

Maquillan, Sarah

From: Krieg, Anne M.
Sent: Tuesday, November 7, 2023 2:21 PM
To: 'Melissa Bryant'
Cc: Planning-WWW
Subject: RE: Comments on the Maine Woods Subdivision

Categories: To Do Today

Thank you for sending in these comments – they will be sent to the Planning Board and placed in the record file.

amk

Anne Krieg AICP
City of Bangor
Director of Community & Economic Development

From: Melissa Bryant <tech.by.melissa@gmail.com>
Sent: Tuesday, November 7, 2023 1:26 PM
To: Planning-WWW <planning@bangormaine.gov>
Subject: Comments on the Maine Woods Subdivision

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Good morning, I'm sure you've heard from several of my neighbors at this point, so I'll try to be brief.

I am a Maine homeowner. I moved here from Ohio to attend Husson University, and I have made Bangor my home. I bought my first property in 2012, when I was twenty two years old. In short, I was exactly the kind of 'young professional' this development promises to attract. I would never have bought one of these townhomes. I spent \$115,000 on a doublewide trailer, on an acre of land in Hermon. If taking a job in Bangor meant spending \$250,000 on a home with no yard, no privacy, and another family constantly banging on my walls? I would have turned down my position at Husson and gone to another city. Absolutely no question about it.

Fortunately, I stayed at Husson, and in Bangor, and I got my MBA, which is why I'd like to explain some problems with the way these homes are being advertised. When Emily claims she wants to attract "young" professionals, the word she's dogwhistling is "able-bodied." We can all agree that twenty three is young for a homeowner, but the back injury I sustained in 2013 would have made living in one of these units impossible. Both bathrooms are on the second floor, which meant that I, in the middle of a medical emergency, would have needed to immediately find alternative housing. I would have needed to do so again in 2017 after the birth of my first child left me

temporarily disabled. "Young" buyers do not think of things like this- they think they will be young and healthy forever.

I have the same concern when she talks about her support for veterans- but only able-bodied ones who can drive. If you look at her website, [she admits](#) that a car is needed to make it to the Broadway shopping center. In the very next breath she claims that 'nearby' bus stops make it possible to travel without a car, despite the fact that the [closest bus stop](#) is in the same plaza she just suggested driving to. I live here. I've walked to that plaza. It is a *steep* hill, with no less than two blind corners, neither of which has a sidewalk. Having to navigate that trek with arms full of groceries and kids in tow, is a plan that is going to get someone killed. Mark my words.

The sidewalk is the last thing I would like to mention. In Emily's last news interview, she touted the sidewalk she put in, to help make the neighborhood 'safer.' I formally invite you to drive down Lancaster ave and take a look at that sidewalk. It is not paved. It's not paved because it can't stay the way it is. When they put that sidewalk in, the first thing it did was immediately divert water away from the existing storm drain and directly into the yard of a neighbor who has been an outspoken opponent of this project. Her whole yard was filled with standing water for days. The solution was to tear up her driveway to put in a new storm drain. As I write this, her driveway has not been fixed. Half of Lancaster is covered in cones because they tore up the road and didn't fix it. The sidewalk isn't paved because it caused a drainage problem and they haven't fixed it. The stop work order hasn't stopped them from paving *inside* the neighborhood, but outside? Outside is evidently someone else's problem. And to clarify, it has been *months.*

Is this malice, a way to punish the neighborhood for our opposition? Or are these builders simply so inept that they did not foresee these problems and do not have the skills or integrity to solve them? Would YOU trust someone who acts this way to build YOUR home? Would you trust them to blast bedrock in YOUR neighborhood?

I guess I didn't keep this as short as I'd hoped. I did leave quite a few things out. I'm sure my neighbors can help fill in the gaps.

Let me say this in closing. A lot of opposition to this project has been labelled the 'whining of NIMBYs.' Fine. But I'm exactly the kind of person that this developer promises to bring to Bangor, and after a year of learning about their business practices, I would not risk living in a home built by Mike Wood and Emily Ellis. And I would warn others not to, either.

Respectfully,

Melissa Bryant

From: [Jeffrey Gray](#)
To: [Planning-WWW](#)
Subject: Maine Woods Comment
Date: Friday, November 10, 2023 3:13:57 PM
Attachments: [planning board email.docx](#)

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I have attached a letter for the Planning Board and Planning Staff to consider. Thank you.

November 10, 2023

City of Bangor

Planning Department

73 Harlow Street

Bangor, ME 04401

RE: Team Properties new application for a Land Development Permit and Conditional Use approval for the Maine Woods proposal.

Dear Chair Perkins, Planning Board Members, and Planning Staff,

In October 2022, a large group of concerned neighbors represented by 5 plaintiffs asked for judicial review of the City of Bangor's approval of a non-conforming proposal to build a 60-unit PUD, named Maine Woods, on Essex Street Hill in Bangor. On October 10, 2023, Superior Court Judge Patrick Larson remanded the proposal back to the city for further review with specific instructions. The Planning Board has scheduled 2 meetings on 11/14/23 and 11/21/23 to begin the review. This letter will list some of my thoughts as we prepare for those meetings.

- 1) The pre-development conditions depicted in the public notice are inaccurate. The Maine Woods site has 2 roads and a retaining pond on it now, as well as 2 buildings and a 3rd one started. Utilities built are not shown, these include a power line, stormwater system, sewer lines, water lines, and a gas line. The elevations and contours on the lot have been altered over the past year. Also abutting property ownership in the neighborhood has changed. If this is truly a new application, Team Properties needs to update their pre-development plot.
- 2) The density studies submitted for the Maine Woods proposal are flawed. The 70 homes on the 50 acres within 500 feet of the Maine Woods site are obviously much less dense than the 60 homes on the 12-acre Maine Woods site. Mr. Therriault used accurate footprints in his comparison but did not go out 500 feet as the ordinance required. Mr. Brayley used inflated footprints that bear no correlation to the footprints on the tax maps he was instructed to use. Both failed to use the entire surrounding area when comparing it to the entire Maine Woods site. Density was a deciding consideration for the Planning Board. We will submit a study that shows the surrounding footprints are less dense than the Maine Woods footprints, substantially less dense.
- 3) The Planning Board asked for a height study from the applicant, twice, but none were produced even though the Conditional Use Ordinance explicitly requires height compatibility and bulk cannot be calculated without a height component. We are a neighborhood of one story and one

and a half story homes, the few two-story homes are an exception. We have 2 duplexes in our neighborhood, one is a story, the other is a story and a half. We will present our own height study for the Board to compare with the Maine Woods proposed two-story buildings.

