

PLANNING BOARD AGENDA

MEETING OF JULY 7, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

NEW BUSINESS

- 1 . SITE DEVELOPMENT PLAN
(Continued from 6/16/15 Meeting.)**

100 – 101 First Street – Bangor Housing Development Corporation

Site Development Plan approval to construct a 35,260 sq. ft. 24-unit apartment building at 100 and 101 First Street in a Contract Multi-Family & Service District. Bangor Housing Development Corporation, applicant.
- 2. SITE DEVELOPMENT PLAN**

483 Hogan Road – Darling’s

Site Development Plan approval to reuse the existing building at 483 Hogan Road for vehicle sales and service in a General Commercial and Service District. Darling’s, applicant.
- 3. SITE DEVELOPMENT PLAN**

941 Stillwater Avenue – Daigle Oil Company and Hogan Road LLC

Site Development Plan approval of a Planned Group Development located at 941 Stillwater Avenue in a Shopping and Personal Service District. Daigle Oil Company and Hogan Road LLC, applicants.

APPROVAL OF MINUTES

4. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.

MISCELLANEOUS BUSINESS

5. PLANNING BOARD REVIEW

Planning Board Review of Correspondence and Other Communications from the Planning Office.

Interstate 95 on ramp
 north bound

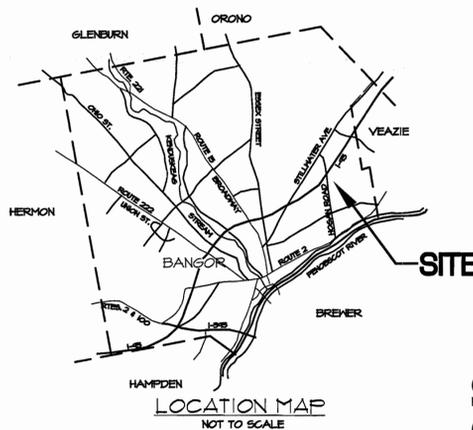
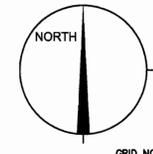
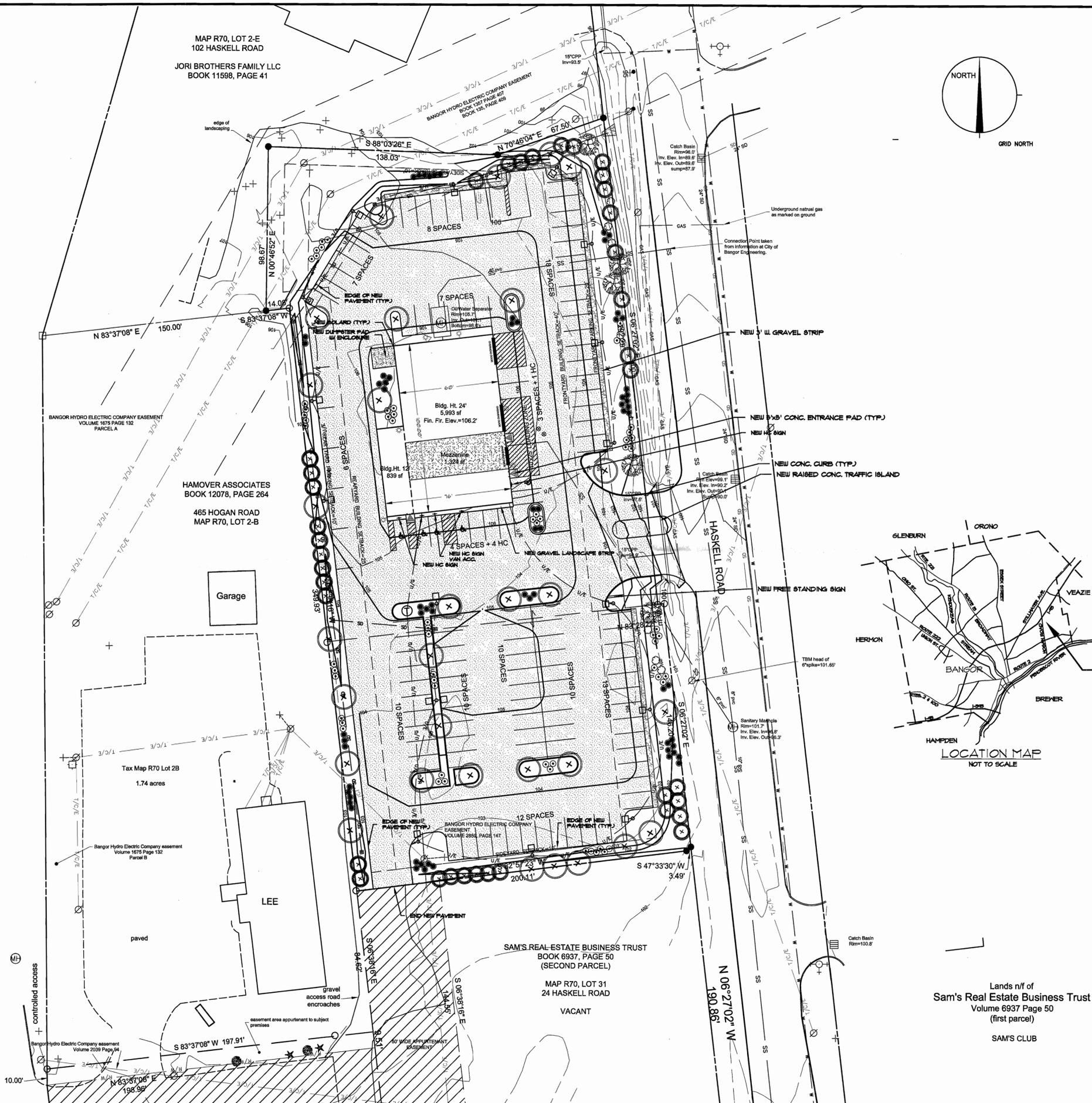
MAP R70, LOT 2-E
 102 HASKELL ROAD
 JORI BROTHERS FAMILY LLC
 BOOK 11598, PAGE 41

