

PLANNING BOARD AGENDA

TUESDAY, SEPTEMBER 1, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

PUBLIC HEARINGS

1. ZONE CHANGE

**22 Cleveland Street – City of Bangor
and John Karnes**

To amend the Land Development Code by changing part of a parcel of land located at 22 Cleveland Street from a Government and Institutional Service District to a Shopping and Personal Service District. Said part of a parcel containing approximately 1.823 acres. City of Bangor and John Karnes, applicants. C.O. # 15-291.

**2. CONDITIONAL USE/SITE
DEVELOPMENT PLAN**

340 Kittredge Road – Hallie Tyler

Conditional Use and Site Development Plan approvals for a proposed kennel use (doggie daycare/grooming) located at 340 Kittredge Road in a Rural Residence and Agricultural District. Hallie Tyler, applicant.

3. PRELIMINARY
SUBDIVISION PLAN

Off of Rolling Meadow Drive – Hampden
Home Builders

Preliminary Subdivision Plan approval of a 33-lot residential subdivision located off of Rolling Meadow Drive in a Low Density Residential District. Hampden Home Builders, applicant.

NEW BUSINESS

4. SITE LOCATION OF
DEVELOPMENT PERMIT
TRANSFER

181 Birch Hill Estates – Birch Hill
Estates, LLC

Transfer approval of Site Location of Development Permit for Birch Hill Estates Mobile Home Park at 181 Birch Hill Estates. Birch Hill Estates, LLC, applicant.

5. SITE DEVELOPMENT PLAN

700 Main Street – The Webber Group

Site Development Plan approval of additional parking and site improvements at 700 Main Street in an Urban Industry District. The Webber Group, applicant.

APPROVAL OF MINUTES

6. PLANNING BOARD
APPROVAL

Planning Board Approval of Minutes.

- LAYOUT NOTES:**
- SEE NOTES L1 THROUGH L3 ON SHEET C-001 FOR ADDITIONAL LAYOUT INFORMATION.
 - ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
 - COORDINATE ALL SIDEWALK LOCATIONS WITH ARCH. AND STRUCTURAL DRAWINGS TO VERIFY NEW EXTERIOR DOOR LOCATIONS. FIELD ADJUST AS REQUIRED.
 - REFER TO STRUCTURAL SHEETS FOR NEW FOUNDATION LAYOUT. COORDINATE LAYOUT WITH FOUNDATION CONTRACTOR.
 - EXISTING SITE LIGHTING TO REMAIN.
 - EXISTING UTILITIES TO REMAIN. NO NEW CONNECTIONS PROPOSED.

EXISTING	LEGEND	PROPOSED
	UTILITY POLE/GUY WIRE	
	HYDRANT	
	DUMPSTER	
	MONITORING WELL	
	DRAIN MANHOLE	
	SEWER MANHOLE	
	CATCH BASIN	
	SIGN	
	FENCING	
	GUARD RAIL	
	PAVEMENT	
	CONCRETE	
	SLIPFORM CONC. CURB	
	TREE LINE	

