



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

Sandi Van Syckle, spouse of the applicant, indicated that the property which is across the street from their residence was on the market and they had a self interest in rehabilitating the structure and managing it in addition to other properties they owned. Ms. Van Syckle noted they were considering two or three units depending on the specific code requirements involved.

Planning Officer Gould explained that the applicant was requesting a zone change for two properties located at 15 and 17 Bower Street (Tax Map 032 lots 151 and 152) from an Urban Residence One District to an Urban Residence Two District. The Comprehensive Plan's Land Use Policy Map indicates High Density Residential and the Zoning Policy indicates Urban Residence One District. Trying to sort out the conflicting policies is a bit of a judgment call. Given the nature of the neighborhood, the size of most parcels (nonconforming) and the less than definitive guidance of the Comprehensive Plan the Planning Staff felt that the Board should hear the applicant's proposal, hear any input from neighbors, and make a recommendation to the City Council. Mr. Gould noted when combined, the two properties would be large enough to support a four-unit building.

There were no proponents or opponents to the rezoning request.

The Board asked whether the applicant had considered a contract rezoning. Mr. Gould noted it was discussed with the applicant as an option. The Board inquired if there had been any concerns raised to the Staff, given no neighbors were present. Mr. Gould noted he was not aware of any concerns raised by neighbors. Ms. Van Syckle noted that she had talked to several neighbors who were in support, one of which she thought was coming to the hearing.

The Board discussed previous applications for rezoning such as on Walter Street, Pier Street and Sixth Street. Planning Officer noted that the Comprehensive Plan was a guidance document for the Board to consider within a public decision making process.

Mr. Bolin moved to recommend approval of the zone change request from Urban Residence One District to Urban Residence Two District as contained in C.O. # 14-202. The motion was seconded by Mr. Boothby, and it passed unanimously.

**Item No. 3: To amend the Land Development Code by changing part of a parcel of land located on Bomarc Road from Rural Residence and Agricultural District to Urban Industry District. Said part of a parcel of land containing approximately one-half acre. Bomarc Commercial Properties, LLC, applicant. C.O. # 14-203.**

Planning Officer Gould indicated that the applicant had requested that this item be withdrawn.

## **NEW BUSINESS**

### **Item No. 4: Stormwater Awareness Presentation.**

Brad Moore, Superintendent of the Wastewater Treatment Plant, distributed a handout to the Board. He explained that the State of Maine has issued the City of Bangor a Permit for its Stormwater management. As part of that permit, the City is required to hold informational presentations to update the Planning Board and other City Boards and staff about the City's stormwater program. He discussed the difference between pervious areas and impervious areas and the five urban impaired streams located in the City. He discussed stormwater methods used in the past such as detention ponds that they now find do not work very well and noted that there are other newer methods such as under drain systems and rain gardens that are designed to soak in water runoff better.

Also, as part of the City's permit, Staff has been working on mapping the five impaired streams and will be taking samples within those streams in the future.

Mr. Moore discussed the City's stormwater utility and how the fee structure was established to charge property owners for their impervious area. He also noted that there are things that can be done to minimize these costs (credit) such as installing rain gardens or updating stormwater runoff systems.

## **APPROVAL OF MINUTES**

### **Item No. 5: Planning Board Approval of Minutes.**

Chairman Sturgeon indicated that the Minutes of the June 3, 2014 meeting were in order for approval. Mr. Boothby moved to approve the Minutes of the June 3, 2014 Planning Board meeting as presented. Ms. Williams seconded the motion, which passed unanimously.

There being no further business, the meeting was adjourned at 7:54 p.m.