HAMOVER ASSOCIATES
 BOOK 12078, PAGE 264
 465 HOGAN ROAD
 MAP R70, LOT 2-B

Tax Map R70 Lot 2B
 1.74 acres

SAM'S REAL-ESTATE BUSINESS TRUST
 BOOK 6937, PAGE 50
 (SECOND PARCEL)
 MAP R70, LOT 31
 24 HASKELL ROAD
 VACANT

Lands n/f of
 Sam's Real Estate Business Trust
 Volume 6937 Page 50
 (first parcel)
 SAM'S CLUB

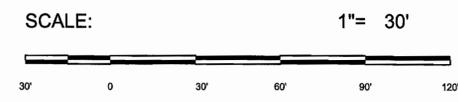


483 Hogan Road			
LAND USE DISTRICT: General Commercial and Service			
EXISTING USE: Vehicle Sales & Service (Permitted Use)			
PROPOSED USE: Vehicle Sales & Service (Permitted Use)			
ZONING DISTRICT REQUIREMENTS	MINIMUM	EXISTING	PROPOSED
Lot Area (SF)	10,000	88,427	88,427
Minimum Lot Width (FT)	100	438	438
Front Yard Setback (FT)	40	80	80
Side Yard Setback (FT)	10	149	149
Rear Yard Setback (FT)	25	44	44
Maximum Building Height	40	24	24
Maximum Lot Coverage	0.35	0.08	0.077
Maximum Floor Area Ratio	0.6	0.09	0.092
Maximum Impervious Surfaces Ratio	0.75	0.670	0.714
Minimum Buffer Yard (Permitted)	A	NA	A
PARKING REQUIREMENTS			
Front Yard Parking Setback (FT)	25	9.4	10
Side Yard Parking Setback (FT)	10	57	10
Rear Yard Parking Setback (FT)	10	20	10
AREA CALCULATIONS (SF)			
Building Footprint		6,828	6,828
Mezzanine		1,324	1,324
Gross Floor Area		8,152	8,152
Impervious Surfaces			
Parking Lot and Driveway		30,823	56,283
Gravel Parking & Storage		20,887	0
Building Entrance Pad		18	50
Concrete Loading Ramp		687	0
Total Impervious Surfaces		52,415	56,333
Total Building & Impervious Surfaces		59,243	63,161
PARKING CALCULATIONS			
	Standard	Minimum	Proposed
Retail & Service Business	1/300SF	27	118
HC Spaces	5/150 Sp	5	5
Total Parking Spaces		32	123

