

# *Maine Woods*

Conflicts of a high-density housing development in a low-density neighborhood

# *Infill*

## **building within unused and underutilized lands within existing development patterns**

- As Bangor begins to implement new infill policies, we should first ask why empty lots were never developed.
- In the case of the Maine Woods site, we should ask why a 12-acre site in the geographical center of Maine's 3<sup>rd</sup> largest city was never developed.
- Environmental (wetlands and watersheds)
- Infrastructure (traffic and stormwater)
- Challenging site (ledge, drainage, neighbors)
- High costs per unit (risk/reward)

# *Solutions to offset high unit costs*

- Build a small number of very expensive homes
- Build a large number of inexpensive homes
- Build a moderate number of mid priced homes

*Problems  
with building  
a large  
number  
of  
inexpensive  
units in an  
established  
neighborhood*

## Conflicts with Conditional use Ordinance

- Traffic Safety
- Drainage and Parking
- Conformity with neighborhood

# *Traffic Safety*

- 165-9-A(2) The proposed use will not create unreasonable traffic congestion or **hazardous conditions on contiguous or adjacent streets.**

*Intersection of  
Alden Street and  
North French  
Street*



*North French Street  
and Bill Street  
intersection*



*Bill Street and East  
Broadway  
intersection*





*East Broadway and  
Lancaster Avenue  
intersection*



# *Drainage and Parking*

- 165-9-A(3) The proper operation of the conditional use will be ensured by providing and maintaining adequate and appropriate utilities, fire protection, **drainage, parking and loading** and other necessary site improvements.

**CONCERN FOR WET POND  
FAILURE**

**CONCENTRATED RUNOFF**



VS  
ing lot

cars/3 acres



# *Conformity*

- 165-9-A(4) The proposed use, although not appropriate for every site in the zone, is appropriate for the location for which it is sought because the proposed use will **conform to the general character of the development in the immediate area as to architectural style, building bulk and extent and intensity of site use.** As to architectural style, the applicant must show that the proposed structure **conforms to the exterior facade, rooflines, shape and materials** used on buildings in the immediate area. As to building **bulk**, the applicant shall cause his/her proposed building to conform to the **height** and existing **ratio of land area to building area for other properties in the immediate area.** For purposes of this chapter, the term "immediate area" shall include all properties located within the same block and **within 500 feet of the site of the proposed use.**



Map #	Address	Property Owner	Building footprint (sq feet)
044-38	55 East Broadway	McIntosh	64
044-028	93 East Broadway	Lewis	1876
044-26	101 East Broadway	Ellis	1839
044-043-A	642 Essex	Perry	1998
044-044-B	658 Essex	McLeod	1307
044-051	127 Lancaster	Lavoie	857
044-025A	119 Lancaster	Irish	1029
044-043B	834 Essex	Dunn	2107
044-044	666 Essex	Bartlett	1736
044-044-A	658 Essex	Kimball	2745
044-032	77 East Broadway	Dudly	1150
044-049	139 Lancaster	Leathers	594
044-043-D	622 Essex	Logan	1247
044-034	71 East Broadway	Murphy	2071
044-043-E	612 Essex	Peabody	3376
044-050	133 Lancaster	Isaacs	628
044-025	101 East Broadway	Dusenbery	1901
044-043F	598 Essex	Smith	1411
044-046	151 Lancaster	Bolduc	1192
044-047	145 Lancaster	Eastman	1193
044-037	55 East Broadway	McIntosh	2114
044-001-A	678 Essex	Michaels	1822
044-001-F	150 Lancaster	Budway	1152
044-001-D	148 Lancaster	Morrison	1152
044-001	136 Lancaster	Jacobson	2430
044-001-E	124 Lancaster	Ames	2438
044-002	110 Lancaster	Poisson	1597
044-001-G	104 Lancaster	Bryant	2101
044-001-C	100 Lancaster	Gray	3898
044-001-B	688 Essex	Mahoney	1432
016-001	698 Essex	Martinez-Sanchez	1368
016-002	147 Clark	Smith	1404
016-003	139 Clark	Barnes	1536
016-004	131 Clark	Chute	2016
016-005	121 Clark	Hannan	1933
016-006	115 Clark	Spaulding	1796
016-007	105 Clark	Doughty	1924
016-013	120 Clark	Ouellette	1132
016-012	130 Clark	Bolduc	1186
016-011	136 Clark	Harvilic	1377
016-010	144 Clark	Caruso	1648
016-009	154 Clark	Woodsworth	1064
R49-002	671 Essex	Eskow	2766
R49-002-B	23 Watchmaker	Atwater	1940
R49-002-A	663 Essex	Lapointe	1368
R49-003	655 Essex	Lynch	1380
R49-004-C	645 Essex	Verrill	1848
R49-004-B	639 Essex	McGonigle	1136
R49-005	603 Essex	Hewes	1710
R49-006	573 Essex	Peavey	1004
044-005	115 East Broadway	Libby	1156
044-004	96 East Broadway	Sproul	2020
044-024	103 Bill	Detour	1752
044-022	78 East Broadway	Choquet Trust	1509
044-022-A	70 East Broadway	Laplante	1144
044-021	60 East Broadway	Mitchell	1959
044-016	647 N French	Laird	1578
044-013	663 N French	Seymour	696
044-015	653 N French	Grant	1401
044-012	671 N French	Onyesoh	1210
044-012-A	675 N French	Ilin	1152
044-011	679 N French	Larrabee	928
044-010	687 N French	Hashey	840