REV.	DESCRIPTION	DATE
1	PER CITY COMMENTS	08.26.15

APPROVAL DRAWINGS
08.05.15

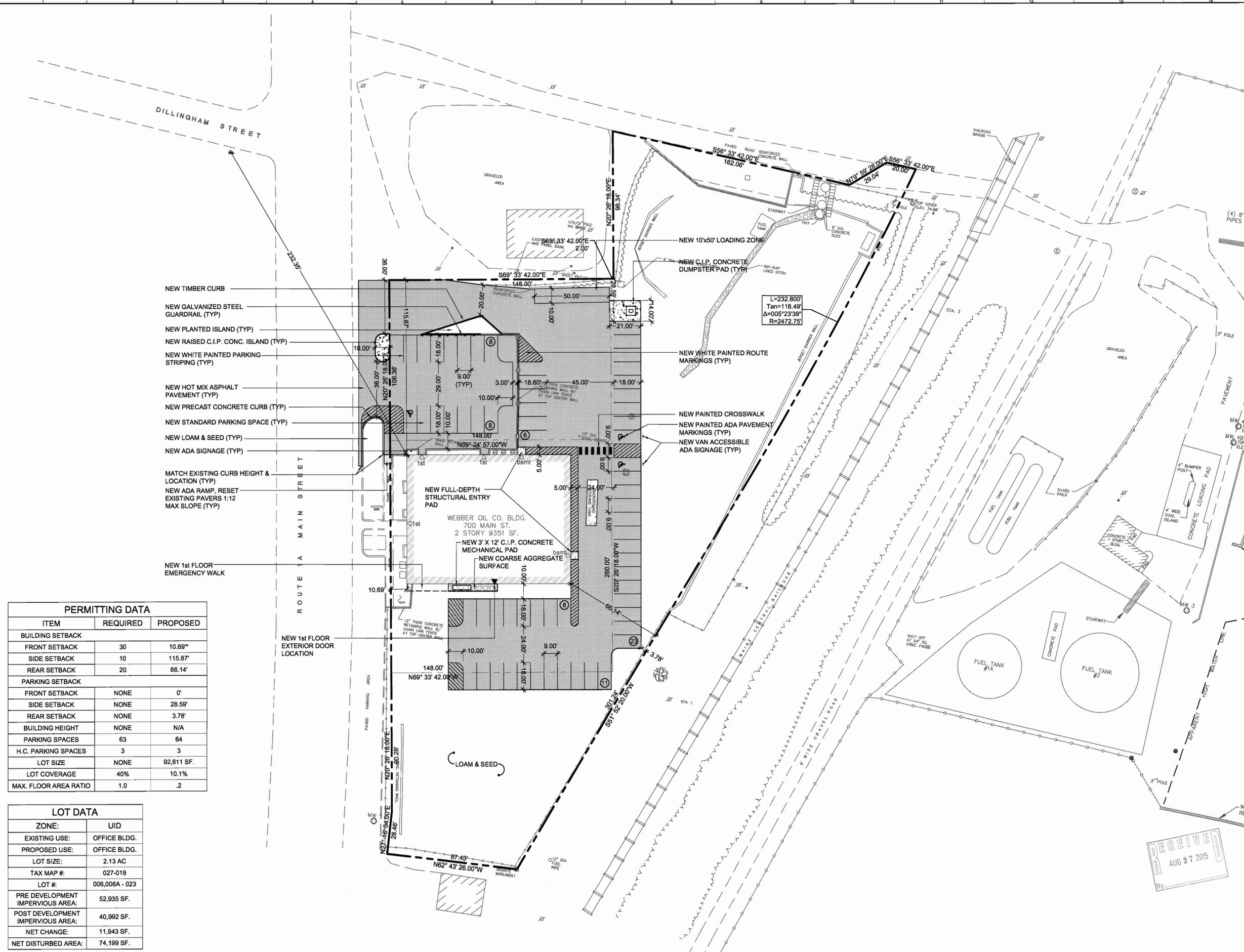
CURRENT ISSUE STATUS:

WBRC
ARCHITECTS • ENGINEERS
WWW.WBRC.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-628-4511
SARASOTA, FLORIDA 941-377-1500

WEBBER 700 MAIN ST.
1ST FLOOR RENO

SITE LAYOUT & MATERIALS PLAN

SHEET TITLE:	397910-SP101.DWG
WBRC CAD FILE:	397910-SP101.DWG
PROJECT No.:	3979.10
SCALE:	1"=30'
DATE:	08/27/2015
DESIGNED BY:	MLW
DRAWN BY:	JWB
CHECKED BY:	JSK
SHEET No.:	CP101



