate Lewis](#)
To: [Krieg, Anne M.](#); [Collette, Anja](#)
Cc: [Tremble, Dan](#)
Subject: Maine Woods Development
Date: Wednesday, November 22, 2023 4:59:11 PM

WARNING: This email originated outside of our organization. Messages claiming or appearing to be from someone within our organization may be fraudulent. **DO NOT CLICK** links or attachments unless you can verify the sender and know the content is safe.

Hi Anne & Anja,

My name is Nate Lewis. I am 32 and have lived in Bangor the majority of my life. I currently own 65 apartments in the area, most of which are in Bangor. I'm writing today to express my concern with the process Team Properties is being put through on the Maine Woods development project.

I, too, have dreams of building more housing in the area to provide nice places for people to live and to tap into the unused land, but after watching this play out at the city level and the harassment that Team Properties has endured by the neighbors, it really is making me rethink how and where I want to invest.

I tuned into the planning board meeting last night to find the project (that was already approved) going through the exact same lengthy process they went through a year ago. Why are we allowing the small group of neighbors to present the same information from a year ago when they have already been disproved? They are clearly never going to agree with the project and will not give up their efforts until it is stopped. This is drawing out the process further and costing the applicant more money. From the outside looking in, it appears the permit could be revoked entirely. How can this be possible? I think we are heading down a dangerous path of precedence already, not to mention if the project somehow does not pass this time. All of the criteria seems to have been met.

To think Team Properties could lose completely on the amount of money they've spent on time, licensed engineers, attorney fees, building material, permits, builders, etc. is unfathomable. It would be a powerful message to local investors - we would see an immediate halt in any future development in Bangor and the housing crises would continue for years to come.

I'm hopeful the permit process will be expedited and reapproved ASAP so they can resume their project prior to winter coming. The applicant is losing money every day that this sits in deliberation, the city is missing out on tax dollars from the completed properties, and current home buyers are remaining stuck on the sidelines.

Thank you,

--

Nate Lewis

Owner - Louie Lewis Properties, LewTex Properties, LewChi Properties
Cell: 207-991-8914

From: [Michele Laird](#)
To: [Planning-WWW](#)
Date: Sunday, November 26, 2023 11:22:59 PM

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Hi my name is Michele Laird I live at 647 north French st. I have some concerns about the condominiums that want to be built between Essex st n Lancaster Ave.

1) if I heard right at the last board meeting they did a traffic study they said the average speed is 25mph which way is that coming from because coming up alden st n around the corner to north French st where my house it's suppose to be only 15mph. I know for a fact for yrs I can remember even to this day people are going to fast around the corner n is that they go over my lawn. If u come from the other way coming down is 25mph to me that is to fast in our neighborhood all the way to essex st it's a narrow st for people going that fast. I'm afraid for people like myself elderly people out walking children n pets. Ask questions if u like.

2) I live beside the interstate several trees have been cut between my property line n interstate we would like some kind noise barrier it's very noisy my neighbor has even complained about how noisy it is now. It looks like a walk even tho it's muddy we don't want people walking or littering beside by home even tho it's not suppose to be a path but people don't know this I'm afraid also for theft could occur on our property as well.

Michele n Stephen Laird

From: [Paula Logan](#)
To: [Planning-WWW](#)
Subject: Inquiry from website
Date: Monday, November 27, 2023 10:32:50 AM

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Let me start by saying we feel you are sacrificing our neighborhood for your housing project. This email is regarding the land development on Lancaster and Essex Street. I live at 622 Essex St where they continue to build the mountain behind my home and others. The heights they will be over my home once they have completed the build up of the land is beyond what should be allowed and I am sure what your own guidelines allow.... The homes may themselves be within the guidelines but will tower over my home and others once ground build up is complete. I also have great concerns regarding water run off. Look at what is there now and think about where it will go, the lowest point, my back yard as well as others. Now add winter snow, where will all that melting snow go? Please take this seriously and look at the issues I have put forth. This is reality. The attached photos were taken today out my kitchen window. I am sure it is obvious the reality of what my complaints and worries are with this project in these photos. Thank you, Paula Logan