- 4) Now that there are 2 buildings erected and a third one started on the Maine Woods site, we have an opportunity to submit photographic evidence of the nonconformity of the Maine Woods buildings compared to the surrounding neighborhood. The height and bulk of the Maine Woods buildings are out of scale, and the shallow setbacks are an intrusion on the neighbors. These photos will also reveal the stark and severe nature of the Maine Woods architecture and allow us to visualize what 60 identical examples clustered together on 3 acres will look like in a low-density neighborhood with a variety of building types, shapes, and sizes.
- 5) Judge Larson deferred judgement of the Planning Board's decisions regarding height, bulk, and density but he put these matters back in front of the Planning Board in the form of a new application and he has given you explicit instructions. You must express your findings and conclusions in writing, such that the courts can see that you applied reasonable logic in your interpretation of the ordinances if your decision is appealed.
- 6) The Maine Woods proposal will provide nine acres of beautiful, open green space for the community to enjoy. There is nothing in the HOA documents that allows public access to the site, and the application submitted by Team Properties explicitly states the use of the open space in the Maine Woods proposal is for the residents of the subdivision only. Unlike the neighboring Dog Park and Essex Woods, the Maine Woods proposal is designed to be apart from the neighborhood, not a part of it.
- 7) The City of Bangor has recognized our neighborhood to be one of the most hazardous in the city. We have narrow streets, steep inclines, dangerous switchbacks, no sidewalks, poor site lines, 15mph speed limits, and more signage per mile than any other residential area in the city. The Maine Woods proposal would introduce hundreds of car trips per day into the middle of an inadequate infrastructure. National codes and traffic standards do not apply here, common sense does. Ordinance 165-9-A-2 was specifically written to protect neighborhoods like ours from developments like the Maine Woods proposal.
- 8) The Planning Board has asked for a landscape plan for the Maine Woods proposal and has not yet received one. An inventory of specimen trees was never completed. The buffers proposed most likely will not grow on ledge. The height and density of the proposal perched high on a hill will make screening impossible. Elaborate fencing will be required to screen our neighborhood that is now exposed to I-95. The 40-foot poles in the overhead power system will stand in stark contrast to the street trees and mature landscape of the surrounding neighborhood.
- 9) The Maine Woods is proposed to sit on a hill in the middle of a naturally impervious area. The topsoil and wetlands on the site served as a sponge for stormwater runoff to protect the neighborhood before they were destroyed by Team Properties last summer. We used to know how the site would perform during storms. We knew when, where and how it would run off. We

don't know now, nobody does. We do know that Team Properties underestimated the significance of upstream run off in their stormwater input calculations and that the site flooded last summer. It is in the best interest of all parties concerned, including the DOT, to let the site winter and drain next spring before any more time or money is invested in this risky site.

That is all for now, but we have a lot of work to do. The upcoming meetings should get us off to a good start. We should not rush into any decisions until all the evidence is gathered. There is no reason for you to march through the process as quickly as possible. Team Properties knew the risk of starting construction with 2 permits under appeal. Your decision will be highly scrutinized and publicized, so it is imperative for you to take the time needed to get it right.

Best regards,

Jeffrey Gray

100 Lancaster Avenue

Bangor, ME 04401

Jgray5456@gmail.com

From: [Michele Laird](#)
To: [Planning-WWW](#)
Date: Sunday, November 12, 2023 10:37:04 PM

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I live at 647 North French St. I am on the corner by the interstate. We lost a lot of trees by our home because of the new sewer going beside my property line. Me n my neighbor are wondering if you gonna do anything for us regarding the noise control it's very loud before the trees would give it some kind of barrier but now it's very loud. We would like some kind of fence for sound control. Also I would like fence for my protection it looks like a walk path by my house n we don't like it. It looks awful. All hours of the night people could walk there .I want some kind of property protection we are afraid of theft trash n needles if people are drinking or doing drugs. Because you never know what's gonna happen . So please protect us from noise n people walking beside my property
Michele n Steve Laird

Brian Ames
124 Lancaster Avenue
Bangor, Maine 04401

November 13, 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,

Although **165-129** envisions a simultaneous review of a Minor Subdivision, Site Plan and Conditional Use, it has been determined by the Court that this is a Major Subdivision.

The previous review of this project therefore has not sufficiently addressed these concerns or questions.

165-28 Major Subdivision Considerations:

Major Subdivision Regulations require several submissions not required in a minor plan and not provided previously:

- Identification of specimen trees (If there are any left)
- A LANDSCAPE PLAN for both buffers and street trees
- Identification and detailing of Public Spaces
- City Engineers Review
- Performance Bond
- Complete Utility Plans
- Final Subdivision Plat

Major Subdivisions require a preliminary plat approval and a final plat approval. The Preliminary Plat shall contain all the items required by Paragraph A(3),a thru i . Final Plat includes reservation of open space and location of specimen trees as further mentioned.

H. Dedications shall include deeds and rights of way for all utilities and public areas.

165-124 C14 (b) Additionally, "Subdivisions shall allow for connectivity of trail systems and the reservation for walking and biking trails."

The Grading Plan shows concentrated storm water flows directed into back yards and a questionable culvert crossing Essex Street. Has legal provision for increased flow and upkeep of the system on the neighboring property been accommodated?

165-130 Improvement Guaranties

There may be issues that require future expenditures, and this should be looked at.

165-131 Improvement Construction Standards

B. (5) Adequate Street lighting shall be provided.

What are the standards for this? Complete Utility Plans should include Electrical Poles, guy wires and adequate Night cutoff light fixtures. It is noted that no lighting fixture is planned for the intersection of Wildwood and E Broadway. Is this sensible? Typically, a lighting intensity map is included to show light and dark areas to meet code.

D. (1) Sidewalks shall be provided "as deemed necessary by the Planning Board".

With 120 parking spaces backing into a 24' wide street, it seems that the pedestrians are at substantial risk.

165-114 Land Development Permit Considerations

C. Driveways. "The applicant must show that all proposed access drives from the site to any public right of way are reasonably necessary and safe." Although these are called private streets, the same logic should apply.

F. Landscaping of unpaved areas.

Aside from the sparse plantings shown on the grading plan, this has been barely addressed by the applicant even though a Landscaping Plan was specifically requested by the Planning Board. It should cover "front, side, and rear yards of more than 100' in length or more than 200 square feet in area". This would include the entire length of both streets, excluding driveways. The site of the wet pond is of great concern.

Schedule B requires Buffer Yard Type A.

What are the calipers and species being proposed for buffers. What is the documentation plan for maintenance and replacement of such?

165-115 Impact Fees

Are any Impact Fees envisioned for the new Essex Street lights or off-site requirements?

SITE PLAN REVIEW

- Side yard setbacks and backyard setbacks **MUST** apply to each building. Why isn't Schedule B for Attached Residential dwellings being followed?
- Trash storage and removal is still not adequately addressed.
- A long winding street with parking that requires backing into the street will present many opportunities for accidents. **SNOW REMOVAL WILL BE A MESS.**
- A noise and vision screening barrier is needed to separate Wildwood Drive at the Lancaster Avenue intersection, which is very tight to both adjacent houses.
- Walkway lighting is not shown.
- Does the USPS deliver such a development? If not, where are the mailboxes?
- Does the Maine Fair Housing Act apply to this development?

The plans submitted do not show clearly the directly adjacent homes which could have easily been brought in from the GIS files. This did not allow an appreciation of the neighboring home proximity; the visual and physical impact this development has on adjacent homes is quite intrusive. Significant effort should be taken to lessen the noise and traffic impact on adjacent homes. A noise barrier must be placed at the cleared portion which opens the I95 noise to the nearby houses on East Broadway

We understand the Developer has purchased Lancaster Avenue. What plans are there for inclusion of that lot? Doesn't it make sense to show how it will be used?

165-9 Conditional uses

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".

Two duplexes have been erected with another started so the exact differences now can be seen to be as not conforming. Notwithstanding the plain box architecture, a two-story height is much greater overall and setbacks much less overall making the visual impact severe.

Even if the minimum setback distances are observed, the side-to-side space between the two-story Duplex buildings appears much smaller than neighboring houses because of their height. Also, the distance across the street of the Duplex building fronts is much less than even the minimum distance in a LDR Zone. Existing Homes with few exceptions park beside the home, not directly in front. The Electric Power poles give the impression of a highway, not a local street and are no substitute for trees, no landscaping, just parking. No attempt to make this look like or to set back from the surrounding neighborhood.

These all make a Conditional Use for this proposal not even close to being approvable.

