

PLANNING BOARD AGENDA

TUESDAY, OCTOBER 6, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

CONSENT AGENDA

- 1. SITE DEVELOPMENT PLAN AND SITE LOCATION OF DEVELOPMENT MODIFICATION**

185 Indiana Avenue – Penobscot Community Health Care

Site Development Plan and Site Location of Development Modification approvals of a 1,360 sq. ft. paver patio with a 200 sq. ft. building addition in front of the patio at 185 Indiana Avenue in a Government and Institutional Service District. Penobscot Community Health Care, applicant.

- 2. SITE DEVELOPMENT PLAN AND SITE LOCATION OF DEVELOPMENT MODIFICATION**

534 Griffin Road – General Electric

Site Development Plan and Site Location of Development Modification approvals to construct a 16' x 60' cover/roof over an existing loading dock located at 534 Griffin Road in an Airport Development District. General Electric, applicant

PUBLIC HEARINGS**3. CONDITIONAL USE/SITE
DEVELOPMENT PLAN****995 Union Street – Lima Realty
Holdings, LLC**

Conditional Use/Site Development Plan approvals to construct a 28' x 42' garage, add a 17' x 14' canopy and other parking and site improvements at 995 Union Street in a Shopping and Personal Service District. Lima Realty Holdings, LLC, applicant.

**4. CONDITIONAL USE/SITE
DEVELOPMENT PLAN****1343 Ohio Street – Colonial Pines
Real Estate, LLC**

Conditional Use/Site Development Plan approvals to reconstruct the existing mobile home park located at 1343 Ohio Street in a Rural Residence and Agricultural District. Colonial Pines Real Estate, LLC, applicant.

NEW BUSINESS**5. PLANNING BOARD DISCUSSION**

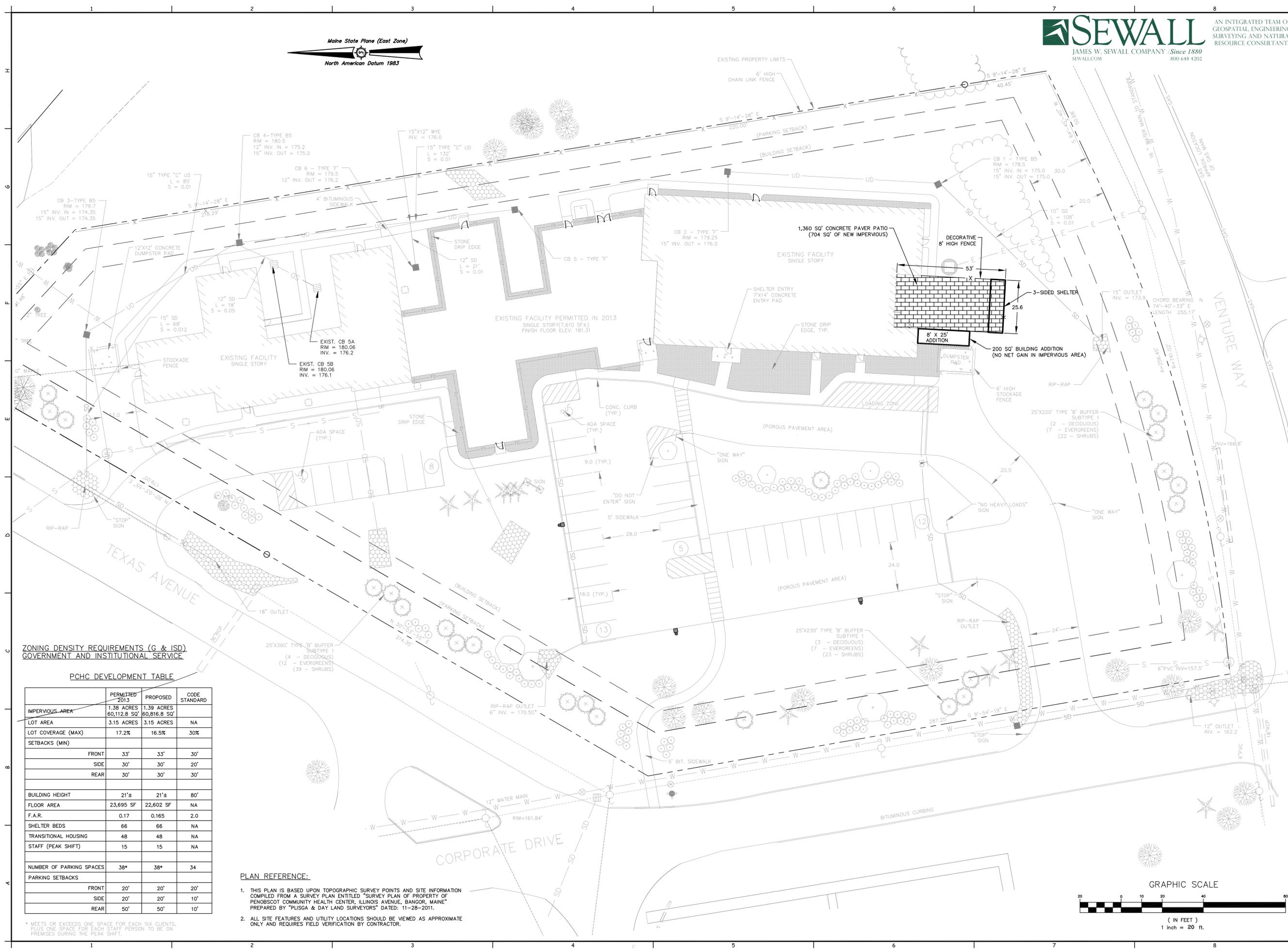
Planning Board Discussion of proposed amendment to the Rural Residence and Agricultural District for landscaping businesses.

