

**From:** [melissa Bolduc](#)  
**To:** [May, Richard](#)  
**Cc:** [Theriault, John](#); [Collette, Anja](#); [Krieg, Anne M.](#); [Jeffrey Gray](#); [brian ames](#); [lcotedunn](#); [Skip McIntosh](#)  
**Subject:** Re: Storm drain back up images  
**Date:** Monday, December 4, 2023 3:55:50 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)

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Rich, while I appreciate your opinion on adequacy, it is not relevant to this land development permit, nor does it have any impact on the law. If it did you should have attended every one of these meetings. The predevelopment map for this NEW application must show documentation of the more than 2 homes, roads, and utilities that were not present during the minor subdivision approval when this map would have been valid. I could not apply for a land permit using a map of what my property looked like before my house was built on it and neither can this project. According to 165-112B 2A and 2E the map with nothing on it would not be an accurate depiction of this current property in part to the newly bulldozed road to East Broadway and wet pond as 2 examples. The topography survey was last done over a decade ago, well past the time requirements for a maps validity. You cannot stamp an old map and deem it acceptable when you have altered the land on that expired map. That is fraud. This predevelopment map does not conform to 165-112BE as it is neither existing or proposed in the way shown on the map. I question the legality of attempting to use a predevelopment map from a different land use application where the parcel now contains much development. Just like the wetlands, you can remove them from a printed/computerized map, but they are still there in real life. This is a new application for a major not a minor subdivision and must be treated as such with all proper documentation before it can be treated as complete. The city needs to slow down and acknowledge what you have allowed to happen, and how can you assure the safety of us and our properties before going forward. The excessive stormwater runoff is a problem, And we disagree that it is being handled adequately. My property is going to be an ongoing conversation for years to come as the erosion eats away at what was my front lawn and driveway if it goes unfixed. The damages to our properties will only get worse and we are not going to say ok and let it go when we did nothing to create the problems. You all play a roll in assuring our safety when allowing land development. That oversight should only increase as you begin to infill the city.

This is your second chance at this development. Given the way the application stands now I believe we have an excellent argument the city has still not fulfilled its obligations to accuracy, and It is your ethical duty to do so.

Lastly, Jeff Gray, Brian Ames, and I met with a few city members and were given approval to present PowerPoints at the 11/21/23 planning board meeting. This was given with full disclosure they would be well over the 3 minute mark. When Jeff Gray got up to present first, we were publicly taken to task for attempting to present something over 3 minutes when we did not have approval to do so. We were held to the three-minute toddler timer and not even afforded the ability to refer to our presentations on a screen for those 3 minutes. We know Cody had them with the intention to upload. But we are called out in front of the planning board and to the public as liars? We absolutely DID have approval and I have included the

email sent to me by Anne Krieg confirming this.

The city is being dishonest, and we feel we are being punished for speaking out regarding city's lack of oversight again regarding this subdivision. We require assurances of safety before this goes forward. I asked for a pre-construction insurance inspection of my home the first time around and I was told no. Now I have damage to my property under the guise of I'm the low point of the road. It was not a problem before the sidewalk came and I am not taking ownership of this problem now either. There needs to be a rectification of the damages already sustained to us.

Thank you,  
Melissa Bolduc

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**From:** May, Richard <richard.may@bangormaine.gov>

