



# CITY OF BANGOR

Planning Division

## Checklist for Land Development Applications

Pre-application Meeting Date: 3/5/2022 (and multiple meetings for original plan submission in June-Sept 2022)

Date submitted: 10/30/2023

Date Reviewed: 11/2/2023

Initials ABC

Project: The Maine Woods Subdivision

Project Location: Lancaster Avenue

Applicant: Team Properties, LLC

Applicant Representative: Plymouth Engineering – Scott Braley

Phone Number or Email: scott@plymouthengineering.com

Project Zoning District: Low-Density Residential (LDR)

Allowed Use:

Conditional Use: Attached residential

Site Plan Requirement Reference: §165-111.A(1), (4), (6); §165-111.B

Project Disturbs More than One Acre? Yes X No   

If Yes, Applicant aware of MCGP and Chapter 500 Permitting through Maine DEP?

Yes    Informed by City Staff   

Yes	No	Not applicable / Other	Site Plan Element
X			Land Development Permit Application
X			Scale



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Yes	No	Not applicable / Other	Site Plan Element
X			North Arrow
X			Building/Lot dimensions
X			Building locations/uses
X			Parking/access/loading locations
			Signage
			Lighting
	X		Screening and Buffer
X			Erosion and sedimentation
	X		Stormwater
X			Manholes/catch basins
	X		Sewer
	X		Water
	X		Fire Hydrants, fire pond?
			Electric/Communication
			Curbs and gutters
X			Paved/un-vegetated/vegetated areas
X			Trash
		X	Outdoor display/storage
	X		Existing trees
X			Pedestrian access
X			Deed or other instrument allowing pursuit of permits
X			Topo
	X		Adjacent buildings and features
	X		Traffic
X			Location sketch
X			Post Construction Stormwater Maintenance Plan
		X	Fire Comments
		X	Shoreland delineation/zoning compliance
X			Floodplain location
		X	Effects on scenic, etc
	X		Table showing compliance with dimensional Requirements
X			Table showing compliance with Parking Requirements



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Yes	No	Not applicable / Other	Site Plan Element
	X		<b>Additional Conditional Use General Requirements</b> Traffic Study Support Letter for paragraph (4)
X			<b>Additional Conditional Use Specific Requirements for Use or District</b>
X			<b>Additional Subdivision Requirements</b> Lot lines Existing street connections Open space reservation Abutters Onsite wastewater Easements Soils Wetlands
		X	<b>Additional Solar applications</b> Height Yard Buffers Glare Decommissioning plan Utility Connections Confirmation of use
		X	Proposed temporary construction access roads
		X	Proposed bus stop location

### Comments

Please submit a clearer aerial photo showing adjacent buildings/features within 200 feet of the site.

Please submit documentation showing capacity for trash pickup and water and sewer service. For sewer service, ensure that documentation meets the standard below in 165-



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85; please reach out to the the Wastewater Department for forms/other information they might need.

§ 165-85 **Sanitary sewage discharge information.**

Any applicant for a land development permit under this chapter shall (in addition to any stormwater flow information required to demonstrate compliance with § 165-84A above) submit detailed information on anticipated type and volume of sanitary flows to be generated by the project on forms available in the Code Enforcement Division.

Please make sure electric/utility poles shown on the plans reflect poles that have been placed in the ground so far.

Is any signage for the subdivision planned (i.e. showing the name of the subdivision, perhaps at the entrances to the site?). If so, please show the locations on the plans.

Please show sewer connection from Manhole #2 to #3.

Please fill in the date of the plan in the info boxes on the right side of the plans.

Please provide documentation of financial and technical capacity to complete the subdivision.

Clarify map-lots included on the subdivision plan notes, and remove “Planned Unit Development” from Note 3.

Please include impervious ratio (not just area) in the dimensional table (included both required and proposed).

Please show how the buildings meet the maximum building height limits described in [this section](#). (These limits are different than the maximum district height shown in the dimensional control table, although if the calculations for building height resulted in higher number than the max district height, the district height limit would still overrule.)