REASONABLE SCALE OF DEVELOPMENT

A reasonable scale of development would include a mix of single story, one and a half story and two-story buildings, arranged in a manor that promotes balanced growth and a variety of occupants, owners and renters. On a subdivision of 30 spaces, a mix of two duplex, fourteen 1 ½ story and fourteen one story houses would meet the Conditional Use criteria. Thus, fully utilizing the lotting plan and site construction previously started.

Please consider the above information in your deliberations.

Sincerely yours,



Brian A. Ames, PE

From: [Ian Gosselin](#)
To: [Planning-WWW](#)
Subject: Maine Woods Subdivision
Date: Monday, November 13, 2023 9:30:59 PM
Attachments: [Planning Board.pdf](#)

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Please distribute my attached letter.

Video of altercation discussed:

https://www.dropbox.com/scl/fi/be9yyk67wzvgo43rjcxrq/IMG_5319.MOV?rlkey=jgl4nvrn8upjet93lr7nnkitu&dl=0

Best Regards,
Ian Gosselin

--

Berkshire Hathaway Home Services Northeast Real Estate
160 Broadway Bangor, ME 04401
ian@maineteamrealty.com

Dear Bangor Planning Board,

My name is Ian Gosselin, I am an Associate Broker and Greater Bangor Area REALTOR. I have closely followed this project and development of The Maine Woods since April of 2022 when Emily Ellis purchased this parcel and shared with me and other fellow colleagues within our office the excitement of creating new housing within our city to help with the housing crisis and lack of affordable housing.

In September of 2021, Emily and Team Properties built my home that I share with my fiancé and step children. We were able to purchase a brand new raised ranch (2016 sqft 4BD, 3BA on 2.31 acres) for \$335,000, that is \$166 per sqft for a brand new home. After having searched the greater Bangor area for nearly a year, only coming up with older homes that were not nearly as efficient as ours, some listed well over \$235 per sqft. I mention this because I think it's important for everyone to take into consideration what my home, and the rest of the homes built by Team Properties could have sold for, compared to what we were charged. I would implore each and everyone of you to take a look at some of the homes that sold on another recent subdivision they built, Magnolia Hill Dr, please look at what they have sold for and compare it to any recent sale in Bangor. Take 40 Magnolia Hill Rd for an example, Emily sold this to a client of hers for \$330,000 in October of 2021, then, after realizing their equity position, they then turned around and sold it for \$399,000 in May of 2022 after being on the market for 3 days.

It is clear that Team Properties' goal is to build affordable housing for the working class while making adequate margins, that any business would, instead of raking money in like many builders do "*because they can*". I'm tired of hearing neighbors complain about how these townhomes "*are not affordable*", "*poorly built*", "*set us free from the greed of Emily*". It has all gone too far. Has Jeff Wallace & code officers not been through every single one of these newly built homes and issued a certificate of occupancy? The C of O states that every one of the homes they have built on Magnolia Hill Road, Starling Drive, Davis Road, Brighton Ave, Garland Street, and Fern Street to name a few, have met or exceeded code standards.

I can assure you that after spending a great amount of time in the neighborhood and even showing a few of them to prospective buyers, a majority of these surrounding homes not only have numerous code violations but were not built to a fraction of the build quality & energy efficiency that these townhomes will be required to be.

I recently read a letter that was shared written by Jeffery Gray, discussing density and a height study. In this letter he discusses that "*We are a neighborhood of one story and one and a half story homes, the few two-story homes are an exception. We have 2 duplexes in our neighborhood, one is a story, the other is a story and a half.*"

I knew that this wasn't accurate, so, after discussion with Emily I offered my time and went and took a trip through the neighborhood. After spending mere minutes I could see that his information was skewed and inaccurate. These "*one and a half story homes*" are two stories, with A/C window units in the upstairs floor clearly depicting that there are bedrooms or living space up there. There are 2 - three story homes that failed to be mentioned by Mr. Gray along with over 22 - two story homes, I don't consider that an "exception".

So, in an attempt to provide accurate proof that this information is being skewed and twisted I started to take pictures of the surrounding homes while standing on the public street. If this is one of the topics that will be brought up and ultimately be discussed in order for the planning board to make an accurate decision, there needs to be factual evidence. I would ask you to watch the video of the interaction between myself and Dwight McIntosh of 55 East Broadway that I have attached. He then proceeded to harass and stalk me in his vehicle as I walked down the road back to mine.

It is clear after hearing stories of the neighbors standing in the entrance of the development in an attempt to stop the construction crew from accessing their own land, the interaction between Dwight and myself, and the letters that have been sent to you stating blatant falsehoods masquerading as factual information, that these neighbors have gone too far. I understand sticking up for what you believe in but slandering businesses, your own city, and harassing individuals who are simply trying to do their job is too much for me. Please see example signs from Dwight's property at 55 East Broadway.



I ask you to please consider the fact that Team Properties has been accountable for every single thing that has been asked of them, invested their own \$1,700,000 to date, and with the help of licensed engineers and professionals, proven that the information that these neighbors are providing to you is at best disingenuous. When this heads back to the planning board for public comment, you will hear the same things over and over no differently than you did during the four meetings last year. *"That land is all sitting on ledge"*, city water and sewer is in, no blasting of ledge needed, frankly nearly any ledge on site at all. *"Cardboard houses"*, I would kindly ask that you discuss the quality of all previous work performed with the code department. *"Too dangerous of a street"*, traffic studies have been conducted by John Theriault and Team Properties installed a sidewalk on Lancaster and flashing crosswalk across Essex St (neither of which are on site). *"It does not conform to the surrounding houses"*, there is absolutely no conformity to the entirety of the area and frankly a good majority of the houses surrounding are in disrepair. *"Where will they park their boats, ATV's and campers"*, most all HOA's do not allow for recreational vehicles to be parked on site, also, a majority of the neighborhood complaining about this have boats and ATV's sitting on their lawn as we speak.

Lastly I'd like to discuss the reasons the permits were revoked. I would implore you to review the original application submitted by Team Properties. It was for a MAJOR subdivision, after following guidance and expertise from the City of Bangor, they were instructed to change this to a minor subdivision. The other reason the permits were revoked were due to *"the lack of factual information compelled legal action to suspend the project to protect the neighborhood"* the board was unthorough in supporting their decision upon granting the approval of the project while the factual data needed was provided by Team Properties and their hired professionals. Please allow me to quote the Judge's order:

"Maine's Freedom of Access Act requires a municipal planning board, upon making "a decision involving the conditional approval or denial of an application or any other type of Permit to set forth in the record the reason or reasons for its decision and make finding of the fact, in writing, sufficient to appraise the applicant and any interested member of the public of the basis for the decision. After review of a proposed subdivision, a planning board may grant or deny approval, or may grant approval upon any terms and conditions that it considers advisable to ensure satisfaction of the criteria listed in 30-A M.R.S: §404 and "any other regulations adopted by the [planning board]," as well as to "protect and preserve the public's health, safety and general welfare. In issuing its decision, a planning board shall make findings of fact establishing that the proposed subdivision does or does not meet [those] criteria in addition to the criteria in 30-A M.R.S. §4404, when reviewing an application for a land development project that is a subdivision, the Board shall apply the requirements of [Code § 165-124 ot 165-133]

Even assuming, arguendo, that the Project was correctly classified as a minor subdivision, the record on appeal contains no explicit factual findings made by the Board in support of its conclusion that the Project met the required criteria for a land development permit. In this case, the court is also unable to review the matter by implying the findings and grounds for the decision from the available record. Even if the Board had properly classified the Project, the

court would be unable to conduct meaningful judicial review, and therefore would have remanded the matter of the land development permit.”