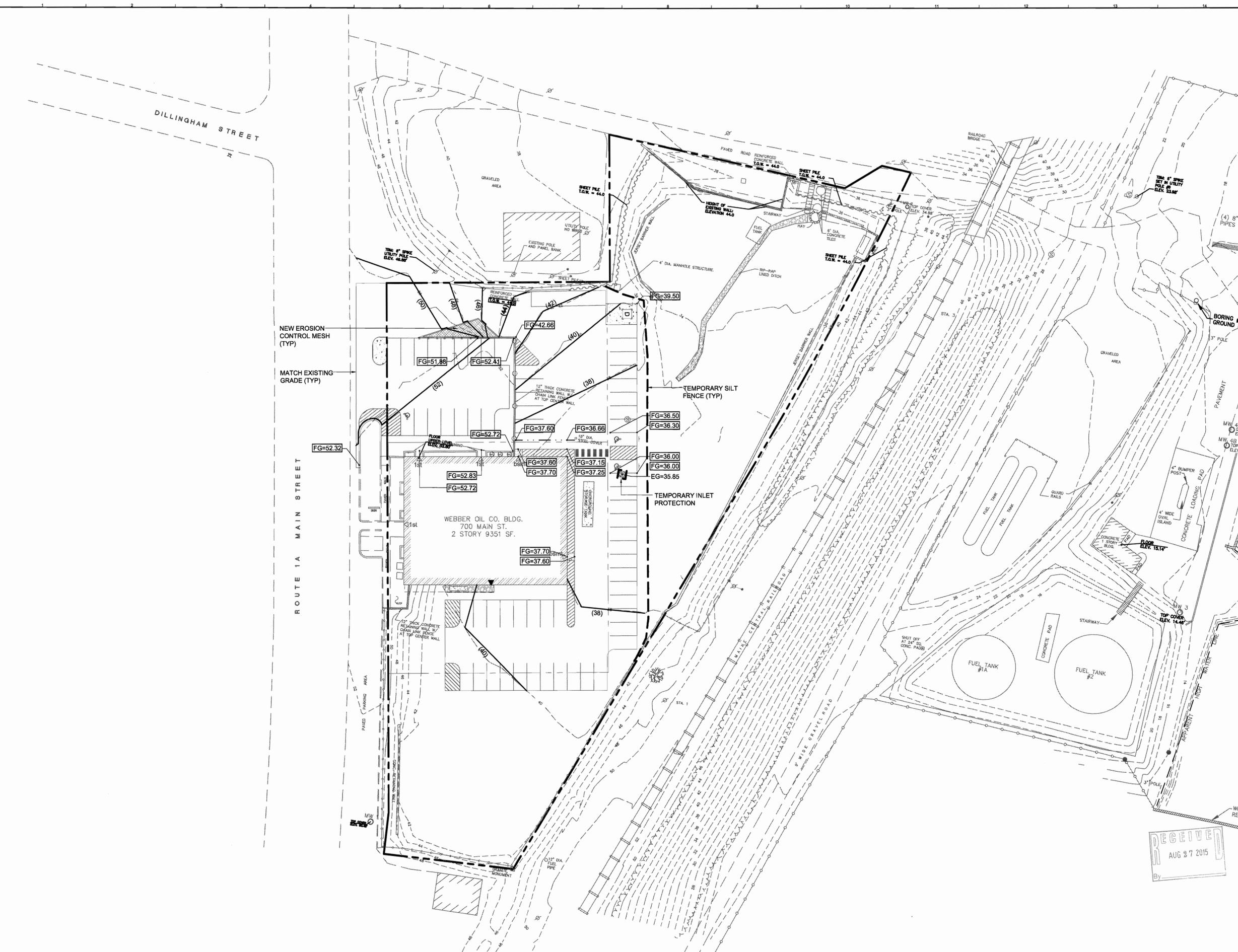
- NEW TIMBER CURB
- NEW GALVANIZED STEEL GUARDRAIL (TYP)
- NEW PLANTED ISLAND (TYP)
- NEW RAISED C.I.P. CONC. ISLAND (TYP)
- NEW WHITE PAINTED PARKING STRIPING (TYP)
- NEW HOT MIX ASPHALT PAVEMENT (TYP)
- NEW PRECAST CONCRETE CURB (TYP)
- NEW STANDARD PARKING SPACE (TYP)
- NEW LOAM & SEED (TYP)
- NEW ADA SIGNAGE (TYP)
- MATCH EXISTING CURB HEIGHT & LOCATION (TYP)
- NEW ADA RAMP, RESET EXISTING PAVERS 1:12 MAX SLOPE (TYP)
- NEW 1st FLOOR EMERGENCY WALK
- NEW 1st FLOOR EXTERIOR DOOR LOCATION

PERMITTING DATA		
ITEM	REQUIRED	PROPOSED
BUILDING SETBACK		
FRONT SETBACK	30	10.69'
SIDE SETBACK	10	115.87'
REAR SETBACK	20	66.14'
PARKING SETBACK		
FRONT SETBACK	NONE	0'
SIDE SETBACK	NONE	28.59'
REAR SETBACK	NONE	3.78'
BUILDING HEIGHT	NONE	N/A
PARKING SPACES	63	64
H.C. PARKING SPACES	3	3
LOT SIZE	NONE	92,611 SF.
LOT COVERAGE	40%	10.1%
MAX. FLOOR AREA RATIO	1.0	.2

