

**PLANNING BOARD OF THE CITY OF BANGOR**

**MEETING OF JULY 1, 2014**

**MINUTES**

**Board Members Present:**

**Andy Sturgeon, Chairman  
Charles Boothby  
Paul Bolin  
Wayne Mallar  
Dora McCarthy, Alternate Member  
John Miller  
Julie Williams**

**City Staff Present:**

**David Gould**

Chairman Sturgeon called the meeting to order at 7:00 p.m. In the absence of Board Member Kenney, Alternate Member McCarthy voted.

**PUBLIC HEARINGS**

**Item No. 1: To amend the Land Development Code by changing a parcel of land located at 127 Hammond Street from Government and Institutional Service District to Contract Downtown Development District. Said parcel containing approximately 1.48 acres. New England School of Dental Technology, applicant. C.O. # 14-225.**

Chairman Sturgeon opened the Public Hearing and asked the applicant or their representative to provide a brief overview of their request.

Mr. William Buxton, of the New England School of Dental Technology indicated that the school had acquired the building with an interest in training new students as there are limited numbers of denturists to serve the population. With no schools nearby the future does not look promising. He noted as things have progressed with the building they have found a need for some related services and associated endeavors that would like to be located in the building, but presently cannot due to the institutional zoning of the property.

Chairman Sturgeon asked if there were proponents of the rezoning proposal. Mr. William Collins, Penobscot County Administrator, indicated to the Board that the County Commissioners were in support of the Dental School's rezoning request. Mr. Collins noted that since their acquisition of the former YMCA, Mr. Buxton and the school staff have been very good to deal with.

Planning Officer Gould explained that while the Bangor YMCA occupied the site for over 100 hundred years, the Comprehensive Plan and Land Use Policies of the City did not envision it as a non-institutional use. Initial discussions occurred early on as to how to handle reuse of the property. However, when Staff met with Mr. Buxton we were confident that the use would work without rezoning. Recently, as the School has been in discussions with possible tenants, the issue of for-profit establishments fitting into the Government & Institutional Service District has appeared to be a hurdle.

Planning Officer Gould noted that the Downtown Development District is a unique zone that represents some opportunities and challenges. The District is intended for a high level of development intensity. With a floor area ratio of 4 (the entire lot can be covered by building and be four stories tall). There is no requirement for off street parking, buildings in the downtown are intended to be served by on-street parking and other parking facilities managed for the City (surface lots and garages). With the dental school's building, the intent was to allow the reuse of the existing floor area, but not overburden the existing balance of supply and demand for parking. As such, the contract conditions provide for the building's floor area to be limited to the existing area plus 10% for small additions or reconfigurations. The second condition was for the property to maintain the existing parking for its use (56 spaces).

There were no opponents to the rezoning request. Chairman Sturgeon closed the Public Hearing.

The Board discussed various certifications and requirements for the proposed school. The Board discussed future implications as to whether the building was sold to another user with a different use in mind.

Mr. Gould noted the conditions, as proposed, appear to strike a balance between requiring 100% of the parking demand being met and allowing the reuse of the existing building. Given the nature of the current facility (indoor recreational spaces) the immediate likelihood of office space or retail sales is limited. While a non contract rezoning may work, the proposed conditions provide some stability for the adjacent properties and parking on Hammond and Court streets.

Mr. Bolin moved to recommend approval of the contract zone change request from Government and Institutional Service District to contract Downtown Development District, as contained in C.O. # 14-225. Mr. Miller seconded the motion, and it passed unanimously.

**APPROVAL OF MINUTES****Item No. 2:        **Planning Board Approval of Minutes.****

Chairman Sturgeon indicated the Minutes of the June 17, 2014 Meeting were in order. Ms. Williams moved to approve the Minutes of the June 17, 2014 Planning Board Meeting as printed. Mr. Boothby seconded the motion which carried unanimously.

The meeting was adjourned at 7:31 p. m.