Microsoft Word interface showing the ribbon with tabs: File, Home, Insert, Draw, Design, Layout, References, Mailings, Review, View, Help. The Home tab is active, displaying options for Clipboard, Font (Calibri (Body), size 14), Paragraph, and Styles (Normal, No Spacing, Heading 1). The top right shows the user name Jeffrey Gray (JG) and a search bar.

Total Footprint of Neighborhood = 106071 square feet

Average Footprint of Neighborhood = 1515 square feet

Total Footprint of Maine Woods = 46500 square feet

Average Footprint of Maine Woods = 1550 square feet

Average Density of Neighborhood with streets =  $106071/52.7$  acres = 4.62%

Average Density of Maine Woods with Streets =  $46500/12.1$  acres = 8.8%

Average Density of Neighborhood without streets =  $106071/47.2$  acres = 5.2%

Average Density of Maine Woods without streets =  $46500/11$  acres = 9.4%



Clipboard Font Paragraph Styles Editing Dictate Editor Add-ins

**Footprint Comparison Study**

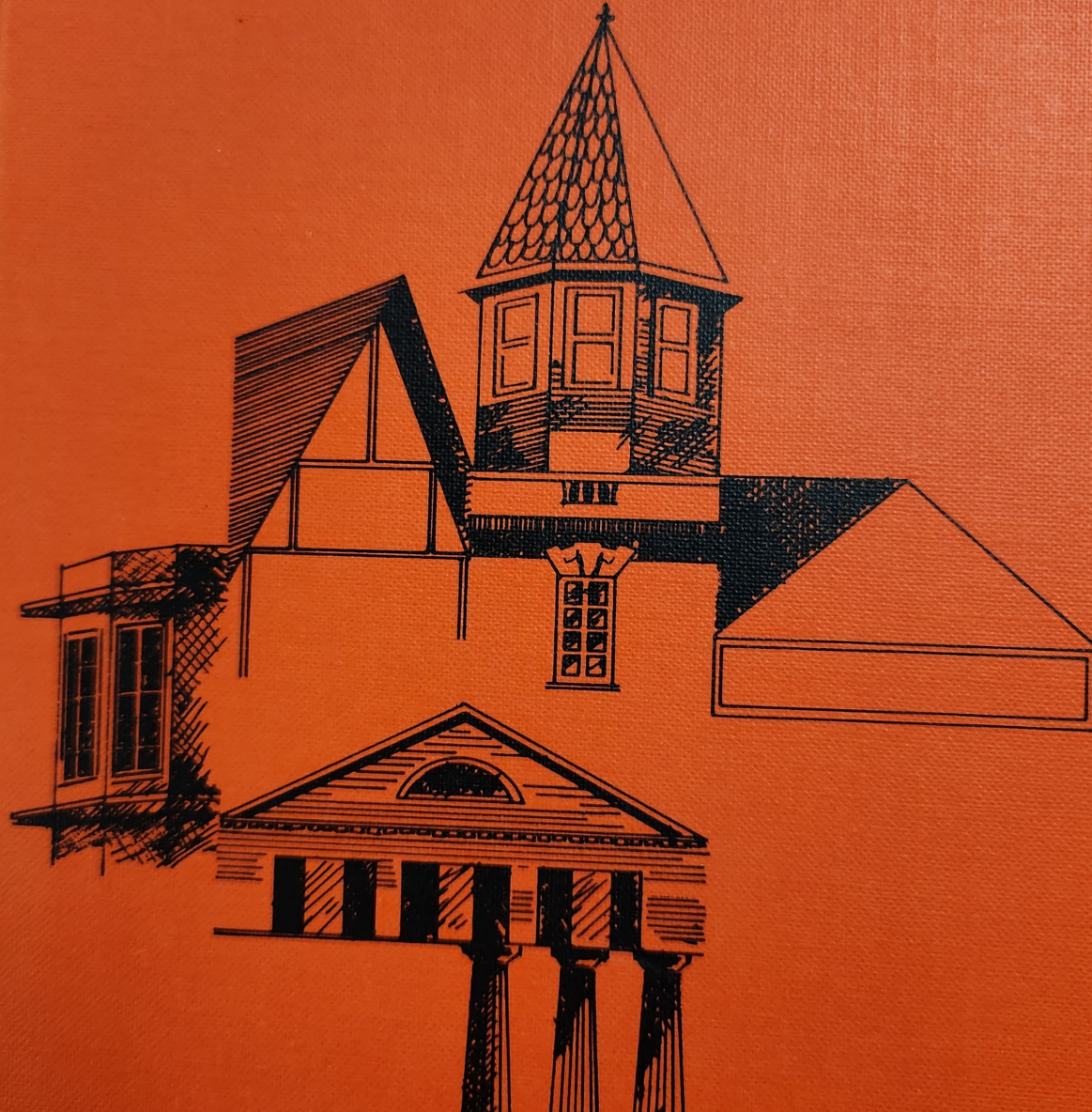
Mr. Therriault's Immediate Abutter Footprint Total = 32,485 square feet