SYMBOLS LEGEND

- UTILITY POLE
- + GUY/ANCHOR
- HYDRANT
- WATER GATE/VALVE
- CATCH BASIN
- MANHOLE
- BLDG. MNT. LIGHT
- BOLLARD
- IRON PIPE, FOUND
- LIGHT POLE & LED LAMP
- CONIFEROUS TREE
- ELECTRICAL TRANSFORMER
- SEWER MANHOLE
- DOOR
- SURVEY CONTROL POINT
- 1/C/E — OVERHEAD WIRES
- EDGE OF PAVEMENT / GRAVEL
- GAS LINE
- SANITARY SEWER
- CULVERT
- STORM DRAIN
- WATER LINE
- EASEMENT
- BOUNDARY LINE
- TEMP. SILT BARRIER

- Boundary, topographic and site information taken from information provided by Pilsiga & Day, Land Surveyors, 72 Main Street, Bangor, Maine.
- Documents referenced on this plan are recorded in the Penobscot County Registry of Deeds unless otherwise noted.
- Bearings are oriented to Grid North of the Maine State Coordinate System, East Zone NAD83.
- Reference is made to the Final Plan of Webber Interstate Park South dated April 10, 1979 and recorded in Map File D70-79.
- Reference is made to the WAL-MART STORES INC. Plan dated October 1, 1991 and recorded in Map File D113-91.
- The elevations depicted on this plan are referenced to the Bangor City Datum, by adding 10.35' to NAVD88 elevations.
- The location shown on this plan for above ground and underground utilities including water, electricity, telephone, sanitary sewer, communication, and storm water are approximate and should be field verified. They are shown for informational purposes only. Federal and State Laws require anyone performing any sort of excavation including digging, boring, backfilling, or grading to notify "Dig Safe" (1-888-344-7233) and any applicable utility company at least 72 hours before they begin work.
- Any property lines, easements, and other real property descriptions depicted on this plan are for the use of the client or their agent and any regulatory review agency. They do not define legal rights or meet legal requirements for a land survey and shall not be used in lieu of a land survey as the basis for any land transfer or establishment of any property rights.