APPROVAL OF MINUTES**6. PLANNING BOARD APPROVAL**

Planning Board Approval of Minutes.



**PENOBSCOT COMMUNITY HEALTH CARE
 HOPE HOUSE HEALTH AND LIVING CENTER**
 185 INDIANA AVE., BANGOR, MAINE



**ZONING DENSITY REQUIREMENTS (G & ISD)
 GOVERNMENT AND INSTITUTIONAL SERVICE**

PCHC DEVELOPMENT TABLE

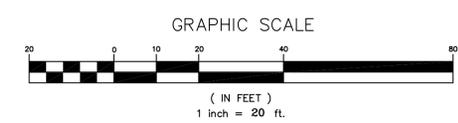
	PERMITTED 2013	PROPOSED	CODE STANDARD
IMPERVIOUS AREA	1.38 ACRES 60,112.8 SQ'	1.39 ACRES 60,816.8 SQ'	NA
LOT AREA	3.15 ACRES	3.15 ACRES	NA
LOT COVERAGE (MAX)	17.2%	16.5%	30%
SETBACKS (MIN)			
FRONT	33'	33'	30'
SIDE	30'	30'	20'
REAR	30'	30'	30'
BUILDING HEIGHT	21'±	21'±	80'
FLOOR AREA	23,695 SF	22,602 SF	NA
F.A.R.	0.17	0.165	2.0
SHELTER BEDS	66	66	NA
TRANSITIONAL HOUSING	48	48	NA
STAFF (PEAK SHIFT)	15	15	NA
NUMBER OF PARKING SPACES	38*	38*	34
PARKING SETBACKS			
FRONT	20'	20'	20'
SIDE	20'	20'	10'
REAR	50'	50'	10'

PLAN REFERENCE:

1. THIS PLAN IS BASED UPON TOPOGRAPHIC SURVEY POINTS AND SITE INFORMATION COMPILED FROM A SURVEY PLAN ENTITLED "SURVEY PLAN OF PROPERTY OF PENOBSCOT COMMUNITY HEALTH CENTER, ILLINOIS AVENUE, BANGOR, MAINE" PREPARED BY "PLUSGA & DAY LAND SURVEYORS" DATED: 11-28-2011.
2. ALL SITE FEATURES AND UTILITY LOCATIONS SHOULD BE VIEWED AS APPROXIMATE ONLY AND REQUIRES FIELD VERIFICATION BY CONTRACTOR.