**Sent:** Friday, December 1, 2023 2:31 PM

**To:** 'melissa Bolduc' <misslis143@hotmail.com>

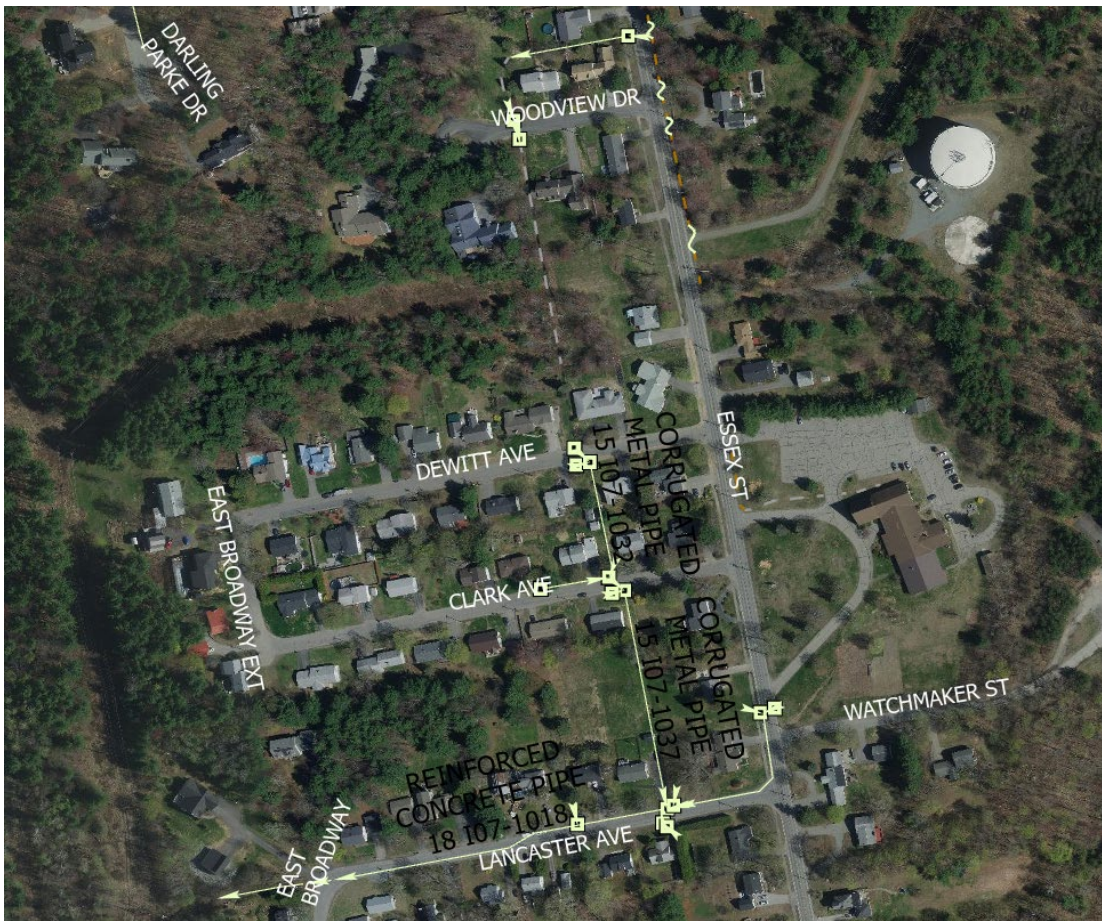
**Cc:** Theriault, John <john.theriault@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>

**Subject:** RE: Storm drain back up images

Melissa,

Are you requesting an additional catch basin at the corner of Essex and Lancaster on your side of the street? Your driveway has always been the low point, which makes it an ideal place to have a catch basin. Given the grades and distance to Essex Street, an additional basin does not seem warranted.

The map below shows some additional drainage from Essex and Woodview that enter the storm drain on Dewitt.



Our understanding is that a wetland survey was completed for this site. We are awaiting confirmation from Moyse Environmental. Do you have a wetland survey that shows additional wetlands mapped on this site?

We believe the pre-development conditions that existed prior to construction are adequate.

Rich

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**From:** melissa Bolduc <misslis143@hotmail.com>  
**Sent:** Friday, December 1, 2023 12:38 PM  
**To:** May, Richard <richard.may@bangormaine.gov>  
**Subject:** Re: Storm drain back up images

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What I would hope to accomplish by the city placing a large storm drain between Essex and the 1st

homes on Lancaster would be stopping the runoff from ponding at my driveway, repairing my driveway, and avoid further damage to my property. The sidewalk and drain are causing rapid erosion to my property.

I appreciate the image you sent, however Can you also send the layers showing culverts and under drains and easements of where these are located and draining to? There are a few of them from Grandview to Lancaster. I know you were here recently looking into one.