From: [Michele Laird](#)
To: [Collette, Anja](#)
Subject: Re:
Date: Monday, November 27, 2023 10:25:26 AM
Attachments: [image001.png](#)
[image001.png](#)

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I do have a more comments I'm waiting for my husband to help me write it. I will mention about my basement we spent 15,000 to fix it. my mom had over the yrs living here lots of a water n I have video to show at one point she had a foot of water. We had to pay for a dumpster which was not included in the basement fee throw away lot of moldy stuff. Stuff that came from Germany was hard to throw because she was from there.
Again I will explain in a follow up email what my husband will explain
Michele n Steve

On Mon, Nov 27, 2023, 8:51 AM Collette, Anja <anja.collette@bangormaine.gov> wrote:

Hi Michelle, thank you for your comments. They will be sent to the Planning Board.

Sincerely,



Anja Collette

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4234

From: Michele Laird <michelelaird2022@gmail.com>
Sent: Sunday, November 26, 2023 11:23 PM
To: Planning-WWW <planning@bangormaine.gov>
Subject:

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From: [Michele Laird](#)
To: [Collette, Anja](#)
Subject: Re:
Date: Monday, November 27, 2023 10:41:14 AM

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I forgot to also mention with the speed this past summer my husband was coming down the road from bill st to north French he was going 15 mph someone passed him on left because he was going slow n I have neighbor witness that saw this while he was outside with his kids . Very dangerous situation.
Michele

On Mon, Nov 27, 2023, 10:25 AM Michele Laird <michelelaird2022@gmail.com> wrote:

I do have a more comments I'm waiting for my husband to help me write it. I will mention about my basement we spent 15,000 to fix it. my mom had over the yrs living here lots of a water n I have video to show at one point she had a foot of water. We had to pay for a dumpster which was not included in the basement fee throw away lot of moldy stuff. Stuff that came from Germany was hard to throw because she was from there. Again I will explain in a follow up email what my husband will explain
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From: [jeffrey gray](#)
To: [Planning-WWW](#)
Subject: Slide presentation
Date: Monday, November 27, 2023 2:51:07 PM
Attachments: [Slide presentation doc.docx](#)

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Hello Anya, as instructed I have attached a copy of the narration that went along with my power point slides that I was prevented from presenting at last nights Planning Board meeting. I already sent the slides to Cody Vigue via email on 11/20/23 in preparation for the meeting.

As you could probably tell, we were very disappointed that we were not able to have equal time to present our views, especially since we had taken the extra step of checking with staff to make sure we would have time on 11/9/23.

Hopefully, the Planning Board will Take the time to read the narration as they view the slides. If so, they will be convinced that a Conditional Use for the Maine Woods proposal is simply out of the question.

Congratulations and good luck in your new role as Planning Officer Anya. We look forward to working with you.

Very best regards,

Jeffrey Gray
100 Lancaster Avenue
Bangor, ME 04401
Jgray5456@gmail.com

Mr. Chairman, members of the Board, and staff, my name is Jeff Gray and I live at 100 Lancaster Avenue and am opposed to the Maine Woods proposal. I am going to talk about the conditional use ordinance 165-9-A

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I want to talk about conformity. This was an area that was not properly vetted during the prior hearings. We have prepared some numerical and visual information to help you. I am going to talk about density, height, and bulk; and I am also going to show some examples of housing types and styles in our neighborhood. Here is a visual aid prepared by Ames Engineering. **(Hand out)**

Slide fourteen

This is a map of the area within 500 feet of the Maine Woods proposal that the city provided. For the record, we did not use any of the area to the east of the Maine Woods site, even though it would have bolstered our lot area numbers. We didn't need the extra area to prove our point, and this area is largely made up of the interstate, a church, and a school. The two homes in the area are on gigantic lots. We wanted to make an honest comparison, so we left that area out of our studies.

Slide fifteen

There are 70 houses on a total of 50 acres that are within 500 feet of the Maine Woods site and that are west of the interstate. Here is a tabulation of the footprints for those 70 houses.

