

**PLANNING BOARD OF THE CITY OF BANGOR**

**MEETING OF JANUARY 7, 2014**

**MINUTES**

**Board Members Present:**

**Andy Sturgeon, Chairman  
Paul Bolin  
Charles Boothby  
Doug Damon  
John Kenney  
Wayne Mallar, Alternate Member  
Julie Williams**

**City Staff Present:**

**David Gould  
Peter Witham**

Chairman Sturgeon called the meeting to order at 7:00 p.m. In the absence of Board Member Miller, Alternate Member Mallar was asked to vote.

**PUBLIC HEARINGS**

**Item No. 1: To amend the Land Development Code by changing two parcels of land located at 74 Gilman Road from Rural Residence and Agricultural District to Contract Shopping and Personal Service District. Said parcels containing approximately 3.7 acres. Cross Realty, LLC, applicant. C.O. # 14- 051.**

Chairman Sturgeon opened the Public Hearing and asked for a presentation. P. Andrew Hamilton, Esq., provided the Board with background of the rezoning request and its consistency with the City's Comprehensive Plan.

Chairman Sturgeon called for proponents to the requested change. No one spoke either in favor of or in opposition to the requested contract zone change. Chairman Sturgeon closed the Public Hearing.

Alternate Member Mallar questioned how the second standard dealing with traffic entering Stillwater Avenue being prohibited from left-hand turns could be enforced as it required one property to be treated differently from others on Gilman Road.

Planning Officer Gould noted that the City Engineer had asked the applicant to consider that condition as traffic at Gilman Road and Stillwater Avenue will continue to be an issue. While the long-term solution may be some other scheme, the intent was to make the applicant aware of the need to address the issue. Mr. Gould noted that the contract conditions are a means for the applicant to obtain a rezoning today and resolve utility and traffic issues prior to development.

Mr. Royce Cross noted they would not foresee developing the property without public sewer and water. As a practical matter, their current operation of Cross Insurance on Gilman Road encourages clients and staff to use Gilman Road for right-hand turns and access through the Widewaters development for left-hand turns at the signal.

Attorney Hamilton noted they did not want to propose a contract condition if it caused the Board to not recommend the rezoning.

Chairman Sturgeon asked for a motion. Mr. Damon moved to recommend to the City Council that the proposed contract rezoning from Rural Residence and Agricultural District to Contract Shopping and Personal Service District, as contained in Council Ordinance #14-051, be approved. Mr. Bolin seconded the motion. The Board voted 7 in favor and 0 opposed.

## **APPROVAL OF MINUTES**

### **Item No. 2:        **Planning Board Approval of Minutes.****

There were no Minutes for consideration.

### **Other Business**

As this was his last meeting, Chairman Sturgeon thanked Board Member Damon for his contributions and service during the past six years. Mr. Damon thanked the Board, Staff and the City Council noting that they all desired a good quality of life in the City of Bangor.

There being no further items for discussion, the meeting was adjourned at 7:34 p.m.