I spoke with Dave Moyses earlier this week and He did not do a full wetland survey of the parcel. He surveyed the areas where the DEP requested in relation to the stormwater permit and performed BTP examination in some but not all parts of the parcel. This would mean the wetland study was incomplete and inaccurate. Based on all previous maps (excluding this brand new one stamped at the end of November), there are wetlands that were wrongfully removed from these plans. In 2007, the last time it appears to have been surveyed, there were at least an additional 1,662 sq feet of wetlands that have suddenly disappeared from the development maps. However, in real life it is a giant pond and below it my neighbors are sitting ducks. There were vernal pools located here and I have images of turtles and frogs to back up that statement. This property would have been over the 4300 sq ft threshold of disturbed wetlands. This is without using the amount allotted for the permit by rule area. Again, the city has not done its due diligence to us residents who currently live here and are suffering with the consequences of poor design and lack of oversight on the city's part. If I am incorrect, please send me the documentation showing the full wetland mapping. I reviewed Birmans documents and they have a detailed map for the project on Broadway. It is about the same number of units. I saw they also did a study for wildlife which was not done here even with the images I sent of protected species that lived on that land.

Lastly, I would like a copy of the predevelopment map that will be used for the meeting on Tuesday. The one sent in the mail by Anne with the notice shows the conditions pre construction. Looking at these pictures the whole topography has changed for this location and there are now established buildings on the property as well that must be accounted for.

Thank you for your time and I look forward to your response.

Melissa Bolduc

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**From:** May, Richard <[richard.may@bangormaine.gov](mailto:richard.may@bangormaine.gov)>  
**Sent:** Thursday, November 30, 2023 3:14:46 PM  
**To:** 'melissa Bolduc' <[misslis143@hotmail.com](mailto:misslis143@hotmail.com)>  
**Cc:** Theriault, John <[john.theriault@bangormaine.gov](mailto:john.theriault@bangormaine.gov)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>  
**Subject:** RE: Storm drain back up images

Hi Melissa,

Thank you for sharing these pictures. It can be difficult to get out and inspect storm drains during rain events. I will make an effort to visit this area to see the drains working during a rainstorm. The images you shared show the storm drains working in a very typical fashion, and I would not consider

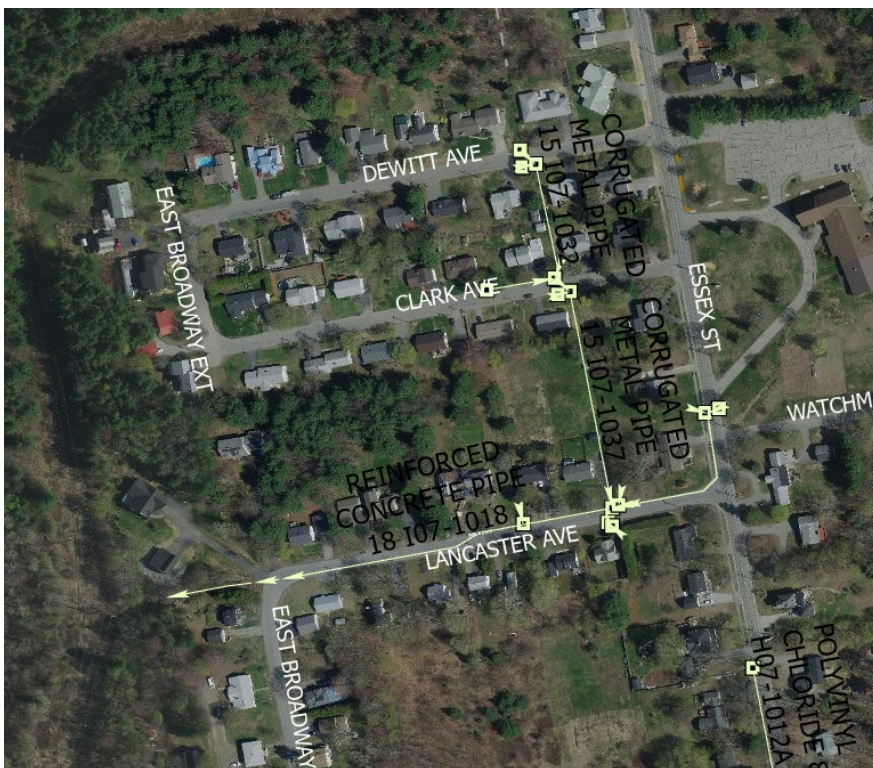


these to be problem areas based on these photos. It appears that any standing water that is present during a storm drains after the rain stops.