Slide sixteen

The Maine Woods proposal has a footprint that is almost twice as dense as the surrounding neighborhood, **when you consider a whole-lot comparison**. That's whether you include the streets or take them out. These footprints were taken from Bangor tax maps. Our numbers prove they are much denser, and you can observe it with your own eyes on the visual aid.

Slide seventeen

As for Mr. Brayley's footprint study. He didn't use a whole-lot comparison and he used inflated footprints that were higher than the tax map footprints. Footprints are measurements of concrete in the ground, and they are clearly recorded in the city tax maps. If you compare Mr. Brayley's footprint numbers with Mr. Therriault's you can see that he is about 30% higher. Mr. Brayley knows the Maine Woods proposal is denser than the surrounding neighborhood and he announced that at the 9/6/22 meeting. I have the transcript right here if you want to refer to it.

Slide eighteen

We will move on to our height study now. The Planning Board asked for a height study on two different occasions, but never received one from the applicant. We did one. We used Henry Harrison's handbook Houses to help illustrate our points and I will also show some examples from our neighborhood to help define heights.

Slide nineteen

Here is an illustration of 3 common house types from Mr. Harrison's book. This is a pictorial description of one, one and a half, and two-story homes. The one story and two-story descriptions are self-explanatory. The story and a half description show two tell-tale signs, a roof dormer and upstairs knee walls. Another common sign is a window in the gable peak. Notice the upstairs space is enveloped by the roof. One of the most common story and a half styles here in New England is the Cape. We have several of those in our neighborhood. It is important to categorize a story and a half structure because they are less bulky and have less site intensity than a two-story structure.

Slide twenty

This is a great example of a single-story mid-century ranch on the corner of Lancaster and Essex. Nice picture window, garage, generous front yard.

Slide twenty one

This is another single-story ranch on the corner of Clark and Essex. This is the house my wife grew up in. It says a lot about a neighborhood when it has so many second-generation residents.

Slide twenty two

This is a story and a half house on Lancaster across the street from us. Love this house. Notice the window in the gable and how the roof envelopes the upstairs bedrooms. They have a nice lot with an incredible backyard.

Slide twenty three

This is the house next door to us. It was incorrectly identified as a 2-story last week by the applicant. It is obviously a story and a half with a gambrel roof. Notice the dormer and gable end window upstairs.

Slide twenty four

This is a two-story home on Essex Street. Notice the 2 story bay windows. Big old red barn out back. This house sits on a big lot.

Slide twenty five

This is another two-story home on North French Street. A unique two-story bay on the front corner of the house. Beautiful house with lots of windows and a nice front porch on a big lot. We need to appreciate our built environment here in Bangor. Neighborhood integrity is an important consideration in our comprehensive plan.

Slide twenty six

This is what the Maine Woods buildings are going to look like. Note the severe and stark nature of the design, the lack of style, and fenestration, and the shallow setbacks. Now imagine 30 of these all clustered together on 3 acres. We are a low-density neighborhood with generous setbacks. Maine Woods is a high-density proposal with minimum setbacks.

Slide twenty seven

This is a rear and side view of that same Maine Woods building next to another 2-story home on Lancaster Avenue. There is no screening for something that close. The setback on these things is unheard of in our neighborhood. Average setbacks in our neighborhood are three times what has been proposed for the Maine Woods. They are going to loom over their neighbors.

Slide twenty eight

Refer to your visual aid. The Maine Woods buildings are depicted in Red. The surrounding area has 31 single story homes in blue, 30 story and a half homes in beige, and 9 two story homes in pink. As you can see the Maine Woods proposes 30 identical 2-story duplexes clustered together with a density almost twice the neighborhood average.

Slide twenty nine

Using simple algebra, we came up with a neighborhood average of 1.35 stories compared to the two-story design proposed for the Maine Woods. The Maine Woods buildings will have a height that is a third more than the neighborhood average.

Slide thirty

Once we have an average footprint and height, we can also figure average bulk. The average bulk of the homes within 500 feet is 2045 square feet including garages. The average bulk of the Maine Woods buildings is 3100 square feet. Maine Woods will have a bulk that is a third more than the neighborhood average.