LOT DATA	
ZONE:	UID
EXISTING USE:	OFFICE BLDG.
PROPOSED USE:	OFFICE BLDG.
LOT SIZE:	2.13 AC
TAX MAP #:	027-018
LOT #:	006,006A - 023
PRE DEVELOPMENT IMPERVIOUS AREA:	52,935 SF.
POST DEVELOPMENT IMPERVIOUS AREA:	40,992 SF.
NET CHANGE:	11,943 SF.
NET DISTURBED AREA:	74,199 SF.

Aug 27, 2015 - 12:49pm
 T:\02 Projects - Maine\3901-4000\397910-SP101.dwg josh.burke

Aug 27, 2015 - 12:49pm
 T:\02 Projects - Maine\3901-4000\397910 Webber 700 Main Street 1st Floor Reno 1st Floor Reno 1st Floor Reno.dwg josh.burke



GRADING NOTES:
 1. SEE NOTES G1 THROUGH G8 ON SHEET C-001 FOR ADDITIONAL GRADING INFORMATION.
 2. ALL DISTURBED AREAS NOT RECEIVING PAVEMENT SHALL BE PROVIDED WITH LOAM AND SEED PER THE CONTRACT DOCUMENTS.
 3. PROPOSED GRADING SHOWN ON THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PREPARED CES INC.

EXISTING	LEGEND	PROPOSED
	UTILITY POLE/GUY WIRE	
	HYDRANT	
	DUMPSTER	
	MONITORING WELL	
	DRAIN MANHOLE	
	SEWER MANHOLE	
	CATCH BASIN	
	SIGN	
	FENCING	
	P.T. GUARD RAIL	
	PAVEMENT	
	CONCRETE	
	SLIPFORM CONC. CURB	
	CONTOURS	
	SEDIMENTATION CONTROL FENCE	
	FLOW PATH	
	TEMP. SILT INLET PROTECTION	
	BANK STABILIZATION MESH	
	TREE LINE	

REV.	DESCRIPTION	DATE
1	PER CITY COMMENTS	08.26.15

APPROVAL DRAWINGS
 08.05.15

CURRENT ISSUE STATUS:

WBRC
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 WWW.WBRC.COM
 BANGOR, MAINE 207-947-4511
 PORTLAND, MAINE 207-628-4311
 SARASOTA, FLORIDA 941-570-5551

WEBBER 700 MAIN ST. 1ST FLOOR RENO

PROJECT: BANGOR, MAINE
SITE GRADING & EROSION CONTROL PLAN

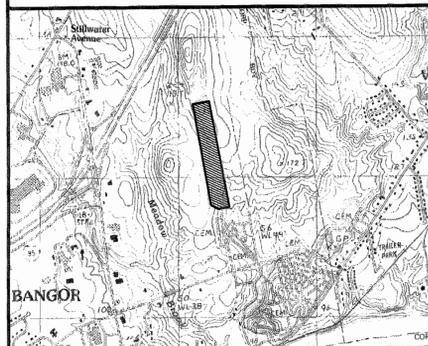
SHEET TITLE:	397910-SP101.DWG	
WBRC CAD FILE:	3979.10	GRAPHIC SCALE: 0"
PROJECT No.	3979.10	SCALE: 1"=30'
SCALE:	1"=30'	SHEET No.
PM:	MLW	SHEET No.
DRAWN BY:	JWB	CG101
A/E OF RECORD:	JSK	





LOCATION MAP

SCALE: 1" = 2000'



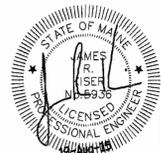
SCALE: 1" = 200'

200' 0' 200' 400' 600' 800'