Revised Site Plan
 9-29-15

ENGINEER:
 SCALE: 1" = 20'
 DATE: JUNE 26, 2015
 DRAWN BY: JLD
 CHECKED BY: JLD, JAO
 APPROVED BY: JAO
 DRAWING NUMBER:

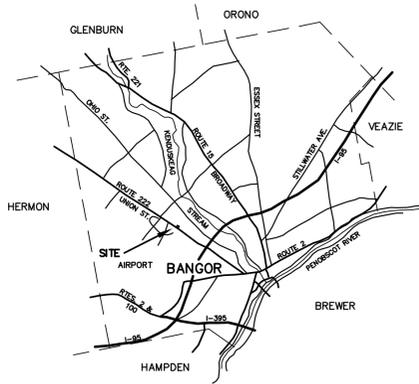


S&PS ZONING STANDARDS
(CONDITIONAL USES)

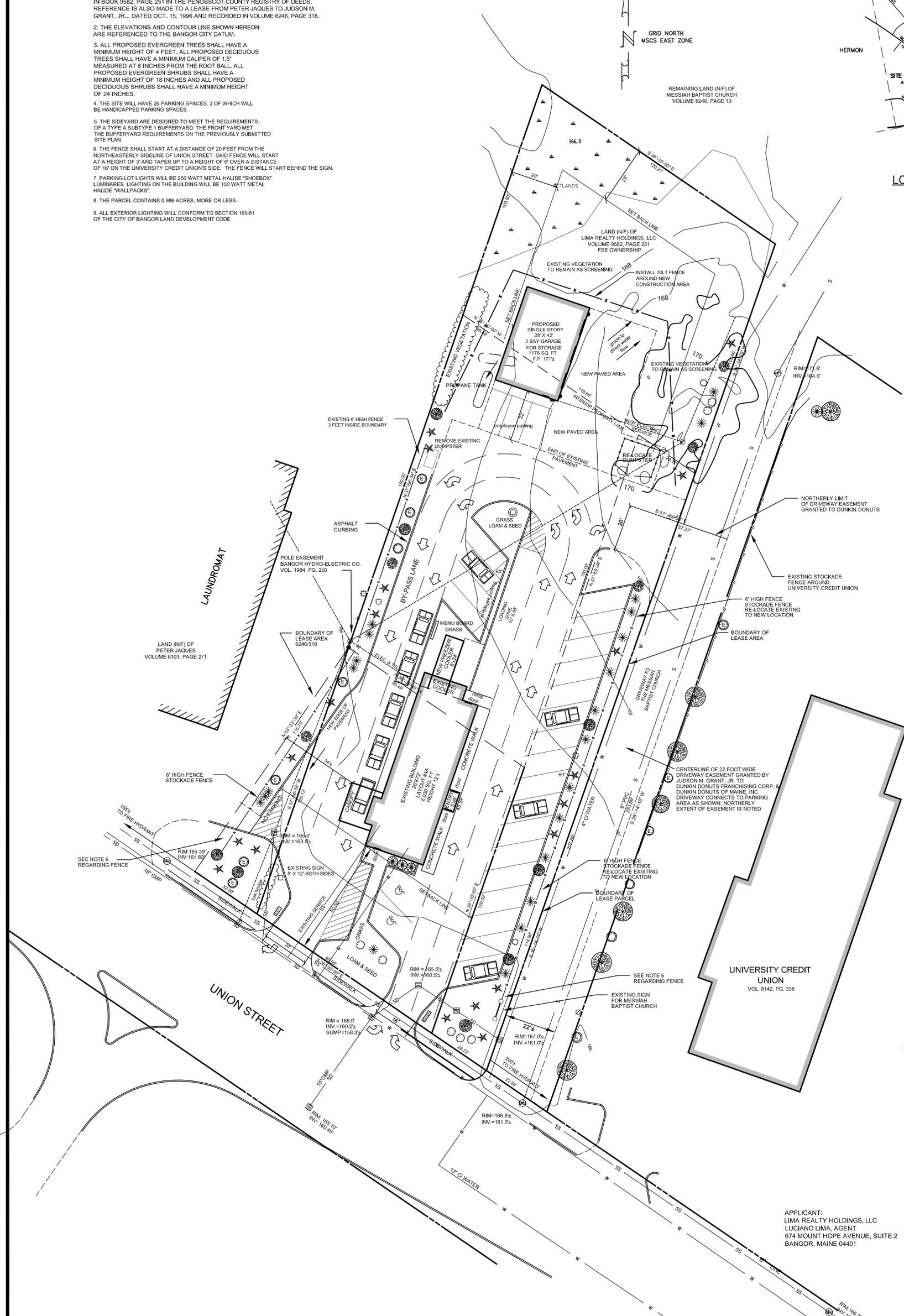
	MIN. LOT AREA	MIN. FRONT YARD	MIN. SIDE YARD	MIN. REAR YARD	MAX. HEIGHT	MAX. COVERAGE	IMPERVIOUS RATIO	LOT WIDTH
REQUIRED	20,000 SF	40 FEET	20 FEET	25 FEET	40 FEET	25%	70%	100 FT
PROVIDED	42,946 SF	50 FEET	32 FEET	59 FEET	25 FEET	8.0 %	63 %	150.2 FT