Mr. Brayley's Immediate Abutter Footprint Total = 42,220 square feet

**Mr. Brayley's footprints are 30% higher than Mr. Therriault's**

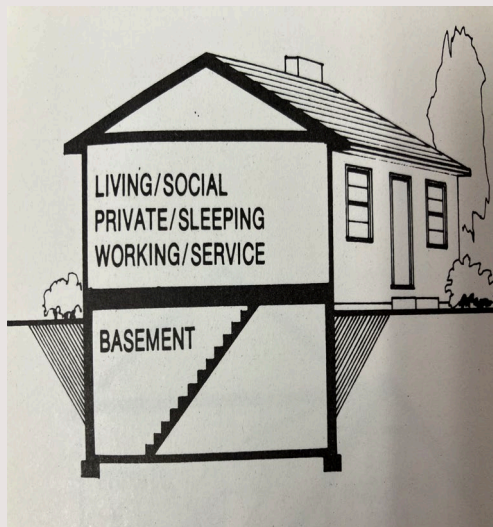
# HOUSES

THE ILLUSTRATED GUIDE TO  
CONSTRUCTION, DESIGN AND SYSTEMS



# Style

- ROOF HEIGHTS INCREASE
- HEIGHT FROM GROUND LEVEL

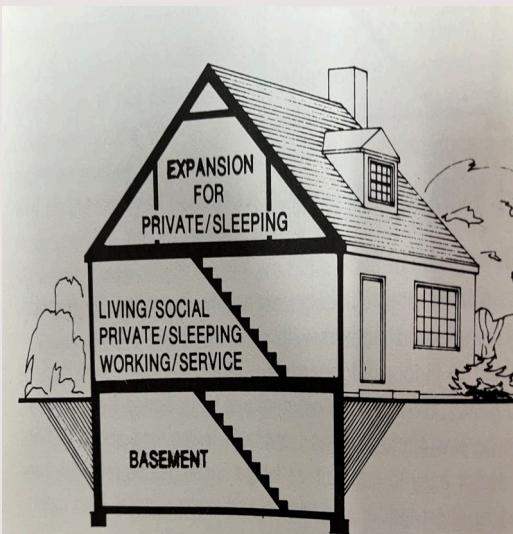


One-Story, Ranch, Rambler (1 Story - 1)