Now, fast forward to October 13th of this year. A judge without prior land use background, files an order to revoke the building permits issued based on the fact that it should have been a major subdivision... A judge, practicing out of his scope and expertise, was able to revoke the permit of a builder who took guidance from the city and proceeded to invest 1.7 Million dollars to then have the rug pulled out from under them. Now here we are, has anyone from the city or the board stepped up to take accountability? No, Team Properties took it on the chin, and has to start over in front of the planning board. With HOPES that this process will play out as intended as they provide factual evidence to support the original decision by the planning board with new board members, though some the same who sit and refuse to look up from their laptops while both the applicant and the public speak at the podium. The entirety of this process is absolutely mind blowing to me. I would ask you to think of this: if you were given approval to invest your millions of dollars and help the lack of housing, to then be told that the other professionals in this equation didn't do their part correctly, how would that sit with you? I don't think that I would be able to sleep at night.

I simply ask that you verify the validity of the information that you are provided. I would also kindly ask that we please see the opposing neighbors' engineer stamp before we review their calculations. Team Properties and their hired, licensed professionals clearly met or exceeded the requirements to be given approval the first time around. Now, with actual factual information in hand, the city and the board have the duty to the applicant to approve the project. Again.

I have spoken to other REALTORS and developers in Southern Maine, this is closely being watched and setting a “new precedent to shut down development statewide”

From: [Laurie Cote-Dunn](#)
To: [Planning-WWW](#)
Subject: Maine Woods Development
Date: Monday, November 13, 2023 1:09:02 PM
Attachments: [Video.mov](#)

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Dear Planning Board,

I am opposed to the planned development as it has been proposed. The project is too large for the site and does not fit into the current real estate. The buildings loom over the established surrounding houses. The unreasonable adverse effect on my property is great. The value of my home and the selling potential has dropped considerably. The project has 3, 2 story buildings right behind my house removing all privacy that no fence will be able to rectify. I should be afforded the same right the board has showered Team Properties with. Emily talks about being good neighbors, yet she is just the opposite. They act as if the rules don't apply to them, operating heavy equipment before 7 am, disobeying a stop work order. Shouldn't there be consequences for them, shouldn't a 20 year home owner be afforded value and protection?

Why is it Team Properties moved ahead with the project without having the proper permits to build? Have they been told by someone in Bangor City government that it will be approved? Is there some corruption at play? I think of this constantly after Mr. Perkins asked "how can we get this approved". The real question should have been "how can we get this resolved".

Whether that meant approve or disapprove. I am attaching a video showing their snub at the rules along with photos showing the "unnecessary adverse effect" on my property.

Thank you,
Laurie Cote-Dunn

Sent from my iPhone







From: [Melissa Bolduc](#)
To: [Krieg, Anne M.](#)
Cc: [Planning-WWW](#)
Subject: Re: Slideshow comments for Maine Woods development- Melissa Bolduc
Date: Monday, November 13, 2023 6:38:04 PM
Attachments: [image001.png](#)

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Hi Anne!

I actually just made this as a review for the Board. It does not need to be presented to the public. I wanted the board to have the opportunity to view life the way we have the last year. I appreciate your willingness to help, thank you.

Melissa

From: Krieg, Anne M. <anne.krieg@bangormaine.gov>
Sent: Monday, November 13, 2023 6:23:39 PM
To: 'Melissa Bolduc' <misslis143@gmail.com>
Cc: Planning-WWW <planning@bangormaine.gov>
Subject: RE: Slideshow comments for Maine Woods development- Melissa Bolduc

Thank you for sending this – I will send it to our AV folks so it can be broadcast. This will also be placed in the record file and sent to the Planning Board. We likely will do public testimony at the meeting on the 21st as the items slated for tomorrow night may take the whole meeting time.

amk

Anne Krieg AICP
City of Bangor
Director of Community & Economic Development

From: Melissa Bolduc (via Google Slides) <misslis143@gmail.com>
Sent: Monday, November 13, 2023 6:09 PM
To: Planning-WWW <planning@bangormaine.gov>
Subject: Slideshow comments for Maine Woods development- Melissa Bolduc

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Melissa Bolduc attached a presentation



Melissa Bolduc
(misslis143@gmail.com)



has attached the
following presentation:

These are my comments
to be reviewed before the
Planning Board meeting
on 11/14/2023.

With appreciation,
Melissa Bolduc

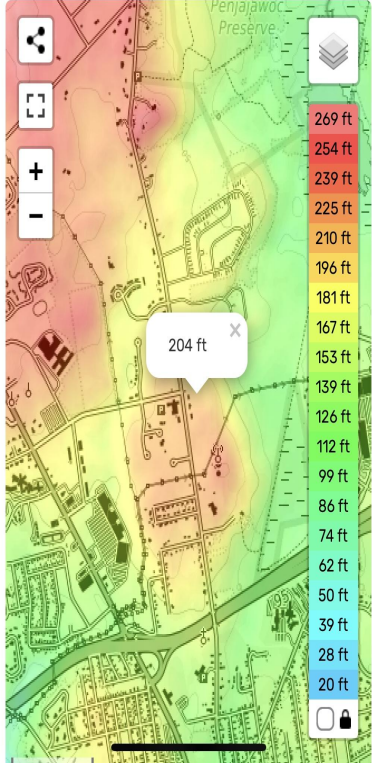


Slideshow comments for Maine
Woods development- Melissa Bolduc

Google LLC, 1600
Amphitheatre Parkway,
Mountain View, CA
94043, USA

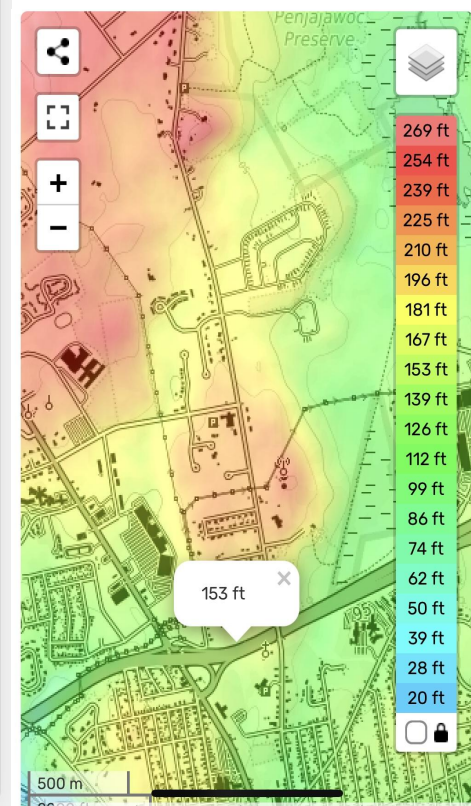
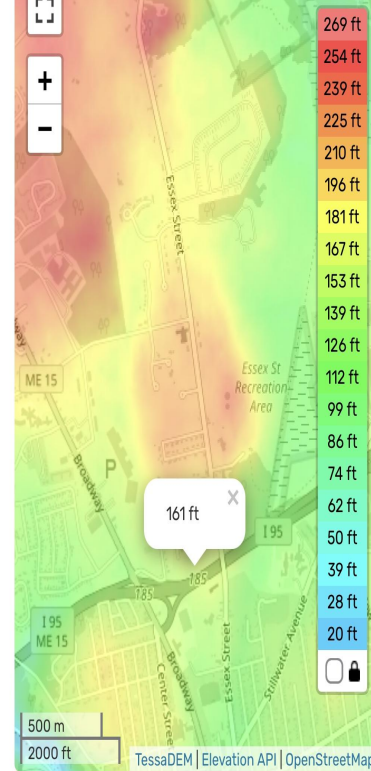
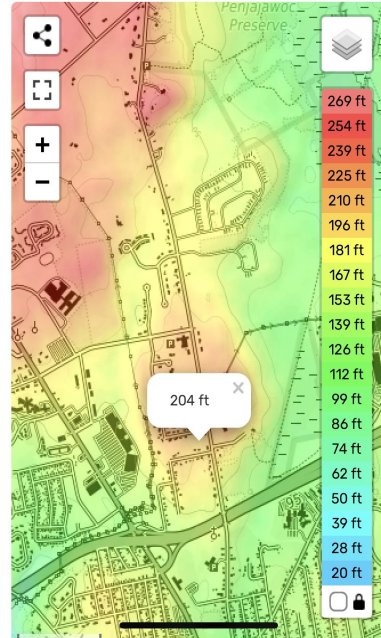
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misslis143@gmail.com
shared a presentation
with you from Google
Slides.