REV:	DATE:	BY:	COMMENTS:
DATE: 19 AUG 15	DESIGN BY: JRK	SCALE: AS NOTED	PROJ. NO: 611

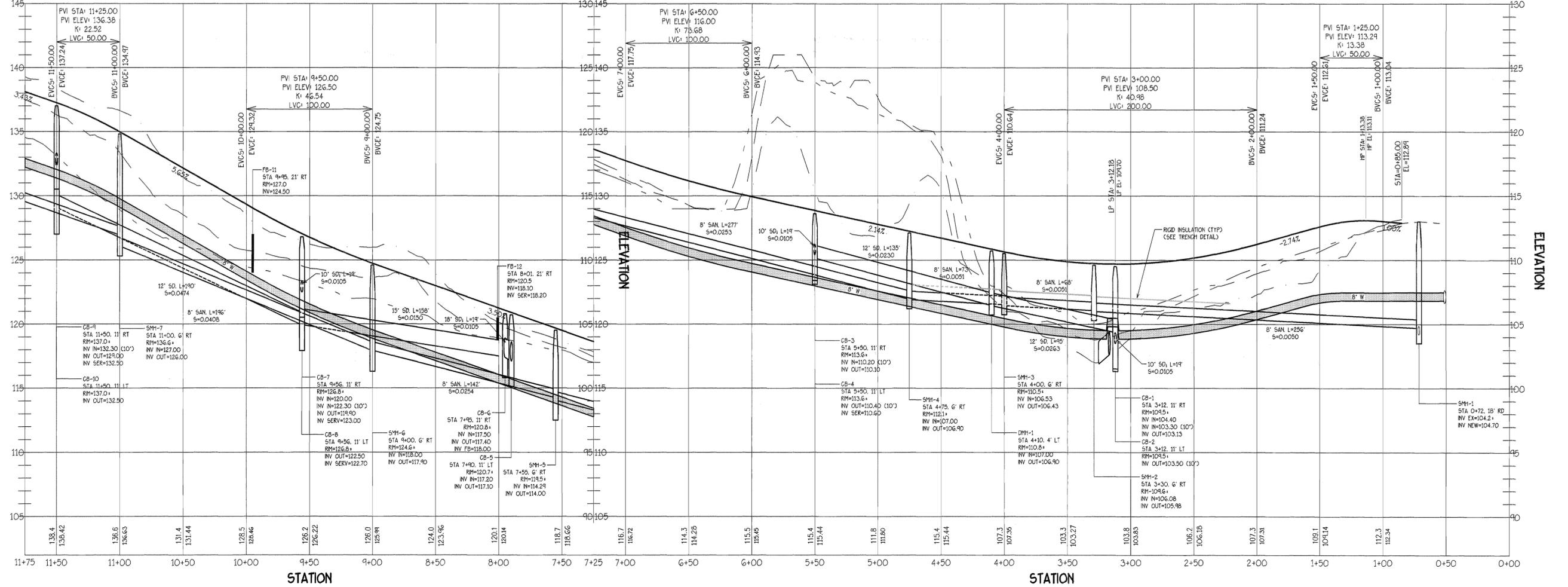