Advantages

Classic look, especially appealing

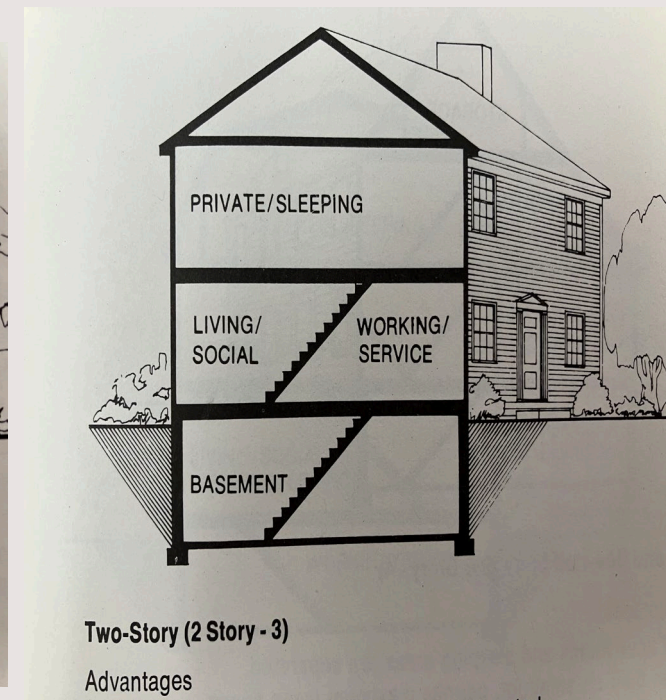
- SINGLE STORY
- APPROX 16' HIGH



One and One-Half Story (1½ Story - 2)

Advantages

- 1 ½ STORY
- APPROX 20' HIGH



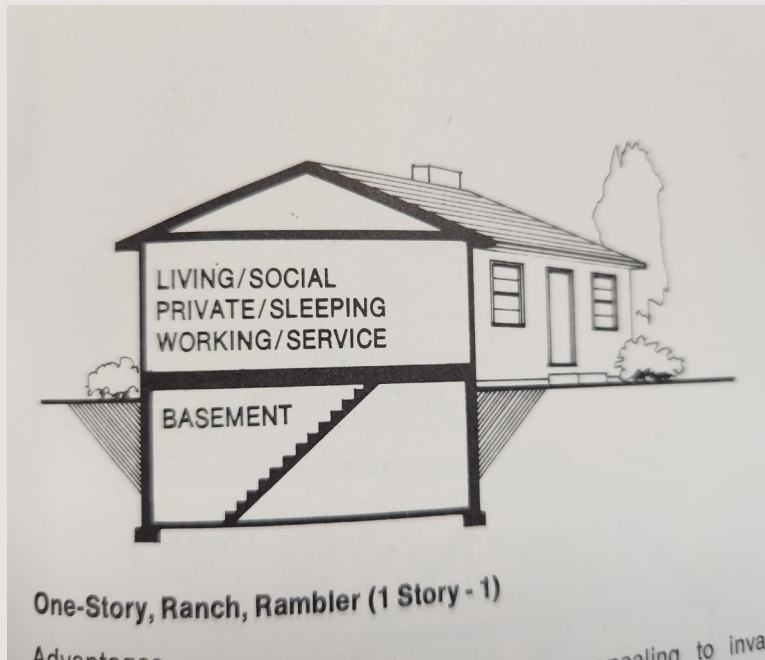
Two-Story (2 Story - 3)