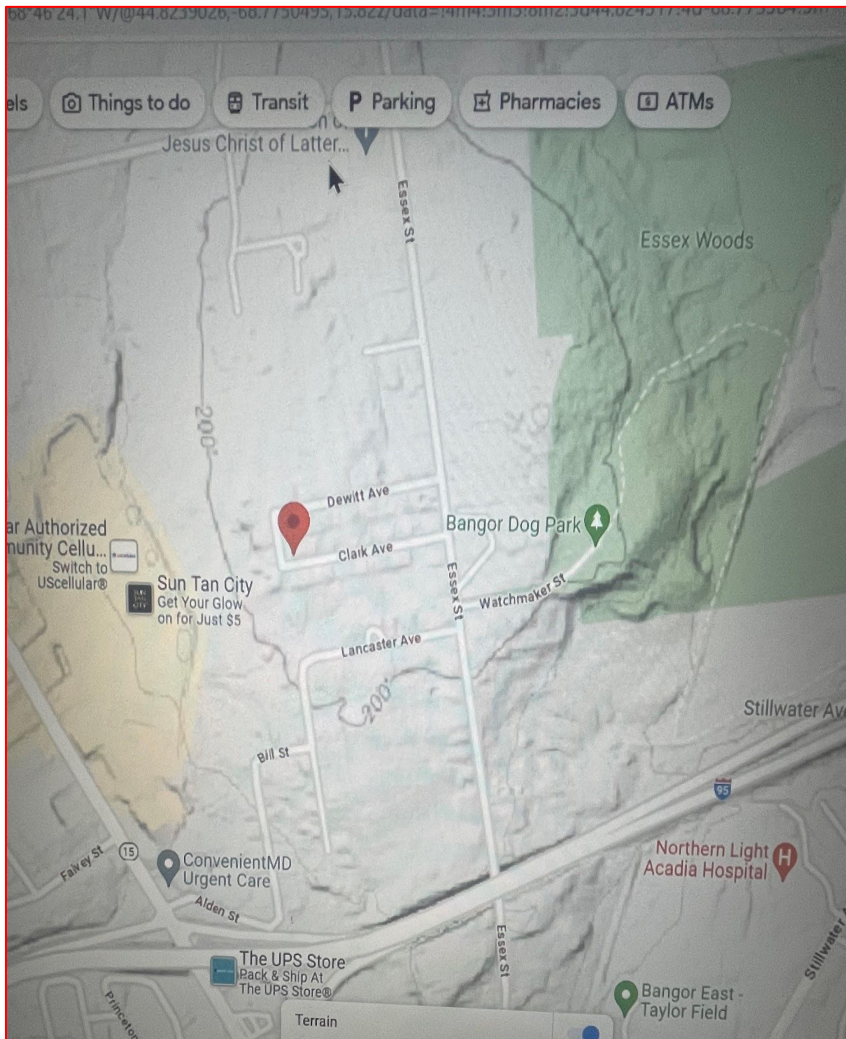


Bangor topographic map

Click on the map to display elevation.



Grandview to Lancaster sits at 200 ft. Once on Lancaster the elevation to Alden plummets 50ft, into wetlands risking flooding to Essex St., Broadway, and the highway. This delicate area cannot sustain the influx impervious space, human consumption, and stormwater runoff.



When it rains multiple channels of stormwater run off from and gain speed down this steep decline forming a rushing stream of water that ultimately runs together towards Alden and into the Arctic Brook, an impaired urban stream.

Without the protection of the 12 acres of natural land to help retain the water, this is going to create a high risk hazard of significant flooding to the area of Essex St., Alden to Broadway and the highway. If you review the maps from under the highway from the 1950's you will see the infrastructure was very difficult and costly to install due to the ledge.

This amount of risk should not be placed on the multi million dollar DOT bridge construction taking place in this same location.

****FOR THESE REASONS CONDITIONAL USE SHOULD NOT BE GRANTED AS THIS DOES NOT COMPLY WITH 165-9 #2 and 3.**

The map that was used to initially approve this project was well over a decade old. Many housing additions/ changes have been made in this area with little to no research on the impact of this growth.. Was it a positive or a negative impact to this area of the city. Did it increase flooding or unsafe traffic conditions?

The land Team Properties would like to construct the Maine Woods on is mainly comprised of soil that is clay and mucky like glacial till.

Hundreds of trucks of soil, dirt, and gravel have been brought in to “build it up” since May, and continue today. They have continued to work out there daily and not just managing erosion control and sedimentation. What will the 5 or 10 year result be when settling has occurred and erosion and microburst rain storms cause the underneath soil to sink? The result will be a serious safety hazard and instability of these homes. The more that are built, the greater the danger. This is an issue for the residents on Whisper Drive , our neighbors on Grandview. Homeowners began to struggle with foundation and flooring issues and cracks 18 months after moving in to their brand new homes due to uneven settling. I do not want to see that happen again. Homeownership is difficult to gain and retain. People need to know they are moving into a home that is safe.

Their wet pond has underproduced and has not been well controlled. It will continue to get worse as more sediment buildup from impervious development.



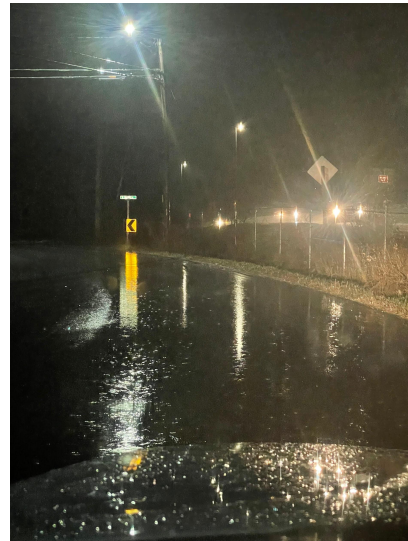


****These Images are from 2022 pre development****

Now 11/2023, nature's natural buffer of wetland native trees, shrubs, and grass are gone. This area remains wet even with days of no rain. When it does rain the pond is proving inefficient to maintain the proper volume control needed for runoff. The channels of stormwater from Lancaster to Broadway will now travel through 6000sq ft of open wetlands towards the highway, Broadway and directly into the impaired portion of the Arctic Brook.

Given these changes, what assurances can the city and its Engineers provide that this will not flood out the multi million dollar DOT highway project?





Alden St. pre development stormwater runoff 11/30/22 and 1/27/2023 before the stark changes to the wetlands above.

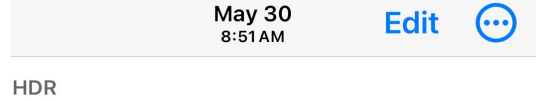
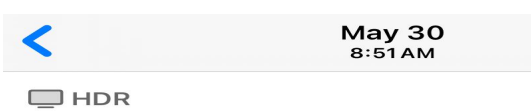
East Broadway 5/2023



East Broadway 10/2023



New water lines were installed for the Maine Woods development on 5/30/23 on Lancaster Ave. This image shows them removing an unknown piece of pipe during installation. An open hole to the water connection was also left open and unattended for extended period.