NOTES:

- REFERENCE IS MADE TO A DEED FROM LUCIANO P. LIMA AND ELIZABETH LIMA TO LIMA REALTY HOLDINGS, LLC DATED SEPT. 23, 2003 AND RECORDED IN BOOK 8992, PAGE 297 IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS. REFERENCE IS MADE TO AN AMENDMENT TO LEASE BETWEEN THE MESSIAH BAPTIST CHURCH AND LIMA REALTY DATED OCT. 24, 2003 RECORDED IN VOLUME 9585, PAGE 221. REFERENCE IS ALSO MADE TO A DEED FROM MESSIAH BAPTIST CHURCH TO LIMA REALTY HOLDINGS, LLC, DATED OCT. 13, 2004 AND RECORDED IN BOOK 9582, PAGE 251 IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS. REFERENCE IS ALSO MADE TO A LEASE FROM PETER JACQUES TO JUDSON M. GRANT, JR., DATED OCT. 15, 1996 AND RECORDED IN VOLUME 6246, PAGE 318.
- THE ELEVATIONS AND CONTOUR LINE SHOWN HEREON ARE REFERENCED TO THE BANGOR CITY DATUM.
- ALL PROPOSED EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 4 FEET. ALL PROPOSED DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 1.5" MEASURED AT 6 INCHES FROM THE ROOT BALL. ALL PROPOSED EVERGREEN SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES AND ALL PROPOSED DECIDUOUS SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 24 INCHES.
- THE SITE WILL HAVE 26 PARKING SPACES, 2 OF WHICH WILL BE HANDICAPPED PARKING SPACES.
- THE SIDEYARD ARE DESIGNED TO MEET THE REQUIREMENTS OF A TYPE A SUBTYPE 1 BUFFERYARD. THE FRONT YARD MET THE BUFFERYARD REQUIREMENTS ON THE PREVIOUSLY SUBMITTED SITE PLAN.
- THE FENCE SHALL START AT A DISTANCE OF 20 FEET FROM THE NORTHEASTERLY SIDELINE OF UNION STREET. SAID FENCE WILL START AT A HEIGHT OF 3' AND TAPER UP TO A HEIGHT OF 6' OVER A DISTANCE OF 10' ON THE UNIVERSITY CREDIT UNION'S SIDE. THE FENCE WILL START BEHIND THE SIGN.
- PARKING LOT LIGHTS WILL BE 250 WATT METAL HALIDE "SHOEBOX" LUMINAIRES. LIGHTING ON THE BUILDING WILL BE 150 WATT METAL HALIDE "WALLPACKS".
- THE PARCEL CONTAINS 0.986 ACRES, MORE OR LESS.
- ALL EXTERIOR LIGHTING WILL CONFORM TO SECTION 165-81 OF THE CITY OF BANGOR LAND DEVELOPMENT CODE.