Conclusion

We have clearly shown that the Maine Woods proposal does not meet the parameters for Conditional Use approval, as to unreasonable traffic congestion or hazardous conditions on adjacent streets, or for drainage and parking, or for density, height, or bulk. We have a wide variety of shapes, sizes, and setbacks in our neighborhood which is clearly displayed on the visual aid. Maine Woods proposes 60 identical townhouses with minimum architectural style, fenestration, and setbacks. The Maine Woods proposal is a bad idea and will set a terrible precedent for future infill projects in low density neighborhoods for the City of Bangor.

From: [brian.ames](#)
To: [Collette, Anja](#); [jgray5456](#)
Subject: MAINE WOODS
Date: Monday, November 27, 2023 3:30:34 PM
Attachments: [MAINE WOODS NEIGHBORHOOD 11-21-2023.pdf](#)

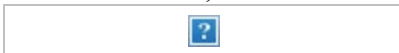
WARNING: This email originated outside of our organization. Messages claiming or appearing to be from someone within our organization may be fraudulent. **DO NOT CLICK** links or attachments unless you can verify the sender and know the content is safe.

Anja,


Here is my Power Point for inclusion in the Board's Material. I have updated it to stand alone.

If you prefer a pptx file, please let me know.

Thank you
Brian A. Ames, PE

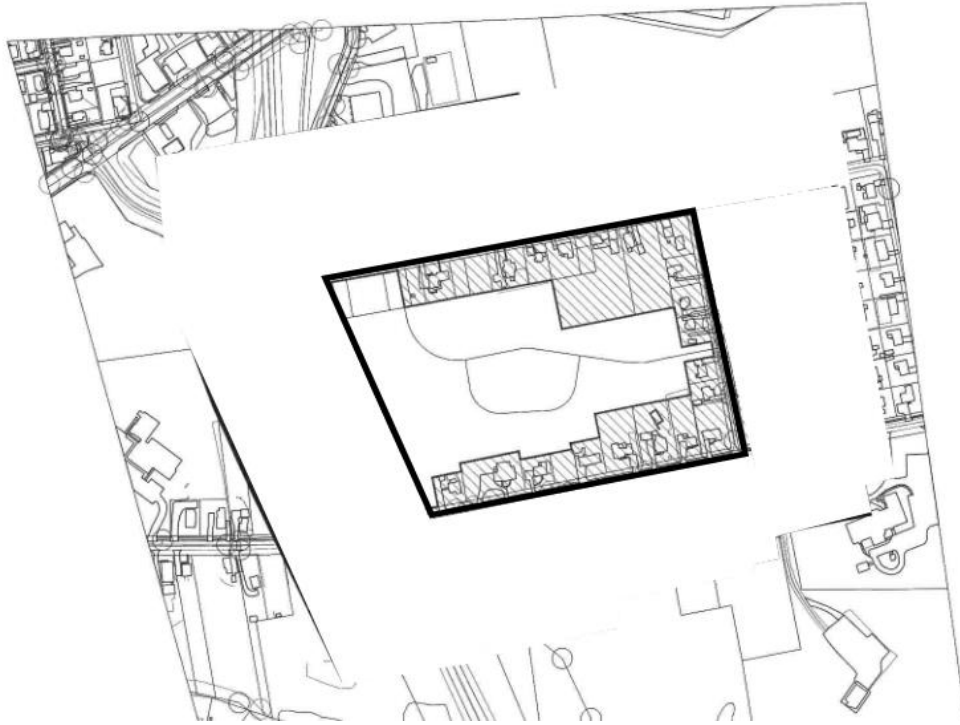


www.amesengineer.com
53 Washington Street, Ste# 2B
Bangor, ME 04401
(207) 745- 7446

A photograph of a person's hand pointing at architectural blueprints on a desk. Another hand is holding a pen over the blueprints. A laptop is visible in the background. The scene is lit with warm, golden light.