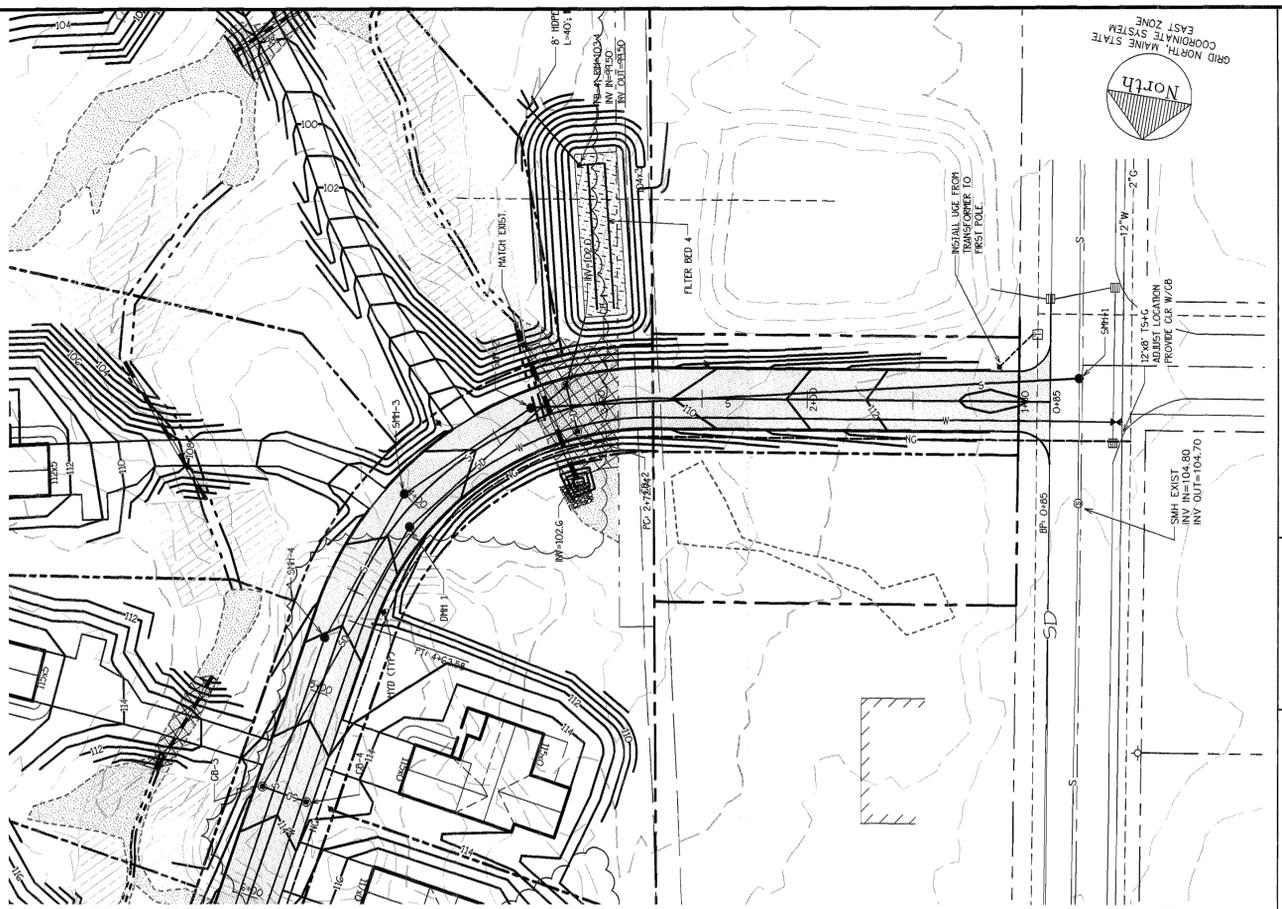
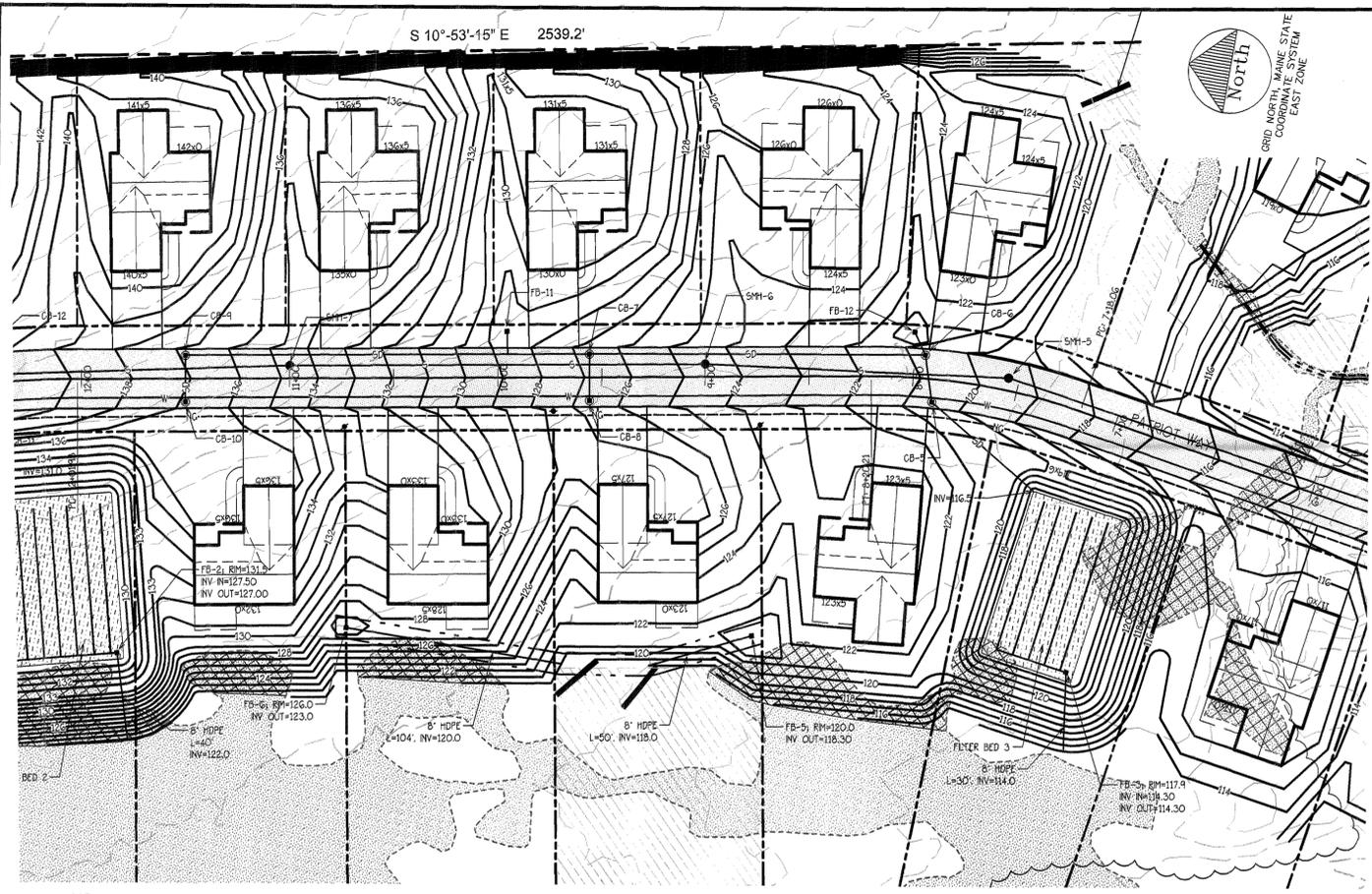
COMPREHENSIVE PLAN
ROLLING MEADOWS & PATRIOT PLACE
 MOUNT HOPE
 BANGOR, MAINE