LOCATION MAP
NOT TO SCALE



- LEGEND**
- IRON PIPE FOUND
 - IRON ROD/BOLT FOUND
 - ⊕ UTILITY POLE
 - + GUY/ANCHOR
 - ⊞ CATCH BASIN
 - ⊞ LAMP POST
 - ⊞ WALL PAC LIGHT (SEE NOTE 9)
 - PROPOSED DECIDUOUS TREE
 - ★ PROPOSED SOFTWOOD TREE
 - ✱ PROPOSED DECIDUOUS/SOFTWOOD SHRUB
 - EXISTING DECIDUOUS TREE
 - ★ EXISTING SOFTWOOD SHRUB
 - ✱ EXISTING DECIDUOUS SHRUB
 - ⊞ PROPOSED LIGHTING (SEE NOTE 9)

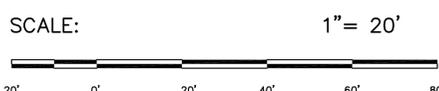
APPLICANT:
LIMA REALTY HOLDINGS, LLC
LUCIANO LIMA, AGENT
674 MOUNT HOPE AVENUE, SUITE 2
BANGOR, MAINE 04401

SURVEY STANDARD

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.



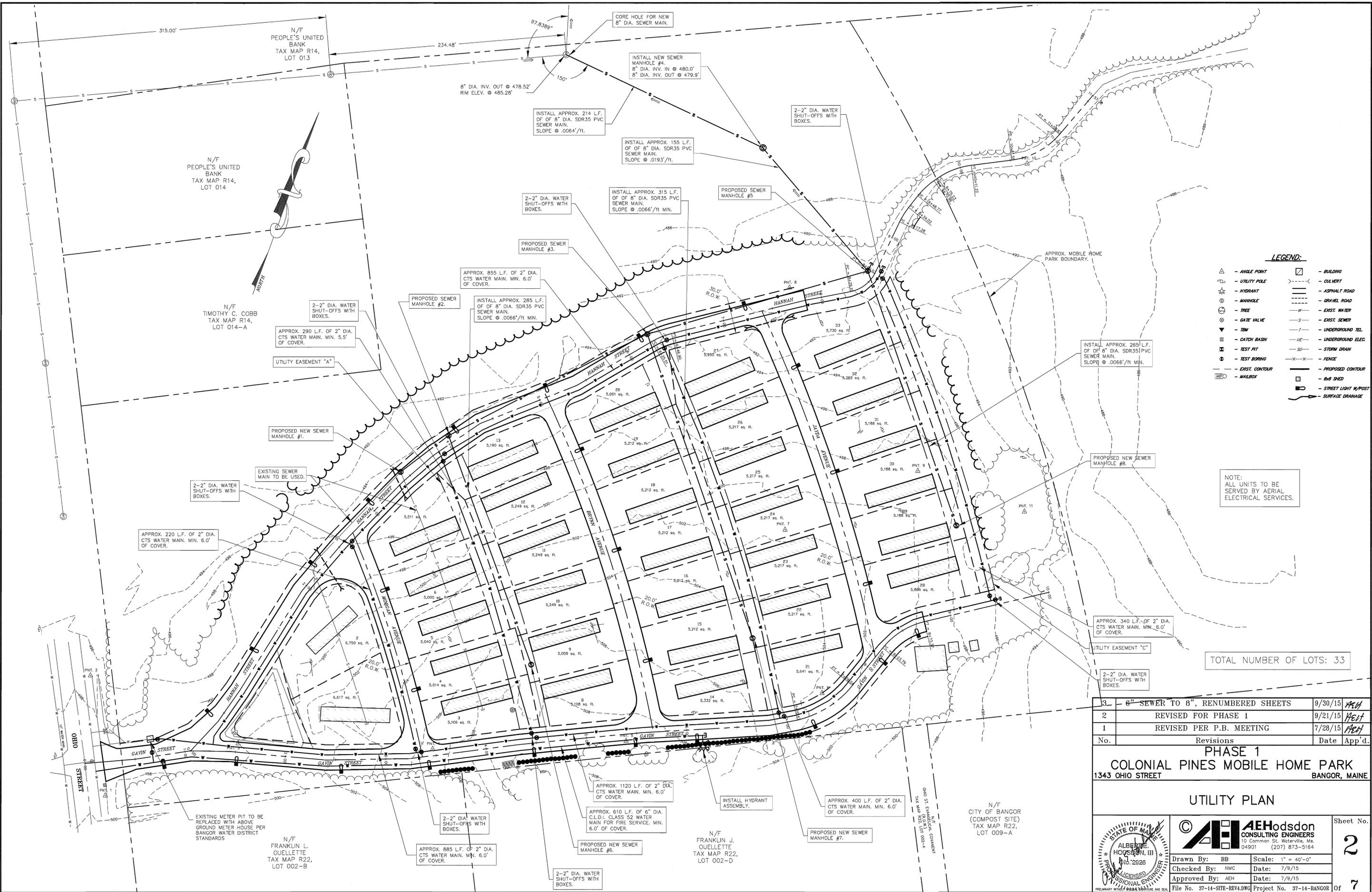
STANLEY J. PLISGA, JR.
PROFESSIONAL LAND SURVEYOR No. 1030
(AUTHENTIC COPY WILL HAVE IMPRESSION SEAL)