Advantages

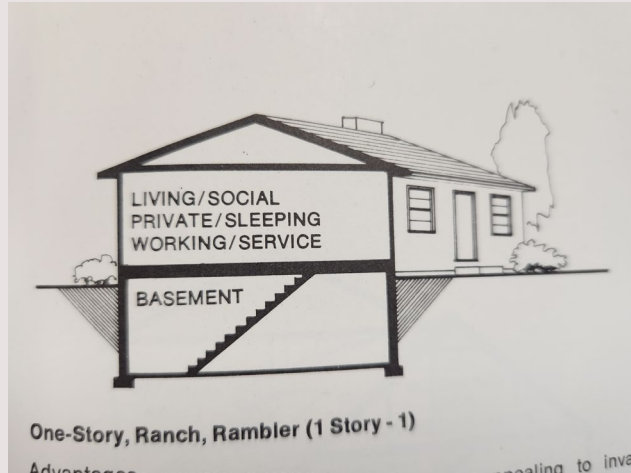
- TWO STORY
- APPROX 25' HIGH



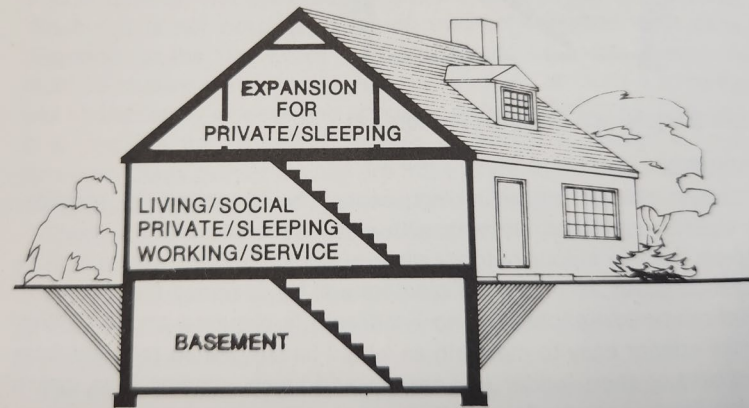
# Single Story



# Single Story



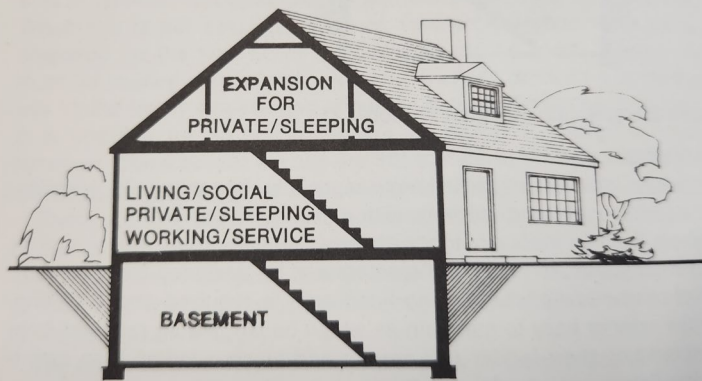
# *Story and a half*



One and One-Half Story (1½ Story - 2)



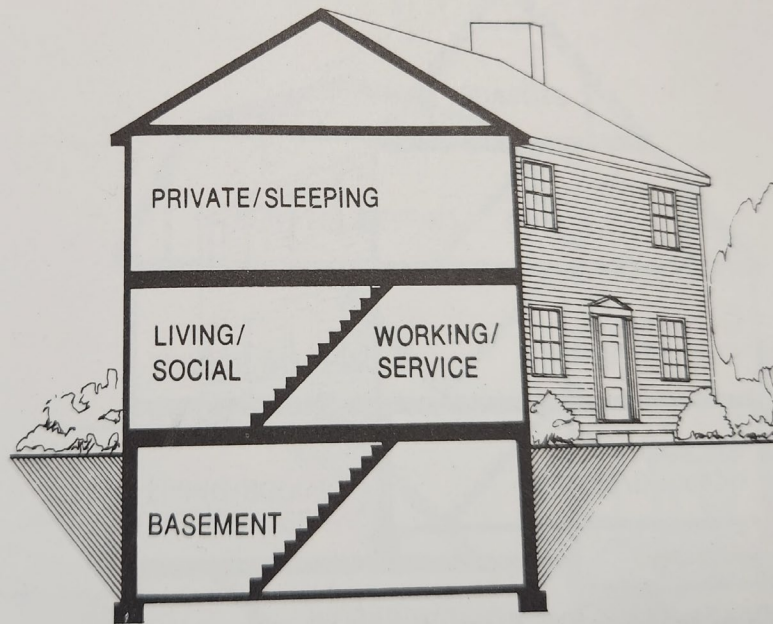
# *Story and a half*



One and One-Half Story (1½ Story - 2)