5 Days after the water line installation on Lancaster this water main break occurred. This is further proof the outdated infrastructure in this neighborhood cannot handle a large increase. It is already at capacity.



1:24



🔒 wabi.tv

By [Sierra Whaley](#)

Published: Jun. 5, 2023 at 3:10 PM EDT



BANGOR, Maine (WABI) - **There were reports of a water main break early in the afternoon of June 5 in Bangor.**

A road closure sign was posted along the street of Alden as crews from the Bangor water district tended to the accident.

Officials say a ten foot main cracked overnight which caused the break to occur.

Water was shut off on French and Bill street and within the Broadway shopping center plaza however officials say the water will be back on and safe to use.

The road continued to lift and cave until its repair 8/23. This road is in the direct path of the wetlands that will be responsible for handling all the new stormwater runoff and depositing it into the Arctic Brook.



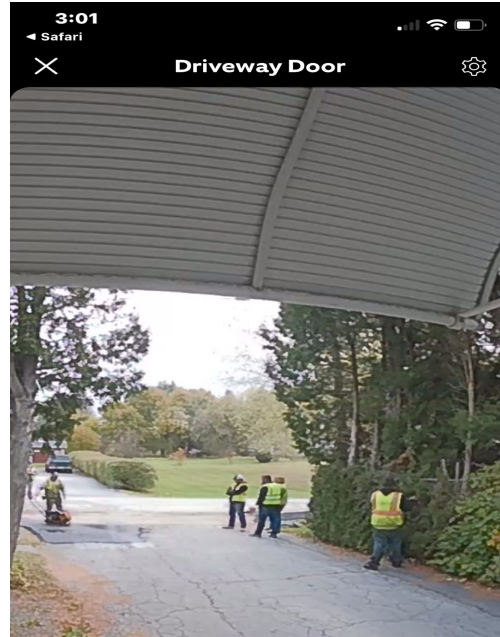


Image1 is the 6000sq ft clear cut wetlands on Alden not discussed in the DEP permit. This change will significantly alter the landscape in this already saturated area.

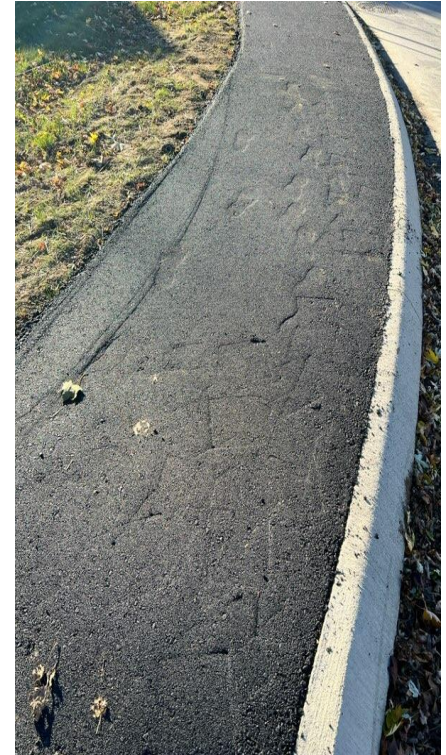
A chemical spill happened on 6/14/2023 starting from the Maine Woods entrance all the way to North French St. Cleaned by the city.



My driveway continued to back up after the storm drain addition. It was paved this Friday 11/11/23 and this was the result.

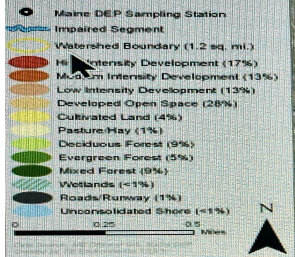


The sidewalk was placed in 6/23, by 9/23 they had not been maintained and not paved until 11/11/23. This is the result. Poorly done, not even, and cracks and footprints all the way through. This does not conform to the neighborhood and makes this portion of road that will be highly traveled more narrow and in need of continual repair. It should be removed as it will be at a cost to the city to maintain.



Arctic Brook, Bangor

(ME0102000010_22-8106)



- H. A stormwater utility service fee schedule that efficiently takes into account impervious surface area, using intensity and nature of land use as the most appropriate and equitable method of allocating the cost of stormwater management programs, services, systems, and facilities of the City between and among rural and urbanized areas of the City and residential dwelling units, non-residential properties and other developed lands for governing assessments and collections of the Utility, is the most appropriate way of providing for the aforementioned sufficient and stable funding.

§ 268-12. Purpose.

Stormwater runoff is one of the largest contributors to water quality violations in urban and urbanizing areas of Maine. According to the US EPA, polluted stormwater runoff is a leading cause of impairment to the nearly forty (40) percent of surveyed U.S. water bodies which do not meet water quality standards (U.S. EPA, 1995). When polluted stormwater runoff is discharged directly into surface water bodies, several adverse effects can occur: public health can be threatened from contaminated drinking water sources, food sources, and recreational waters; aquatic habitats can be damaged or destroyed; and aesthetic values of waterways can decline. Management of stormwater is critical to ensuring the integrity of valuable surface water resources. An effective approach to managing stormwater and related impacts is creation of a utility that delivers stormwater management services to a community.

Therefore, the City hereby establishes a stormwater management utility for the following purposes:

- To determine the necessary level of municipal stormwater management services for the City.
- To maintain and improve the drainage facilities of the City, to ensure that they perform to design capacity while using best management practices to meet local, state, and federal water quality standards.
- To mitigate the damaging effects of uncontrolled and unmanaged stormwater runoff.
- To support and promote sound stormwater management practices that mitigate nonpoint source pollution, reduce flooding, and enhance area drainage within the City.

This development is going to increase the already staggering amount of stormwater runoff rushing directly into the impaired portion of the Arctic Brook. This federally impaired Brook empties into the Kenduskeag (where the stream race is held annually) and then into the Penobscot. Chloride, an impossible chemical to remove, will enter the Brook from the new driveways. This does not conform to conditional use and is a hazard to the city. This development will not qualify for conditional use based on 165-9 #2 and 3

The DEP stormwater permit approved and installed was for a proposed development that had all other permits vacated. This has now forever altered the infrastructure of the city, done at “the risk of Team Properties” But, the risk really belongs to those of us who live here now at a greater risk for flooding, as well as all those who travel this area. Something should be done to partially restore the barrier this land provided between the stormwater runoff and the highway to help mitigate flooding damage to the highway, or damage to the multi million dollar DOT project taking place in the same location.

The Board has not had the opportunity to view the completely different landscape of this property. Given the lack of a current accurate map, the lack of time to obtain one, and the lack of wetland mapping and proper calculation, we request a walk through be done by the Board now and after the first major rainstorm in the spring 2024. Please proceed cautiously going forward with this project. The damage that has already resulted in the last year has been widespread and costly. Before an approval vote for any kind of development in this location it would be prudent to hold off on any further impervious building until the spring when we can see how the area will respond to the new channels of stormwater runoff. We as residents pay a stormwater runoff utility fee and it does not feel appropriate to risk increasing that cost by flooding the highway, Broadway, and/or Essex St.

We hope to navigate a path forward to bring quality housing safely to Bangor in a way that will also protect the environment and the integrity of the infrastructure in this part of the city.

From: [Michelle Libby](#)
To: [Planning-WWW](#)
Subject: Maine Woods Development
Date: Monday, November 13, 2023 6:52:42 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,

My name is Michelle Libby and I live on East Broadway near the Maine Woods Development site.