MAINE WOODS NEIGHBORHOOD CONCERNS

BANGOR PLANNING BOARD
CITY OF BANGOR



The Court Decision expanding to the 500' perimeter gives us a very different comparison of the proposed Project to the existing Neighborhood



WE MUST NOW REVIEW THE entire APPROVAL PROCESS

SUBDIVISION
APPROVAL

CONDITIONAL USE
APPROVAL

SITE PLAN
APPROVAL

SUBDIVISION STANDARDS

PEDESTRIAN AND TRAFFIC SAFETY is already a problem

ON STREET PARKING during winter will be a problem

BUILDING SETBACKS are very tight

LANDSCAPE
No trees



SITE PLAN ISSUES

TRASH
CONTAINERS

LIGHTING
Is it sufficient

SIGNAGE

LANDSCAPING

PARK DETAILS



The applicant shall
Conform to the
Conditional Use Criteria

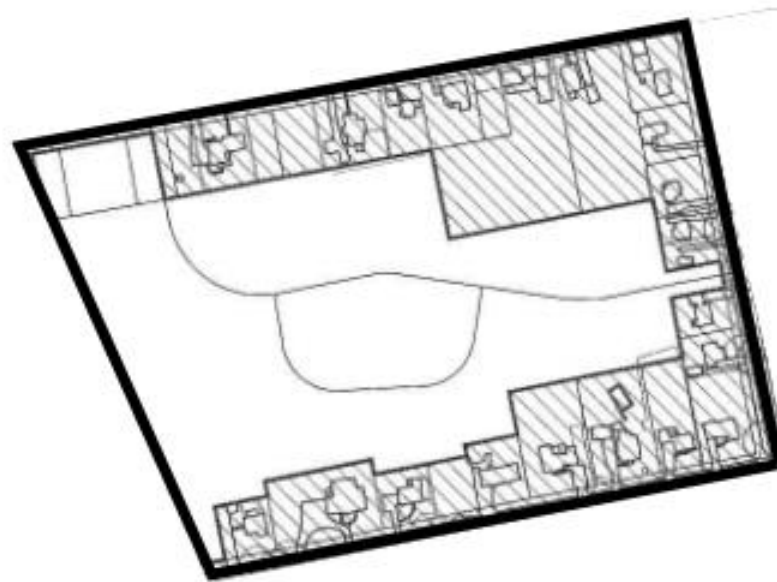
PATTERN OF DEVELOPMENT

BUILDING BULK

INTENSITY OF SITE USE

ARCHITECTURAL STYLE:
EXTERIOR FACADE, ROOF
LINES, SHAPES





DEVELOPMENT PATTERN

CURVILINEAR STREET PATTERN **DOES NOT** CONFORM TO THE PATTERN OF RECTANGULAR EXISTING BLOCKS AND STREETS

DEVELOPMENT PATTERN

The immediate area is a variety of housing styles, shapes and types

The proposed project is 100% of one style and one type.

The Architectural Pattern **DOES NOT CONFORM** to the other properties in the immediate neighborhood.