As is typical within Bangor, the stormwater system was built in stages. Sometimes we find that although a system was designed to handle all of the drainage area, we may need to place additional drains at low points to collect the water. This does not add additional flow to the system, only aids in the collection of the water. Collecting the water incrementally helps to control velocities and reduce scour and erosion.

We maintain city-wide GIS maps to track and maintain our infrastructure. A snapshot of the city drainage system in your area is shown below. The arrows on the line represent flow direction. Our catch basins are inspected regularly, and cleaned as needed.

If we remove the drain that was installed in your driveway, it is likely that more ponding will occur. I am not sure what you hope to accomplish by removing this drain.



Rich

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**From:** melissa Bolduc <[misslis143@hotmail.com](mailto:misslis143@hotmail.com)>

**Sent:** Thursday, November 30, 2023 1:43 PM

**To:** May, Richard <[richard.may@bangormaine.gov](mailto:richard.may@bangormaine.gov)>

**Cc:** Theriault, John <[john.theriault@bangormaine.gov](mailto:john.theriault@bangormaine.gov)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>

**Subject:** Storm drain back up images

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The last two images are the storm drain that was placed across the street at about the same time. That is also too small and overflows quickly.

My first request to remove the drain and repair my driveway.

John and Rich, you are both well versed on the stormwater runoff issues up here. A large storm drain needs to be placed in between Essex and the 1st homes on Lancaster. These mini drains that were installed will not reduce these rapid runoff channels that have gained aggression with the help of the new curbing acting as a slide. I have come to the city multiple times about this issue and concerns of impending property damage with the installation of a sidewalk, yet I was not heard and here we are. It continues to get worse. Given the infrastructure issues up here I am surprised this was viewed and approved as a solution. You had to know this would not offer long term stability in retaining the runoff. If you thought it would, this area should be reevaluated underground, not just looking down into the drains when it's not raining. We have a piece meal system of catch basins and culverts, under drains and more that have been installed at varying times over the last several decades and are proving ineffective in areas and problematic in many others. This is causing property damage to homeowners through no fault of our own.

Is there a map that shows what the current underground infrastructure looks like? How does one run into another into another? What is the path? I would like to view those maps for this area. If you are placing new storm drains here and there at will, how is this tracked by the city for long term monitoring and stability? What are the required regulations they needed to follow for this install? The stormwater runoff fee that WE pay is to help reduce areas of large runoff like this one. This damage is through no fault of my own. You approved them to install it, at your cost, but you are the ones responsible for maintaining it. It will be a constant problem if left the way it is.

It is destroying my front yard and my driveway, and I am requesting that you remove the drain and fully repair my driveway and lawn as soon as allowed by the weather.

These channels of runoff race around the curves down to Broadway into the Arctic Brook which is a 303d watershed under the Clean Water Act, and it appears that some of their regulations are not followed in regard to this area.

The information below came from the city's website.

"The stormwater utility was established to provide revenue to maintain and improve existing stormwater infrastructure in the City of Bangor, and to develop and maintain a comprehensive water quality focused stormwater management plan as mandated by the Federal government under the Clean Water Act. "

The revenue from the stormwater fee will be placed in a separate fund that, by ordinance, can only be spent for stormwater activities. Some of the important components of this program include:

- a. Development of stormwater design standards and regulations
- b. Improved and increased maintenance/repair of the City's stormwater system

I want to work together to rectify this problem. Please follow up with me when you can.

With appreciation,  
Melissa Bolduc

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**From:** May, Richard <[richard.may@bangormaine.gov](mailto:richard.may@bangormaine.gov)>  
**Sent:** Wednesday, November 29, 2023 11:46:47 AM  
**To:** 'melissa Bolduc' <[misslis143@hotmail.com](mailto:misslis143@hotmail.com)>  
**Cc:** Theriault, John <[john.theriault@bangormaine.gov](mailto:john.theriault@bangormaine.gov)>; Collette, Anja <[anja.collette@bangormaine.gov](mailto:anja.collette@bangormaine.gov)>  
**Subject:** RE: Maine Woods Wetland Delineation map

Hi Melissa,

I have attached sheet C1 of the Maine Woods site, which shows the wetlands as delineated by Moyses Environmental.

I spoke to John Theriault about the catch basin this morning. He said he had observed the catch basin in the rain and thought that there was adequate flow capacity at that time. I will try to make it over during a rain storm to see as well. If you have any pictures of this when it backs up, please share.