From the beginning of the proposal, I believe that there were so many factors that were obvious "red flags" that should have put a stop to allowing this development to happen.

This is a developed neighborhood with homes that are not equal in design to what is already existing in the neighborhood. This is not conducive to typical allowances by city planners.

Our neighborhood will be tightly surrounding this development, making it a burdensome situation to an already busy area; traffic, trash and snow removal, deliveries, parking, storage, not to mention the effect it will have on traffic to Broadway and Essex, which is already a nightmare.

I believe this development was horribly planned and because of biased relationships to the developers many things were overlooked and approved. PR about needing more housing has been a central way that this project has been accepted. I agree that more housing is needed, but not at the expense of a beautifully fully developed neighborhood. This development will turn this neighborhood into something of which it was not intended, thus destroying this thriving, successful community and causing chaos and hardship for not just us, as a small part of Bangor, but for the whole city and the people who work to keep this city running.

Michelle Libby

From: [Rob Strout](#)
To: [Planning-WWW](#)
Cc: [Jeffrey Gray](#)
Subject: Team Properties and Broadway Heights Neighborhood
Date: Monday, November 13, 2023 10:43:32 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.

My name is Robert Strout. I own a home at 697 N. French St. It has been in our family for approximately 60 years. I am deeply concerned and disheartened by the Team Properties incomplete proposal for the development of 60 condominium units in the Broadway Heights neighborhood and the Bangor planning board improper issue of the land use permit.

Additionally, the lack of factual information compelled legal action to suspend the project to protect the neighborhood. As I interpret the circumstances, there are legal and neighborhood issues.

The proposed density will crowd the area with sixty (60) units. The units are nonconforming with the current housing in the area. The housing is mixed with similar styles, sizes, and designs. The amount of units strongly show that high vehicle count, leasers storage needed, personal safety, traffic volume, etc. will be a problem. Street sizing will be needed to allow residents, their friends and neighbors, service vehicles, etc to safely move through the area where children, adults, and senior citizens reside.

The environmental issues which were not properly processed by the planning board were the wetlands, impervious vs non impervious land , stormwater runoff, etc. we rely on agencies to give timely accurate information on these important matters. I felt we did not get as much help to determine what is best for the area.

Lastly, the planning board room had terrible PA system. The several meetings I attended there were a number of requests to rectify the hearing problem; however, it remained a problem throughout our portion of the meetings. Hearing issues from general attendees, senior citizens, and veterans did not get fixed. To my knowledge, they remained to this time.

I request these issues and concerns be legally processed correctly to ensure what is best for the neighborhood and the people who live there.

Please acknowledge receipt of this email.

Thank you for the time to express my thoughts and concerns.

R. Strout

From: [Kortnie Mullins](#)
To: [Planning-WWW](#)
Cc: [Krieg, Anne M.](#); [Gary R. Jordan Jr. Realtor](#); [Marcia Bartol](#); [Laurie, Debbie](#)
Subject: Letter Planning Board - GBAR - Maine Woods Subdivision
Date: Tuesday, November 14, 2023 1:07:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[GBAR Maine Woods.docx](#)

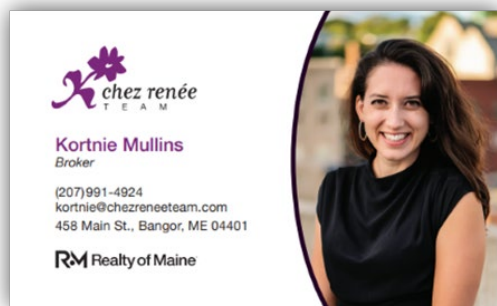
WARNING: This email originated outside of our organization. Messages claiming or appearing to be from someone within our organization may be fraudulent. **DO NOT CLICK** links or attachments unless you can verify the sender and know the content is safe.

Dear Planning Board Members,

Attached you will find a letter from the Greater Bangor Association of REALTORS which breaks down some statistics of the current real estate market. We, as an organization, are in support of Maine Woods Subdivision and hope you take this letter into consideration.

Thank you,

Kortnie Mullins, President-Elect
Greater Bangor Association of REALTORS



Please take a moment to review the Maine Real Estate Commission [Real Estate Brokerage Relationships Form!](#)

Dear Planning Board,

I am writing to you on behalf of Greater Bangor Association of REALTORS in regards to Maine Woods Subdivision. I want to share some statistics of our current real estate market on behalf of our organization. As many of you are familiar, Team Properties intends to build 30 townhouse-style duplexes with the intention of selling 60 units (1533 sq. ft. 3BD 2BA) at a target price range of \$259,000 - \$265,000.

Currently as of November 10, 2023, we have only **42 homes** actively on the market in Bangor. Between \$200k – 300k currently on the market there are only **11 homes**. If you want to look for homes between 200k – 300k newer construction built after 2000 there are **0 homes** on the market. In the recent [Maine Association of REALTORS October Press Release](#), Penobscot County from July 1, 2022 - Sept. 30, 2022, and July 1, 2023 – Sept 30, 2023, Median Sale Price in Penobscot County was up **10.85% to \$262,500**, with Number of Units Sold down **-23.04%**. Historically, it's been said that five or six **months of supply** is associated with a balanced real estate market. Right now, in Bangor our supply of inventory is 1.7 months.

As we all know, for the past few years we have been in a housing market crisis. As every statistic I provided above indicates, we have a low supply of homes on the market which is increasing the price of homes. One solution to the problem is to build and provide more homes for buyers and the market will correct itself. Team Properties has stepped up to help our housing crisis, trying to provide 60 new homes to buyers, which is currently more homes than are on the market all together in Bangor at this time. Team Properties is building these homes under the current median sold price to make these homes more affordable than 50% of what is currently on the market in Bangor.

The Greater Bangor Association of REALTORS® urges you to approve the Maine Woods Subdivision. These homes are drastically needed in order for buyers to find suitable housing, which in turn frees up the homes and rentals the purchasers were previously residing in for other Maine residents. With the median days on the market currently being 8 days, these homes will be sold before they are completed. With the approval of Maine Woods Subdivision and Team Properties stepping up to help our housing crisis, it will pave the way for other construction development to take place in Bangor. We can all work together to provide more housing in Bangor and solve this crisis. On behalf of Greater Bangor Association of REALTORS, we would like to thank Maine Team Properties for accepting the challenge of taking on the housing crisis. They can't do this without your help. We ask that you please help support the [community goal](#) in creating much needed housing!

Thank you for your consideration,

Kortnie Mullins

President Elect Greater Bangor Association of REALTORS

Commented [1]:
MaineHousingReport-September23.pdf
(mainerealtors.com)

Commented [2]:
Months of supply refers to the number of months it would take for the current inventory of homes on the market to sell given the current sales pace. The months of supply statistic is calculated by taking the average monthly sales over the preceding 12-month period and dividing it by the inventory of active listings.

From: [Melissa Bryant](#)
To: [Planning-WWW](#)
Subject: Maine Woods Subdivision
Date: Tuesday, November 14, 2023 1:21:34 PM
Attachments: [ATT00001.txt](#)
[ATT00002.txt](#)

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.

Apologies for sending twice. I have another concern that has come up that I would like to be addressed. This concern is regarding the public street and private properties surrounding the main woods development location. In the course of building, contractors hired by team properties damaged both Lancaster Avenue and the private driveway of a nearby house. This damage was allowed to sit for several months causing problems with water runoff to the homes of private citizens, and creating a safety issue on the road.