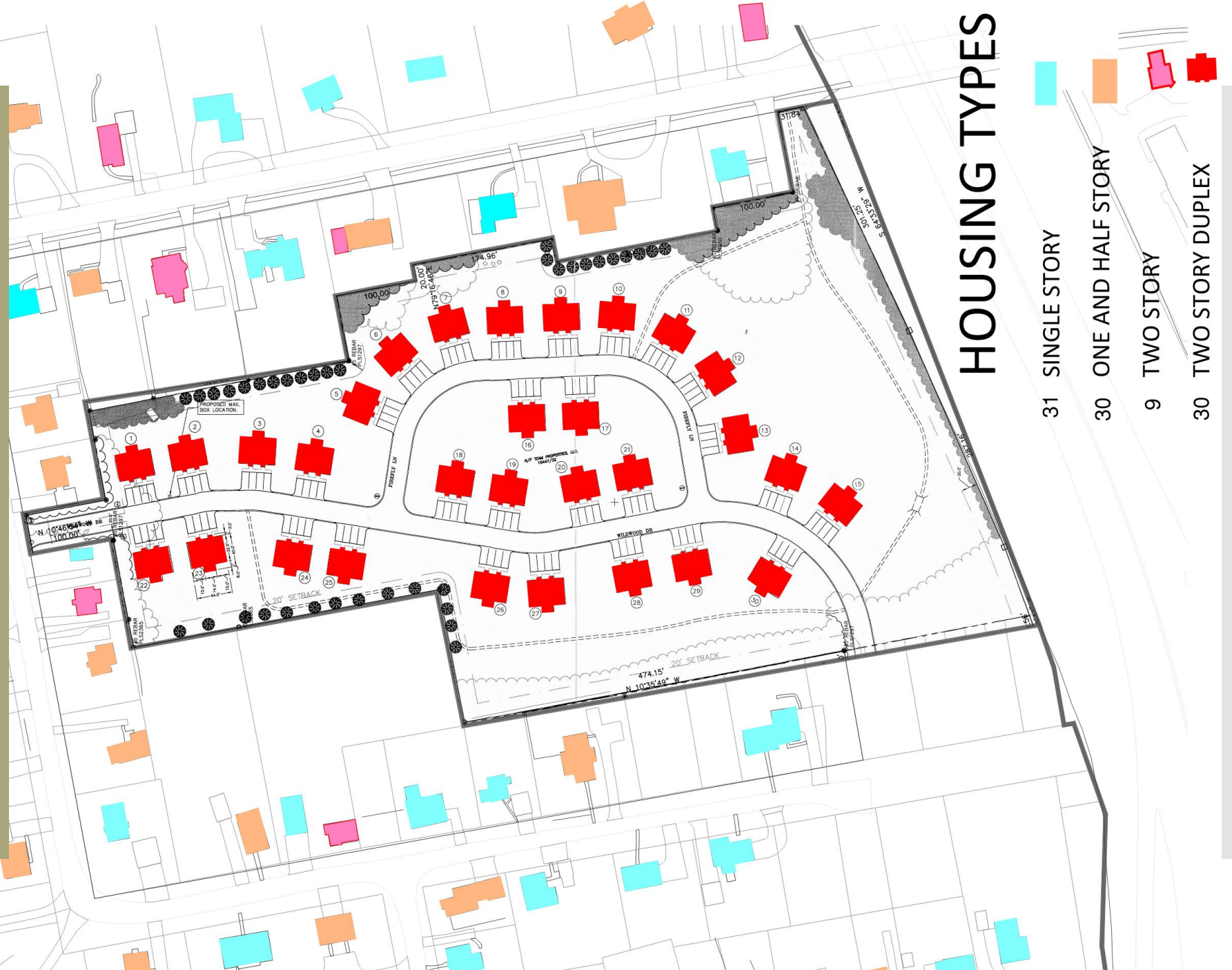
INTENSITY OF USE

ONE DUPLEX BUILDING
EQUALS

TWO SINGLE FAMILY
RESIDENCES

In terms of people, traffic and
municipal services

An increase in traffic of 60
households entering at two
points, not distributed around
the blocks