SITE PLAN MODIFICATION
OF
DUNKIN' DONUTS
995 UNION STREET - BANGOR, MAINE
FOR
LIMA REALTY HOLDINGS, LLC

PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, MAINE
DATE: SEPTEMBER 22, 2015
PROJ. NO. 98212_J_2014_REV

N:\CAD\Land Projects\2014\37-14-BANGOR\dwg\37-14-SITE-phase1.dwg, 9/30/2015 1:51:09 PM, SAVIN 3406WD P5



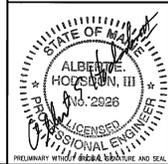
NOTE:
ALL UNITS TO BE
SERVED BY AERIAL
ELECTRICAL SERVICES.

TOTAL NUMBER OF LOTS: 33

No.	Revisions	Date	App'd.
3	6" SEWER TO 8", RENUMBERED SHEETS	9/30/15	AEH
2	REVISED FOR PHASE 1	9/21/15	AEH
1	REVISED PER P.B. MEETING	7/28/15	AEH

PHASE 1
COLONIAL PINES MOBILE HOME PARK
1343 OHIO STREET
BANGOR, MAINE

UTILITY PLAN

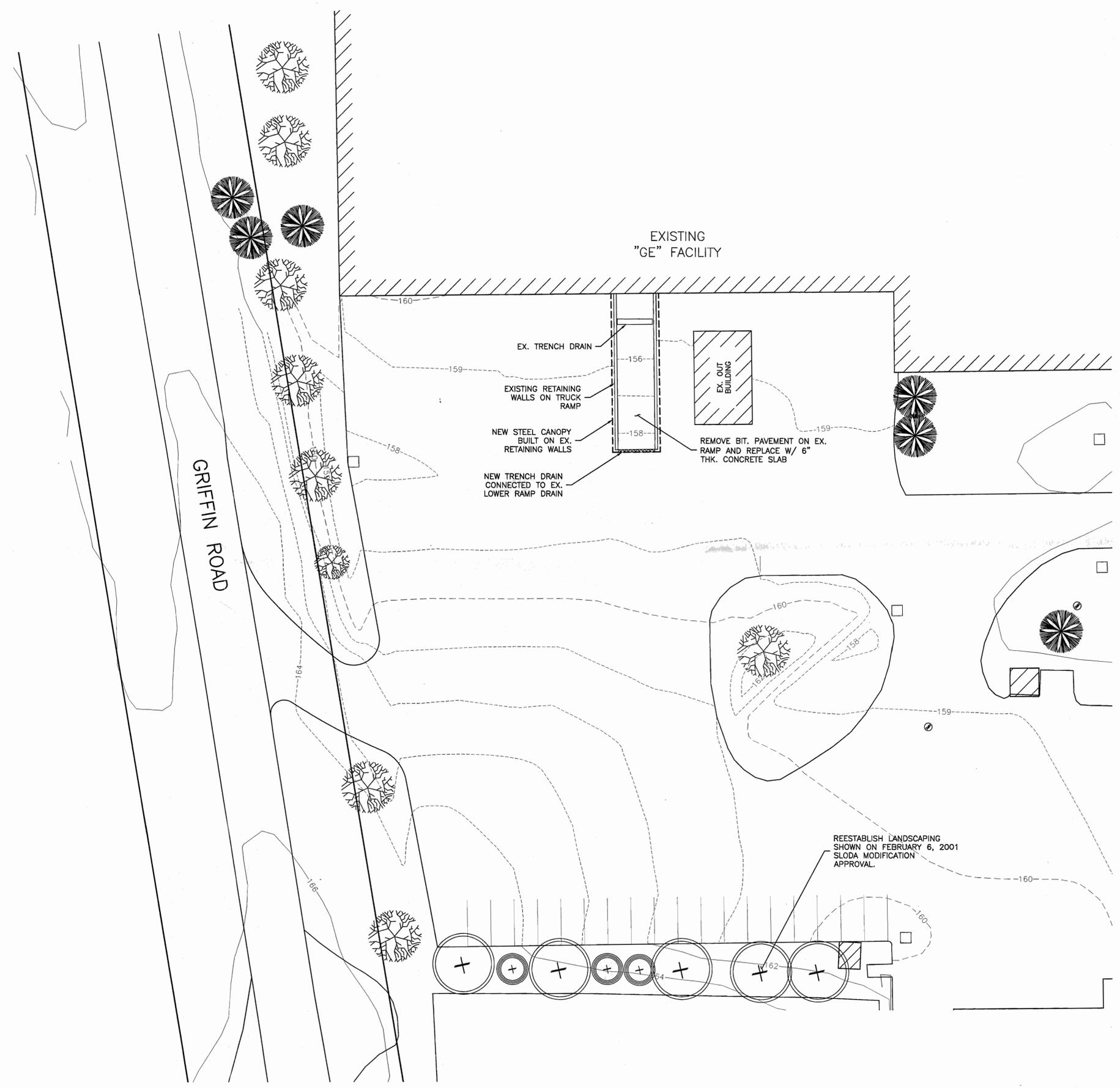


AEH Hodson
CONSULTING ENGINEERS
10 Common St. Waterville, Me.
04901 (207) 873-5164