# *Two Story*

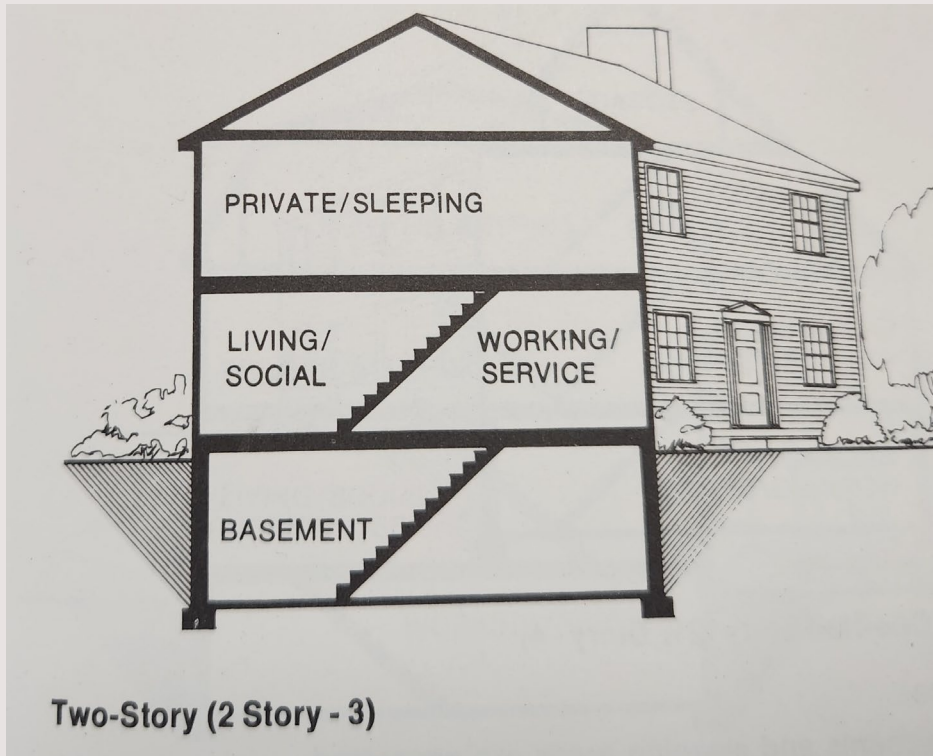


Two-Story (2 Story - 3)

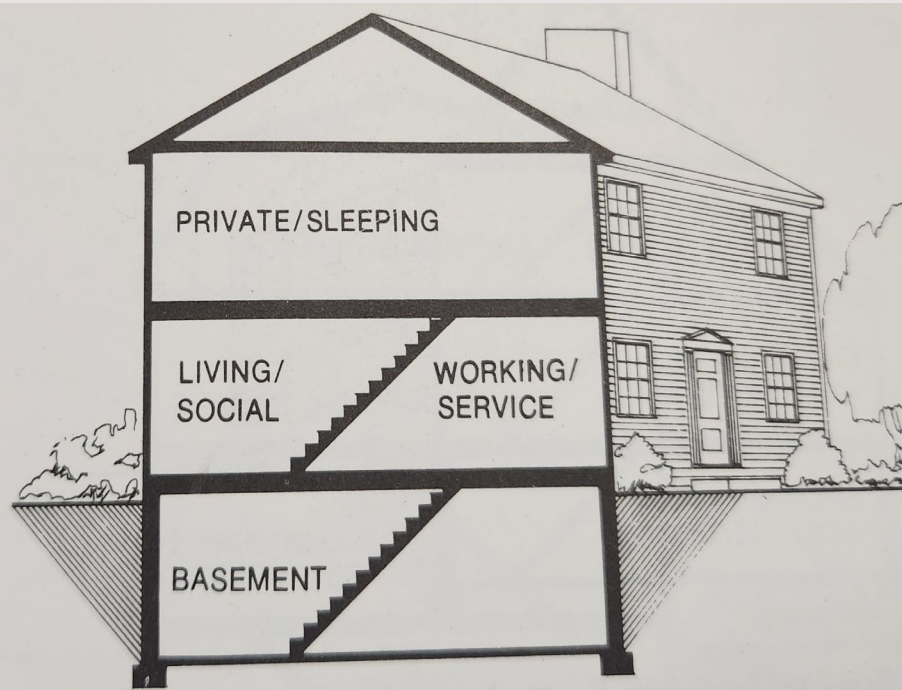




# *Two Story*



# Two Story



Two-Story (2 Story - 3)