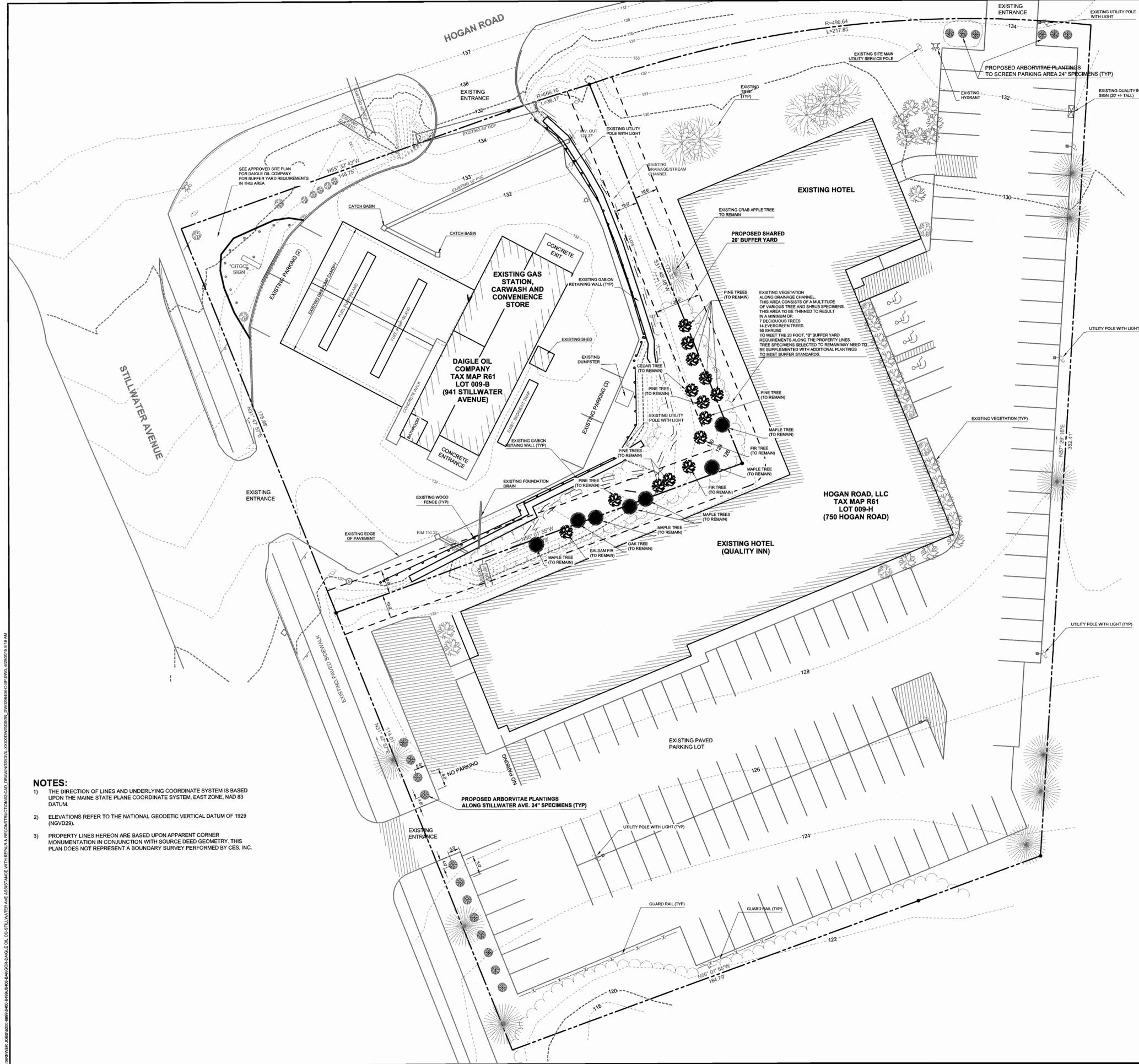
PROJECT NAME: Darling's Auto Sales & Service
 483 Hogan Road
 Bangor, Maine
 SHEET NAME: Site Plan

PROJECT NO. 15070
 DRAWING NO. 15070Base02.dwg
 FILEDROCK: N/A
 SCALE: AS SHOWN
 DATE: JUNE 9, 2015
 CLIENT: Darlings Auto Sales & Service, 483 Hogan Road, Bangor, Maine 04412

DESIGNED: FISH
 DRAWN: FISH
 CHECKED: SEEB
 APPROVED: [Signature]
 PLAN DATE: JUNE 9, 2015
 SHEET NO. 2 OF 10

FOR PERMIT ONLY
 NOT FOR CONSTRUCTION
 FRED S. MARSHALL
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 15070
 DRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, RECORDING OR CONSTRUCTION

C2
 RECEIVED
 JUN 25 2015



LEGEND:

DESCRIPTION	EXISTING
PIN FOUND	●
SEWER MANHOLE	⊙
UTILITY POLE	⊕
CATCH BASIN	⊞
HYDRANT	⊗
WELL	⊚
PROPERTY LINE	—
OVERHEAD UTILITY LINE	—OH—
EDGE OF PAVEMENT	—E—
EDGE OF GRAVEL	—G—
MINOR FOOT CONTOUR	---58---
MAJOR FOOT CONTOUR	---100---