Drawn By: BB Scale: 1" = 40'-0"
Checked By: NMC Date: 7/9/15
Approved By: AEH Date: 7/9/15

Sheet No.
2
7

File No. 37-14-SITE-REV4.DWG Project No. 37-14-BANGOR Of



EXISTING CONDITIONS NOTES:

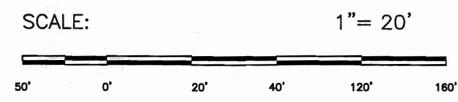
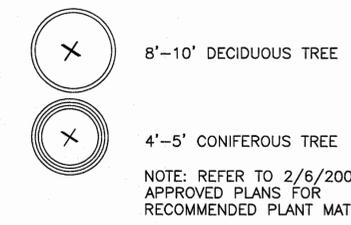
- EXISTING CONDITIONS SHOWN HEREON COMPILED FROM PLANS OF RECORD, PUBLIC SOURCE DATA, UPON DIRECT FIELD OBSERVATION AS PERFORMED BY PLYMOUTH ENGINEERING, INC. AND DOES NOT DEPICT AN ON THE GROUND FIELD SURVEY.
- PROPERTY LINES AND RIGHT OF WAYS SHOWN HEREON ARE APPROXIMATE ONLY.
- VERTICAL DATUM SHOWN HEREON BASED ON EXISTING SITE PLANS OF AREA CORRELATING TO GIS DATA. VERTICAL DATUM OF ARCHITECTURAL AND STRUCTURAL PLANS FOR NEW CANOPY ARE NECESSARILY BASED ON ORIGINAL STRUCTURAL PLANS FOR BUILDING AND ARE ON AN ASSUMED DATUM.

