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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.

Slide two

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.

Slide four

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.

Slide six

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.

Slide seven

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.

Slide eight

This is the intersection of Bill Street and East Broadway. You will be in full scale fishtail

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.

Slide nine

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.

It is extremely hazardous for drivers and pedestrians on the streets adjacent to the Maine Woods site. We don't have a lot of collisions up there, but people go out of control quite often. After snowstorms the streets get even narrower, and the switchbacks very greasy. If we increase the traffic substantially up there someone is going to get hurt.

Slide ten

I want to talk a little bit about drainage and parking. I'm not going to spend a lot of time on stormwater because one of my neighbors is going to speak about that. But I do have one slide I want to share with you.

Slide eleven

This is a drone shot of the Maine Woods site. This is not waterfront property folks. This is a site that is prone to flooding. As you can see, the retaining pond is at capacity. The bottom of the slide shows ponding on what would be Firefly Lane. Keep in mind this shot was taken in the middle of the summer. What will this thing look like next spring? There will likely need to be another retaining pond on this site and some drainage tiles as well.

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.

Slide twelve

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.

Slide thirteen

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.

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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.