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The plans containing the hydrant information need approval from Fire Chief ([§165-82](#)).

The Fire Inspection Division is working on this.

Please provide information on the plans to demonstrate compliance with the two circled provisions below in [§165-114.F](#).

- F. Landscaping of unpaved areas or other treatment of the site. Landscaping shall include, as a minimum, the following:
- (1) The applicant must show that the development is properly screened to avoid unreasonable adverse effects on adjacent properties and public rights-of-way.
  - (2) The installation of elements to physically separate paved (and graveled) areas from open space, yards and required setback areas along property lines.
  - (3) The treatment of open space, drainageways, slopes, yards and required setback areas along property lines to reduce dust and erosion and to enhance their visual appearance by such means as seeding or placing sods.
  - (4) The additional planting of shrubs and trees beyond that specifically required elsewhere in this chapter to shade and break up extensive building facades, front, side or rear yards of more than 100 feet in length or open space areas of more than 200 square feet in area not used for active recreation or parking lots containing 200 or more vehicles.

Please provide a note on the subdivision plan clarifying that anything outside of a building is part of the open space.

Please show measurements on the plan that demonstrate that the provision below in [§165-65](#) (shown below) is met (e.g. showing the minimum distance between two buildings and the minimum distance from a building to the property line in back of it).

**§ 165-65 Yard space for group buildings.**

Where a parcel of land is to be occupied by more than one building, other than an accessory building, each principal building shall be treated as though on a separate lot, unless the Planning Board, after site development review, authorizes a redistribution of required yard space in harmony with the intent and purpose of this chapter.

\*Additional comments from City Engineer sent via email

The subdivision plan needs to show the perimeter of all parcels involved in the project; Map-Lot 044-058 is not shown in its entirety.