After the stop work order, I was contacted by one of those contractors, who explained to me that due to the stop work order, team properties had no obligation, and possibly no ability, to fix the damage that they had done to both the road and the driveway. I contacted Jeff Wallace, who confirmed that in the presence of a stop work order, residents of the neighborhood should “consult with engineering and Public Works on how to proceed with the {repairs of the} street and sidewalk.”

Due to the many ongoing complaints and problems with this developer, and the fact that a stop work order has already been issued once, I believe that there should be some sort of contingency to a second permit requiring team properties to be held responsible for any damage that they cause to surrounding public and private properties in the course of building. I believe it is unfair to taxpayers that team properties be allowed to simply walk away from expensive problems, leaving the city to clean up their mess.

The specific issues mentioned in this email have been “resolved“ and I have attached photographs below of the ugly and shoddy work that was done by team properties. Our neighborhood is beautiful, and I feel that we deserve a guarantee that any damage done by team properties in the course of their building will be restored to the original quality and aesthetics that existed before that damage.

I would also like to request that citizens of Bangor be allowed to stand up and present these concerns in person, on a day that is not two days before Thanksgiving, the biggest travel holiday of the year, when many citizens will not be in town.







From: [Nicole Lovell](#)
To: [Collette, Anja](#); [Krieg, Anne M.](#)
Subject: Maine Woods Project
Date: Wednesday, November 15, 2023 3:38:24 PM
Attachments: [image002.png](#)

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.

Emily,

I want you to know that I support you 100% on your Maine Woods project. I saw what you did with the lot that we sold you on the corner of Garland St. and Pine. What a transformation.

This project is exactly what the City of Bangor needs. Thank goodness for people like you who are developing neighborhoods with nice properties and concern for abutting homeowners.

With the need for housing in our area it would be wonderful if this project could get final approval sooner than later to provide much needed housing in our area.

Thanks for what you are doing and playing a part in getting more affordable housing in Bangor.

Nikki Lovell

Formerly of 72 Garland St.





From: [Collette, Anja](#)
To: "jnthnboucher@gmail.com"; "don.meagher@casella.com"; "trish.c.hayes@gmail.com"; "mbazzy123autel@gmail.com"; "reeseep@gmail.com"; "tedbrush43@gmail.com"; "khuhn49@gmail.com"; "saucierjoshua@gmail.com"
Cc: [Maquillan, Sarah](#); [Krieg, Anne M.](#)
Subject: FW: Maine Woods Project
Date: Monday, November 20, 2023 2:09:43 PM
Attachments: [image001.png](#)

Hello all, please see the comment below regarding the Maine Woods project.

Thank you,



CITY OF BANGOR

Anja Collette
Planning Officer
Community & Economic Development
Planning Division

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

From: Tom Biskup <thomas.biskup@maine.edu>
Sent: Sunday, November 19, 2023 8:48 PM
To: Collette, Anja <anja.collette@bangormaine.gov>
Subject: Maine Woods Project

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.

Good evening Anja,

I hope this email finds you well and that you are able to enjoy the Thanksgiving Holiday.

I am writing this email as I am very concerned, displeased, and troubled with the handling of the Maine Woods Townhouse Subdivision and how it seems a small minority of people have influenced decision making and tried to stop this project.

I currently serve as an assistant women's basketball coach for the University of Maine. I have been here for 7 years now and for the first 5 I was renting a small, rundown, and overpriced apartment while becoming frustrated with viable options to purchase a home as a first time home buyer. Had it not been for Emily Ellis and her team, I would not have been able to build and move into my new and affordable Bangor home. In all honesty, with the lack of reasonable houses for purchase in Bangor, I do not know how long I could have stayed at my current occupation and location. I would have had to leave the area.

This is part of the concerns I have for the stoppage and delays with their recent development. Bangor NEEDS housing options for young families to purchase and keep young professionals in the area. Bangor's economy needs young people to inhabit its' city and spend within the local economy. We as a city should be thanking Ms. Ellis and her team as opposed to continuing to make her jump through hoops for the past year and a half.

I am also deeply troubled that some neighbors seem to feel like they control land that is not their own and are making life difficult for what I deem selfish reasons. As a homeowner, do I want a subdivision to be built behind my current house? Honestly-no. But I also understand that I do not own the property nor are my own personal benefits placed more highly than that of the greater good and city.

The Emily Ellis team has already poured in millions of dollars for a project that will bring countless benefits to the city and will be vitally advantageous for the residents and future residents. I simply ask you to let her and her team continue so that we can see it come to fruition.

Thank you,
Thomas Biskup
36 Starling Drive
Bangor, ME

--

Tom Biskup

University of Maine Women's Basketball
Assistant Coach

From: [Collette, Anja](#)
To: [Donald Meagher](#); [Edwin Brush](#); [Jonathan Boucher](#); [Joshua Saucier](#); [Michael Bazinet](#); [Patricia Hayes](#); [Reese Perkins](#); [Krieg, Anne M.](#)
Cc: [Maquillan, Sarah](#)
Subject: FW: Letter of Support
Date: Tuesday, November 21, 2023 11:33:10 AM
Attachments: [Letterofsupport.docx](#)
[ATT00001.htm](#)
[image001.png](#)

Hello all, please see the attached public comment regarding Maine Woods.



CITY OF BANGOR

Anja Collette
Planning Officer
Community & Economic Development
Planning Division

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

From: Shawn Goodwin <shawn@maineveteransproject.org>
Sent: Tuesday, November 21, 2023 11:24 AM
To: Krieg, Anne M. <anne.krieg@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>
Subject: Letter of Support

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.

Good morning and thank you in advance for your time. I have drafted this letter so I may voice my professional opinion regarding the matter of the development of The Maine Woods.

I welcome any feedback or questions that may arise.

Dear City-of-Bangor Planning Board & Concerned Parties,

I regret that I cannot be here this evening to present this in person, but I do hope this letter will be read in full. I am drafting this letter in-support-of the Maine Woods housing project and in support of the rights of the developers. For months I have watched this frivolous back-and-forth with unqualified individuals attempting to meddle in this project, with nothing other than strongly worded opinions. The fact that these concerns are being so highly coveted by the City-of-Bangor is troubling at best. I have read nearly every complaint, and I have watched videos of unhinged neighbors threatening workers in public spaces. What I have yet to see is anything resembling a valid concern to the degree of halting such a project. Engineers and qualified professionals should be the only concerns being heard with regards to ledges and other feverish attempts at thwarting this project. Pair this with the “I don’t like two-story buildings in my neighborhood”, and we have absolutely zero discernable reason to halt such badly needed housing in a city that constantly complains about the lack thereof. The same city that lacks the accountability to own their mistake and direct contribution to this mess. Accountability and integrity are what it boils down to. I am ashamed of the neighbors that lack both integrity and accountability with these claims. To deny a development company the right to develop their own land, or the right of citizens right to affordable housing. The same land that sat vacant for long enough that concerned neighbors could have taken it off the market. I genuinely hope the city recognizes the hypocrisy of addressing a current housing crisis, while simultaneously interfering with the development of affordable housing.

To the neighbors, I am genuinely sorry you are upset and I would even admit that I might not love a construction project in my back yard. But “I don’t like it” is a terrible reason to deny a veteran and his wife their brand-new home that they won. The level of entitlement I am witnessing is shameful at best. If any neighbors believe they have something to present that may change my mind, I welcome anyone to reach out and inform me. But so far, it’s been a lumpy sidewalk, “we don’t like two-story buildings” and “the traffic might get really bad, but I’m just guessing because I don’t like the project” is all I’ve seen.

In short, end this madness and let’s get some affordable housing where it’s needed most.

Best Regards,

Shawn "Doc" Goodwin

Concerned citizen

docgoodwin@gmail.com

Shawn A Goodwin