QUALITY INN (HOGAN ROAD, LLC) (TAX MAP R61, LOT 009-H)
 1988 APPROVED PLAN - LOT AREA = 86,485 SF
 IMPERVIOUS SURFACE = 43,527 SF
 LOT COVERAGE = 20,500 SF
 ISR = 74.03%

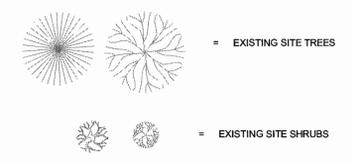
2015 EXISTING SITE - LOT AREA = 86,485 SF
 IMPERVIOUS SURFACE = 44,207 SF
 LOT COVERAGE = 19,870 SF
 LOT COVERAGE = 74.09%

DAIGLE OIL COMPANY (TAX MAP R61, LOT 009-B)
 2015 EXISTING SITE - LOT AREA = 32,324 SF
 IMPERVIOUS SURFACE = 19,334 SF
 LOT COVERAGE = 3,092 SF
 ISR = 69.38%

COMBINED LOT SUMMARY
 LOT AREA = 118,809 SF
 IMPERVIOUS SURFACE = 63,541 SF
 LOT COVERAGE = 22,962 SF
 ISR = 72.81%

ZONE = S&PS (SHOPPING AND PERSONAL SERVICE)
 NOTE: 1.) DAIGLE OIL PROPERTY USE IS A CONDITIONAL USES IN THIS ZONE
 2.) QUALITY INN CONTAINS 96 ROOM RENTALS AND HAS 124 PARKING SPACES

ZONE STANDARDS:
 MIN. LOT AREA = 20,000 SF
 MIN. FRONT YARD = 50 FT.
 MIN. SIDE YARD = 20 FT.
 MIN. REAR YARD = 25 FT.
 MAX. HEIGHT = 40 FT.
 MAX. LOT COVERAGE = 25%
 MAX. IMPERVIOUS SURFACE RATIO = .70
 BUFFER YARD = B/C



- NOTES:**
- 1) THE DIRECTION OF LINES AND UNDERLYING COORDINATE SYSTEM IS BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM.
 - 2) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
 - 3) PROPERTY LINES HEREON ARE BASED UPON APPARENT CORNER MONUMENTATION IN CONJUNCTION WITH SOURCE DEED GEOMETRY. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY PERFORMED BY CES, INC.

**PROPOSED
 PLANNED GROUP DEVELOPMENT PLAN**
 PREPARED FOR
**DAIGLE OIL COMPANY
 941 STILLWATER AVENUE
 AND
 HOGAN ROAD, LLC (DBA QUALITY INN)
 750 HOGAN ROAD
 BANGOR, MAINE
 GRAPHIC SCALE**



Warrville
 44 Main Street
 Bangor, ME 04401
 T. 207-680-2202
 F. 207-680-2204

Presque Isle
 549 Main Street
 Bangor, ME 04401
 T. 207-794-9412
 F. 207-794-9414

Brewster
 465 South Main Street
 Bangor, ME 04401
 T. 207-680-8824
 F. 207-680-8821

Mechanic
 102 Main Street
 Bangor, ME 04401
 T. 207-258-0587
 F. 207-258-0588

CES INC
 Engineers • Environmental Scientists • Surveyors

**DAIGLE OIL COMPANY AND HOGAN ROAD, LLC
 STILLWATER AVE / HOGAN ROAD, BANGOR, MAINE
 PLANNED GROUP DEVELOPMENT PLAN**

NO.	DATE	DESCRIPTION
01	6/29/2015	Added additional details as requested by city
02	6/15/2015	Added interior requested by Planning Staff
03		
04		
05		
06		
07		
08		
09		
10		
11		
12		
13		
14		
15		

STATE OF MAINE
TIMOTHY R. BROCHU
 2222
 PROFESSIONAL
 LAND SURVEYOR

SCALE: 1"=20'
 DATE: 2015-05-13
 DRAWN BY: WAB CHECKED BY: TRB
 DESIGNED BY: TRB APPROVED BY:
 JOB NUMBER: 6404
 DRAWING NUMBER:

C101

RECEIVED
 JUN 29 2015
 C & ED and Planning