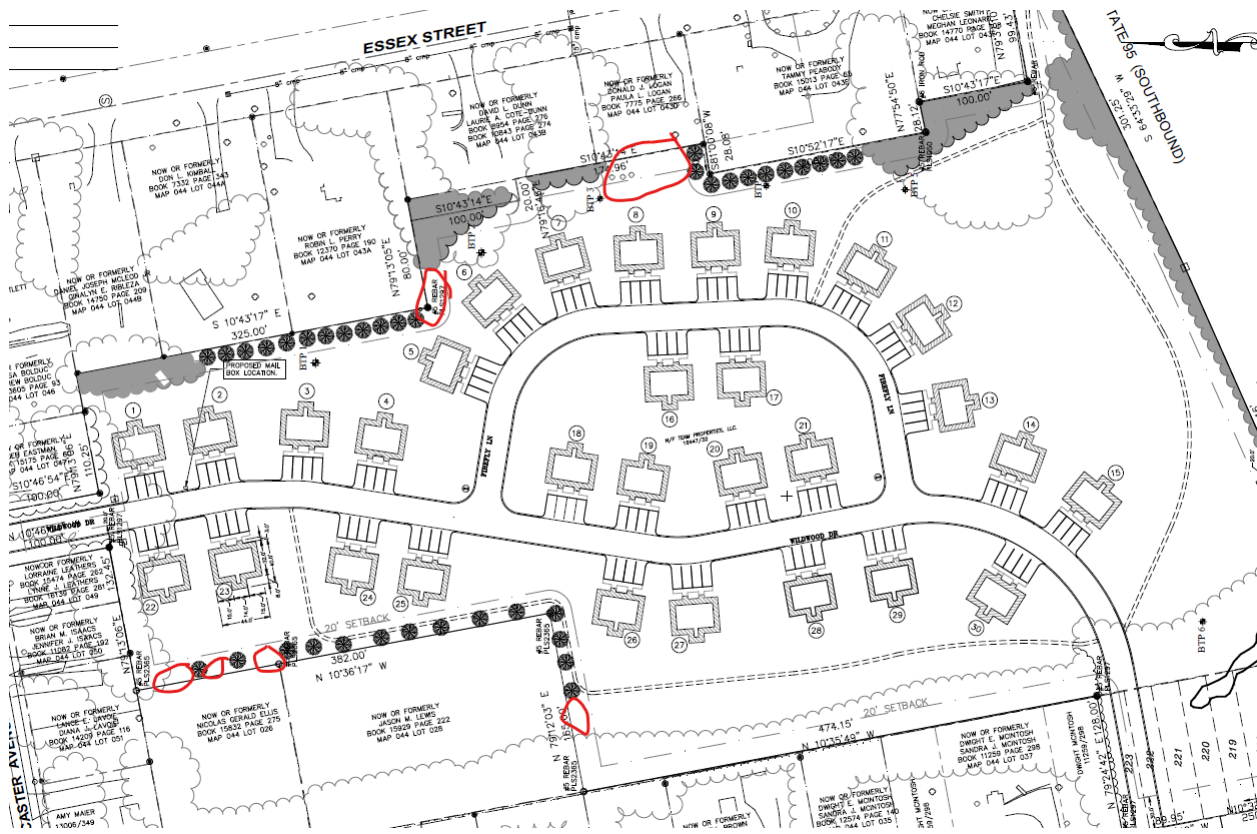


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Please provide details on the new buffer plantings sufficient to show that they meet the requirements of Buffertype A (i.e. show what's required for both width of the buffer, as well as numbers of deciduous/evergreen trees and shrubs, and what is proposed for the site). Please also show how they meet the District Site Development Standards.

There are also gaps in some of the vegetation/plantings; the buffering needs to be present along all of the side lot lines. See gaps circled in image below. Please also provide a plant list to ensure the plantings meet the landscaping requirements for Land Development Permits.



Please also provide more clarity on treeline/vegetation that is to remain; the hollow vegetation polygons appear in the plans to be existing vegetation, but the legend



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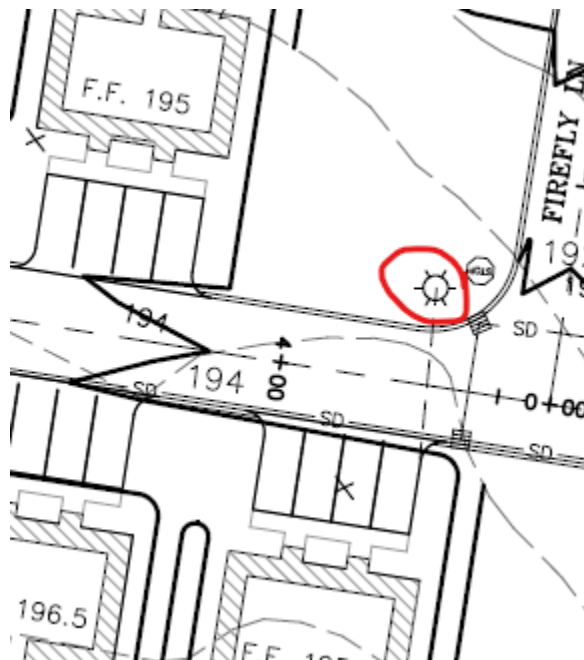
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indicates it's proposed new treeline, while also indicating the greyed-in vegetation polygons are also new treeline/trees to remain.

In Note 6 on the subdivision plan, where the dimensional standards are listed (lot area, setbacks, etc.), please also list what is proposed to show how it meets the standards.

The symbol circled below isn't defined in the legend. Is it meant to indicate light poles? If street/site lighting is planned, please provide specifications (only wall-mounted lighting specs are included).

Please note whether there are any remaining trees 6 inches or more in caliper at a height of 12 inches above the ground, or trees at least 15 feet in height within 25 feet of the perimeter of the lot lines or in an adjacent street ROW. If any remain, please show them on the plans.





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Map-Lots 044-039, 040, and 041 need to be combined with Map-Lot 044-043 to ensure the lot width is met (measured at the front setback line and must be 100').

**\*Please only provide digital copies of revisions until the plans are determined complete.**

**Possible Planning Board agenda (if application is complete):**

**Deadline to advertise:**

**Deadline to post to abutters:**

**Deadline for edits or amendments:**

**Other notes**