HOUSING TYPES

- 31 SINGLE STORY
- 30 ONE AND HALF STORY
- 9 TWO STORY
- 30 TWO STORY DUPLEX

INTENSITY OF
SITE USE

CLEAR CUT OF
TREES

WALL TO WALL
EXCAVATION



LIGHT BROWN AREAS WERE
DECIDUOUS TREES AND
BRUSH



LITTLE ATTEMPT TO SAVE
EXISTING TREES

EXISTING

many different styles and types



PROPOSED

only one



ARCHITECTURAL STYLES

Exterior Facades
Rooflines and
Shape will not
conform

Does Not Conform to Architectural Style: Exterior Façade, rooflines, shape

NO FRONT YARDS
parking on the front lawn

Width across the street house to house much less

100% Two Story Duplex
Similar to Proposed



Mix of Single Family
Homes Looking South
Down East Broadway

STREETSCAPE

Will be very
different

LANCASTER AVENUE

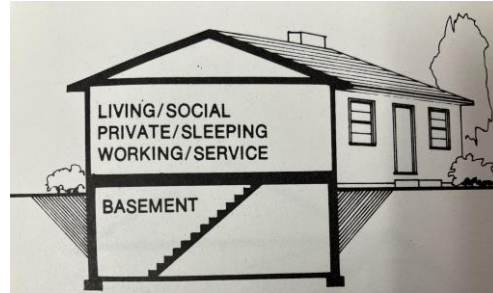


WILDWOOD DRIVE



PROPOSED BUILDING BULK DOES NOT CONFORM

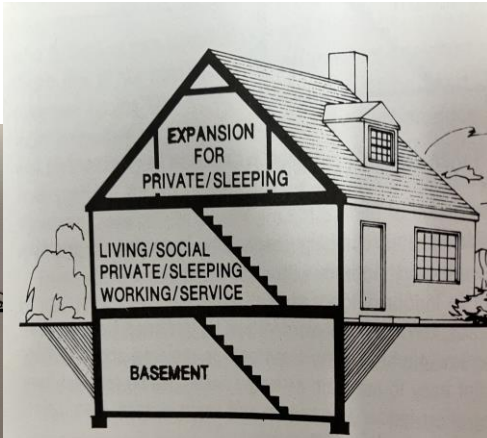
Based on these typical heights, the proposed DUPLEX BUILDINGS will be more than 6 feet higher than the average of the neighborhood. The resulting Building Bulk of 30 Two Story Duplexes on 12 acres is over DOUBLE the existing neighborhood housing footprint on 52 ACRES



One-Story, Ranch, Rambler (1 Story - 1)

Advantages

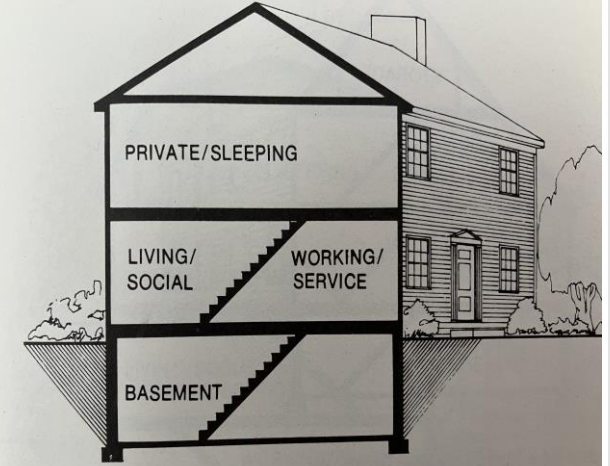
- SINGLE STORY
- APPROX 16' HIGH



One and One-Half Story (1½ Story - 2)

Advantages

- 1 ½ STORY
- APPROX 20' HIGH



Two-Story (2 Story - 3)

Advantages

- TWO STORY
- APPROX 25' HIGH

THIS PROJECT DOES NOT CONFORM TO THE CONDITIONAL USE CRITERIA

PATTERN OF
DEVELOPMENT

ARCHITECTURAL
STYLE, ROOF
LINES AND
SHAPES

BUILDING BULK

INTENSITY OF
SITE USE



From: [David Dunn](#)
To: [Planning-WWW](#)
Subject: Maine Woods subdivision
Date: Monday, November 27, 2023 6:59:31 PM

WARNING: This email originated outside of our organization. Messages claiming or appearing to be from someone within our organization may be fraudulent. DO NOT CLICK links or attachments unless you can verify the sender and know the content is safe.

I am writing in regards to the Maine Woods subdivision. I am an abutting landowner of this property for twenty years. This process has been flawed from the beginning, and a superior court judge agreed! The fact that someone at city hall is alleged to have changed the wording on the application for this project, the fact that the board is so willing to overlook potential environmental problems associated with runoff, the fact that the board is not even willing to consider the ordinance that deals with unreasonable adverse effects when some people (especially us) are going to suffer substantial property value loss, the fact that board member Perkins asked the question "how do we get this approved?" instead of asking how do we get it resolved, the fact that Jeff Wallace has spouted untruths on their behalf are all reasons this neighborhood feels that the developer and the city are in collusion and are running roughshod over us! The vast majority of people who spoke in favor of this at the Nov. 23 meeting have no stake in it and simply repeating "Bangor needs housing" doesn't change the fact that we are being violated. A more reasonable project would have been the appropriate way for Bangor to grow responsibly. This project is unscrupulous developers exploiting Bangor's desperation for housing. It is unfathomable that the city would be so accommodating on such a questionable project at the expense of a neighborhood that deserves better from its civil servants!