RECORD OWNER:
HAMPDEN HOME BUILDERS
 PO BOX 1539
 BANGOR, ME 04402



ENGINEERING & DEVELOPMENT CONSULTING
 PO BOX 282, HAMPDEN, MAINE 04444
 207-862-4700

RECEIVED
 AUG 20 2015
 C.S. ED and Planning



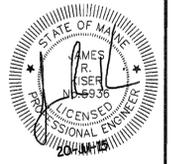
PROFILE: PATRIOT WAY

PROFILE: PATRIOT WAY

PROFILE: PATRIOT WAY

SCALE: HORIZ 1"=40'
VERT 1"=4'

ISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPDEN, MAINE 04444
207-862-4700



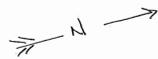
PROJECT NO. 611
DATE: 20 JUL 15
DESIGN BY: JRK
SCALE: H:1"=40'; V:1"=4'
COMMENTS:
BY:
DATE:
REV:

RECEIVED
AUG 04 2015
C & E and Planning

PLAN & PROFILE; PATRIOT WAY
PATRIOT PLACE
ROLLING MEADOWS DRIVE
BANGOR, MAINE
RECORD OWNER:
HAMPDEN HOME BUILDERS
PO BOX 1539
BANGOR, ME 04402
SHEET 1-4