INTENTION:

THE INTENTION OF THIS MINOR SITE PLAN MODIFICATION IS TO PROPOSE THE COVERING OF AN EXISTING DOWN SLOPING LOADING RAMP WITH A WEATHER CANOPY. THE CANOPY WILL CONSIST OF A STEEL FRAME, METAL ROOF AND ENCLOSED STEEL SIDEWALLS. THE ENTIRE NEW STRUCTURE WILL BE BUILT ON TOP OF THE EXISTING CONCRETE RETAINING WALLS WHICH SERVE AS THE SIDES OF THE EXISTING BITUMINOUS ASPHALT RAMP. THE END (RAMP TOP) WILL BE OPEN TO THE WEATHER. THE EXISTING WORN BITUMINOUS PAVEMENT WILL BE REPLACED WITH POURED CONCRETE. A NEW TRENCH DRAIN WILL BE INSTALLED AT THE TOP OF THE RAMP AND BE TIED TO THE EXISTING DRAIN AT THE RAMP BOTTOM IN ORDER TO CATCH ANY CANOPY RUNOFF. THE EXISTING DRAIN AT THE RAMP BOTTOM MAY REQUIRE REPLACEMENT WITH A NEW TRENCH DRAIN UNIT IN THE SAME LOCATION AND CONFIGURATION.

PROPOSED SITE MODIFICATION NOTES:

- DRAINAGE:**
NEW CANOPY ROOF RUNOFF TO REMAIN ON-SITE DIRECTED TO NEW OR EXISTING STRUCTURES OR SYSTEMS.
- IMPERVIOUS SURFACES:**
NEW CANOPY TO BE BUILT OVER EXISTING IMPERVIOUS RAMP AREA. NO INCREASE IN IMPERVIOUS AREA IS PROPOSED.
- PARKING AND MANEUVERING:**
NEW CANOPY TO BE BUILT DIRECTLY ON TOP OF EXISTING RAMP SIDE RETAINING WALLS WITH NO INCREASE IN SIZE EXCEPT 12" ROOF OVERHANG APPROXIMATELY 21" ABOVE EXISTING GROUND. NO CHANGE IN EXISTING PARKING OR MANEUVERING SPACE IS PROPOSED.
- TRAFFIC PATTERN:**
EXISTING RAMP USE FREQUENCY WILL REMAIN UNCHANGED BY NEW CANOPY.
- BUILDING HEIGHT:**
NEW CANOPY CENTER RIDGE HEIGHT TO BE APPROXIMATELY 25' ABOVE EXISTING GROUND AT HIGHEST POINT AND WILL NOT EXCEED THE HEIGHT OF THE EXISTING BUILDING.



NO.	DATE	REVISIONS
1	9/10/2015	ADD PREVIOUSLY APPROVED LANDSCAPING

PROJECT NAME: GE TRUCK COVER
SHEET NAME: MINOR SITE MODIFICATION PROPOSED SITE PLAN
PROJECT LOCATION: Bangor, Maine

DESIGNED BY: ROM
DRAWN BY: KGE
CHECKED BY: KGE
APPROVED BY: KGE
PLAN DATE: 8/31/15
CLIENT: GE Power and Water
534 Griffin Road
Bangor, Maine 04401

Plymouth Engineering, Inc.
P.O. Box 46 30 Lower Detroit Road
Plymouth, Maine 04989
Tel: (207) 287-2071 Fax: (207) 287-2130
info@plymouthengineering.com
www.plymouthengineering.com



DRRAWINGS NOT BE USED FOR PERMITTING, BIDDING OR CONSTRUCTION PURPOSES ONLY, AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 3 OF 3

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SEP 10 2015