Thank you,

Rich

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**From:** melissa Bolduc <[misslis143@hotmail.com](mailto:misslis143@hotmail.com)>  
**Sent:** Wednesday, November 29, 2023 10:21 AM  
**To:** May, Richard <[richard.may@bangormaine.gov](mailto:richard.may@bangormaine.gov)>  
**Subject:** Maine Woods Wetland Delineation map

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Good morning, Rich. I am sending this email for two reasons.

1. I am requesting a copy of the Maine Woods wetland delineation map be emailed to me please.
2. The storm drain that was placed in my driveway does not work as it has little to no capacity to manage the amount of runoff that travels from Essex St. it backs up after 20 minutes of rain covering the drainage pipe meant to the drain into the larger drain in the road. This will need

to be rectified.

Thank you in advance,  
Melissa Bolduc  
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**From:** [melissa Bolduc](#)  
**To:** [Collette, Anja](#); [Planning-WWW](#); [Therault, John](#)  
**Subject:** Traffic issues  
**Date:** Tuesday, December 5, 2023 10:07:03 AM

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Good morning. I wanted to share the images of one of two people who went off the road into people's yards yesterday on our roads. These images were taken from the property on the corner of N. French St. and Bill St. the Doody residence. You can see the police were called for this one. The second happened on East Broadway but the driver declined to call the police.

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## Maquillan, Sarah

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**From:** Collette, Anja  
**Sent:** Tuesday, December 5, 2023 9:11 AM  
**To:** 'Jeffrey Gray'; Planning-WWW  
**Subject:** RE: Maine Woods Pre-Development Conditions

**Categories:** To Do Today

Hi Jeffrey, the Code does not actually require that plans show existing conditions. I have outlined the sections of the Code below referencing topography and how they are met. Also, technically, the conditions shown on sheet 1 of the plans are “pre-development conditions” since they were the conditions prior to construction beginning on the site. The conditions that are now on the site should be fairly reflective of the topography/conditions shown in the proposed grading/road/building/utility plans since the applicants were working on the grading/stormwater/etc to reach the proposed conditions. I did speak with other staff on the usefulness of having a map showing the topography as it stands now and it was determined that it would not really be useful since the topographical conditions now would not differ much from the proposed (since they were on their way towards meeting the proposed), whereas, the pre-development conditions shown would be more useful to be shown.

### Land Development Standards

§165-112.B(2): Contents of major site development plan. In addition to the information required for a minor site development, the following information will be required for a major site development plan:

(a): Topography of a contour interval not less than one for each two feet of elevation adequate to determine on-site drainage and to show effects of site development upon adjacent properties. **This is met by page C3 on the site plans since it shows the proposed new contours on the site, which indicate the on-site drainage after development.**

...

(e): Indication of whether the above mapped features are existing or proposed. **The title itself on page C3 (Grading Plan) indicates that the mapped contours are proposed.**

### Standards for major subdivision - preliminary plat

§165-128.A(3):... The preliminary plat for a major subdivision shall contain the following:

...

(d) A topographical map having contours at two-foot intervals. **This Code item does not indicate whether the topographical map must be of existing or proposed conditions. The applicants provide a topographical map of the pre-development conditions as well as the proposed conditions on page “EX” and page C3, respectively.**

Let me know if you have any questions,



**CITY OF BANGOR**

**Anja Collette**  
*Planning Officer*  
*Community & Economic Development*  
*Planning Division*

73 Harlow Street  
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**From:** Jeffrey Gray <jgray5456@gmail.com>  
**Sent:** Monday, December 4, 2023 8:08 PM  
**To:** Planning-WWW <planning@bangormaine.gov>  
**Subject:** Maine Woods Pre-Development Conditions

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The drawing of the Pre-Development conditions submitted by Team Properties for the Maine Woods proposal is inaccurate. This drawing does not show the current state of the site. The drawing shows the state of the site in 2022.

Judge Larson ordered a new application which requires updated drawings.

We will not be able to discuss the technical aspects of this proposal without updated drawings of the new elevations, contours, utilities, roads, and buildings that exist on the site now.

Respectfully,

Jeffrey Gray  
100 Lancaster Avenue  
Bangor, Maine