LEGEND

- PROP. LINE
- - - R/W
- - - - EDGE OF PAVEMENT
- ~~~~~ TREE LINE
- S- SANITARY SEWER
- FM- FORCE MAIN SEWER
- ⊙ EXTERIOR LIGHTING
- X-X- CHAIN-LINK FENCE
- W-W- WATER
- evergreen or Deciduous shrub
- deciduous Tree
- * evergreen Tree

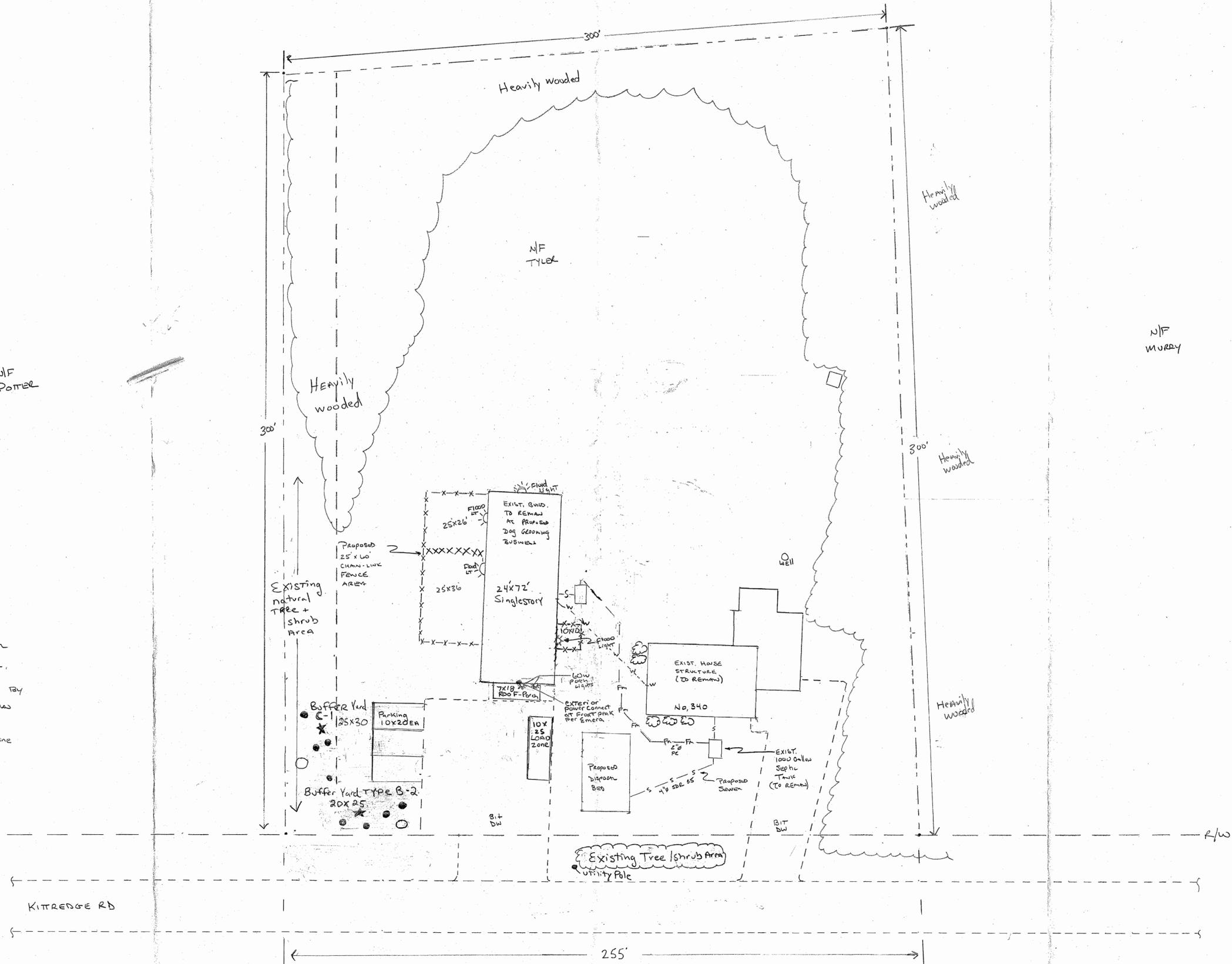


N/F POTTER

N/F MURRY

NOTES

- 1) LOT LINES AND R/W APPROXIMATED PER BANGOR, MAINE GIS, PARCEL VIEWER.
- 2) SEE H1E-200 PLAN, MAY 29, 2015 BY Soil Solutions FOR PROPOSED SEPTIC PWS DETAILS
- 3) Elect. Service connects bldg at peak per Emera Maine overhead from existing pole at street
- 4) Ext. lighting will conform with 165-81. Lights model OFTR200R120LP mfg Lithonia
- 5) Lot Dimensions per recorded deed



N/F HAIKE
N/F TYLER
SITE PLAN
JUNE, 2015
1" = 20'

RECEIVED
AUG 25 2015
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