Thank you,
David L Dunn
634 Essex St
Bangor, Maine 04401

Brian Ames
124 Lancaster Avenue
Bangor, Maine 04401

November 28, 2023

Sent by email to:

City of Bangor
Planning Board, Chairman and Staff
City Hall
Bangor, ME

RE: Maine Woods Project

Dear Chairman Perkins, Board Members and Staff,

165-9(4) Conditional uses

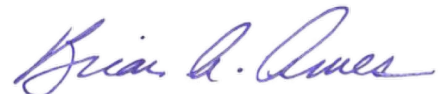
This section requires the applicant to cause his/her proposal to **conform** to the height and the existing ratio of land area to building area for other properties in the immediate area. The previous decision did not include a study of the neighborhood heights as required.

Also, the proposed use will conform to the pattern, style, bulk and extent and intensity of site use. For comparison, the immediate area shall include all properties within 500 feet of the site. The previous decision was based on the same block only.

Merriam Webster Dictionary defines the verb **conform** as follows: "to give the same shape, outline or contour; to bring into harmony or accord; to be similar or identical; to be obedient or compliant; to act in accordance with prevailing standards or customs".

In my opinion, the previous decision regarding Conditional Use must be reevaluated and the applicant should revise plans accordingly.

Sincerely yours,



Brian A. Ames, PE

From: [Paula Logan](#)
To: [Planning-WWW](#)
Subject: Lancaster and Essex St development flooding
Date: Tuesday, November 28, 2023 2:01:50 PM

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More photos of them trying to stop the spread of the water by building up the sides. They are trying to prevent further overflow into the neighborhood. My ground is already saturated.
Thank you, Paula Logan











From: [Collette, Anja](#)
To: ["Laurie Cote-Dunn"; Planning-WWW](#)
Subject: RE: Maine Woods
Date: Tuesday, November 28, 2023 5:00:29 PM

Hi Laurie, the applicants did a new wetland delineation last year, performed by Moyses Environmental Services.

Regarding work performed after the stop work order, the applicants were required by DEP to stabilize the site, which required some additional work to be done after the stop work order was issued. A detailed plan was agreed upon between DEP and the City that laid out the exact work that should be done to accomplish the stabilization. Our Code Enforcement and Engineering Departments could provide additional detail on that.

Your comments will be forwarded to the Planning Board; let us know if you have additional questions.

Regards,

Anja Collette
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4234

-----Original Message-----

From: Laurie Cote-Dunn <lcotedunn@msn.com>
Sent: Tuesday, November 28, 2023 1:26 PM
To: Planning-WWW <planning@bangormaine.gov>
Subject: Maine Woods

WARNING: This email originated outside of our organization. Messages claiming or appearing to be from someone within our organization may be fraudulent. DO NOT CLICK links or attachments unless you can verify the sender and know the content is safe.

Dear planning board members,

A more apt name for the subdivision should be "no woods" since they have taken all the trees down. Has there been an updated wetland delineation done since the early 2000's? My daughter is an environmental consultant who specializes in natural resource work (specifically wetland delineation). According to Army Corp standards they are only good for 5 years. There should be a new one done on the parcel of land. Once again I want to point out their lack of regard to the rules that have been set force by the judge. They should be fined or sanctioned for not following the stop work order! It's nice that Emily has friends to support her but if they don't reside in Bangor or aren't directly affected their opinion should not matter. I've hear Bangor needs housing far too much. What about refurbishing the existing empty houses that are in disrepair. Maybe Bangor should offer incentives to builders. A win win situation!! I understand it is their land and agree they should be able to do something but not what they have planned. It is too much for the area and too intrusive. The amount of buildings and the height of them is too much. Maybe scale the number and size down. A mix of duplexes and single story homes, with the single story houses on the border of the abutting land owners so that we (me specifically) don't have buildings looming over them. My property is suffering the greatest impact from this project and the most adversely affected. My home and my yard have been my