Trips back

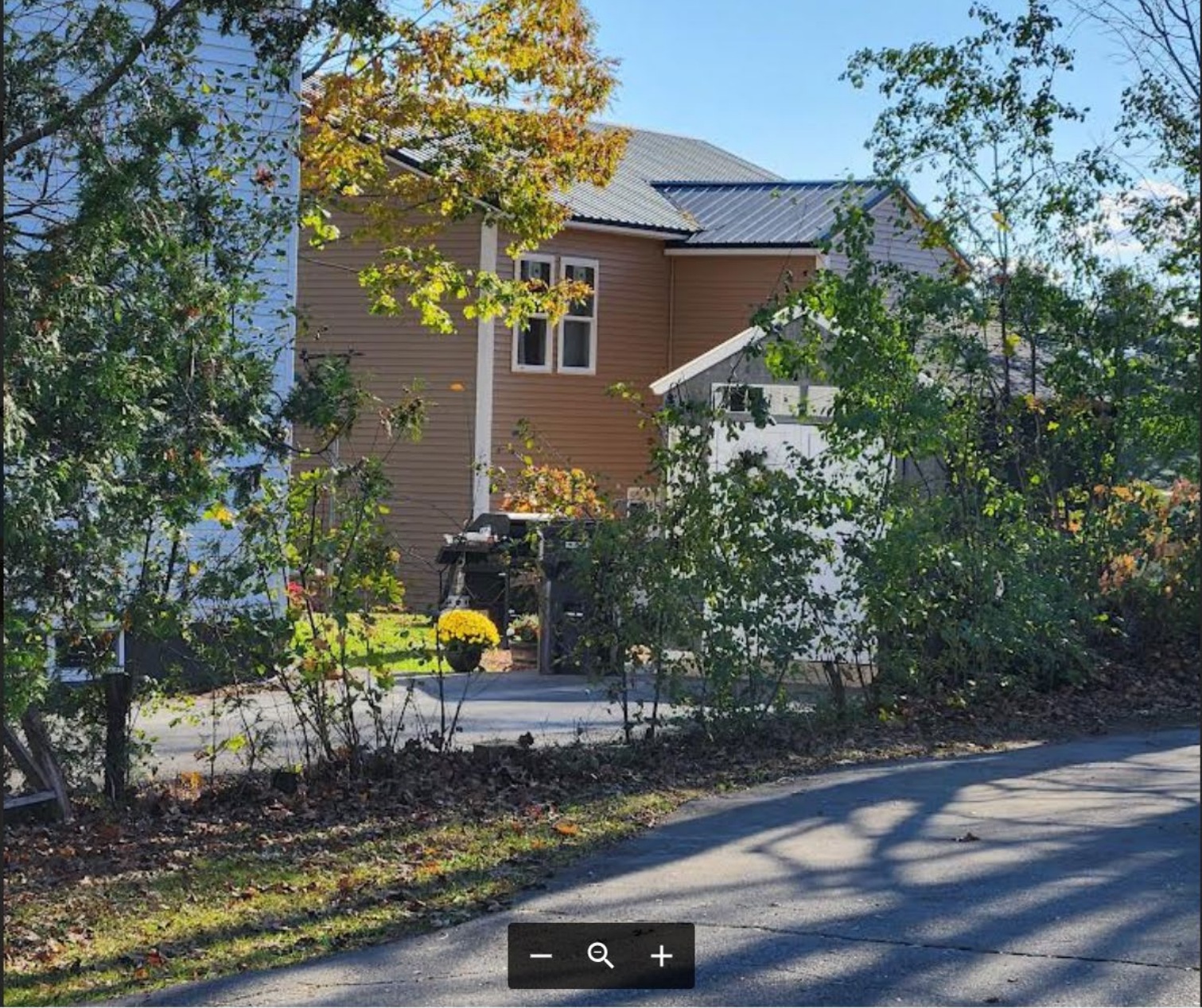


Jeffrey Gray  
to me ▾

One attachment



↩ Reply



(minutes ago) ☆ ↩ ⋮





# HOUSING TYPES

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





$$\frac{(1.0 \times 31) + (1.5 \times 30) + (2.0 \times 9)}{70} = \frac{(31) + (45) + (18)}{70} = \frac{94}{70} = 1.35 \text{ story average}$$

$$\frac{(60 \times 2.0)}{60} = 2.0 \text{ story average}$$

Clipboard Font Paragraph Styles Editing Voice Editor Add-ins

1515 square feet x 1.35 stories = 2045 square feet

1550 square feet x 2.00 stories = 3100 square feet

Maine Woods will have a bulk that is 34% more than the neighborhood average.