

PLANNING BOARD AGENDA

TUESDAY, MAY 19, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

PUBLIC HEARINGS

1. ZONE CHANGE

720 Essex Street – James and Elizabeth Rogers

To amend the Land Development Code by changing a parcel of land located at 720 Essex Street from Low Density Residential District to Urban Residence One District. Said parcel of land containing approximately 9,500 sq. ft. James and Elizabeth Rogers, applicants. C.O. # 15-152.

2. ZONING AMENDMENT

Chapter 165-32 – Quarries, Mining, And Excavations – City of Bangor

Amending the Land Development Code – Chapter 165-32 – Quarries, mining and Excavations. City of Bangor, applicant. C.O. # 15-162.

3. ZONING AMENDMENT

Chapter 165-9-C. Conditional Uses City of Bangor

Amending the Land Development Code – Chapter 165-9 C. Conditional Uses – to set standards for amendments to Conditional Uses. City of Bangor, applicant.

NEW BUSINESS

4. SITE DEVELOPMENT PLAN

33 Burleigh Road – JRG Properties

Site Development Plan approval to construct and one attached one-family dwelling unit to an existing four-family unit dwelling building at 33 Burleigh Road in a High Density Residential District. JRG Properties, applicant.

APPROVAL OF MINUTES

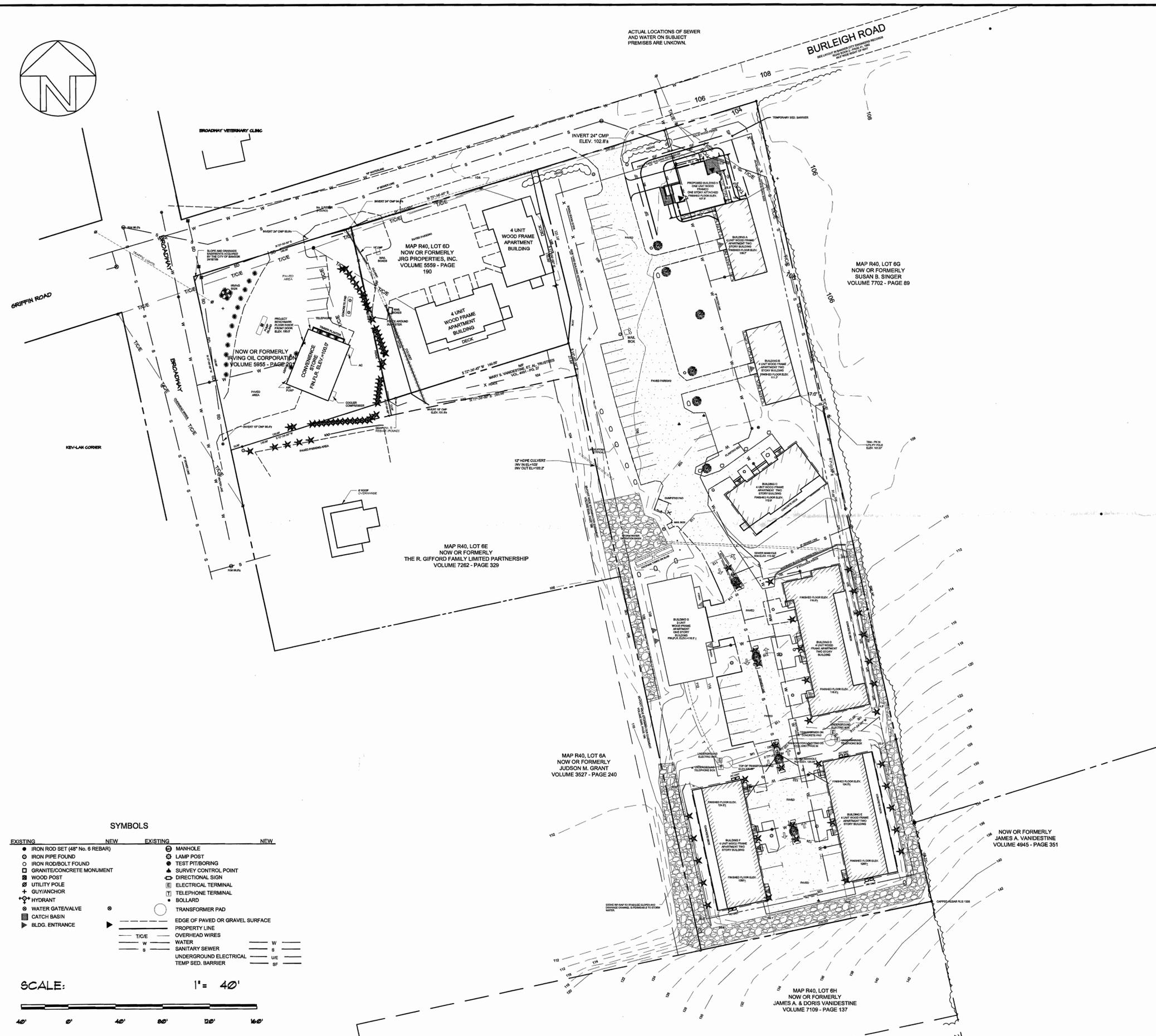
5. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.

MISCELLANEOUS BUSINESS

6. PLANING BOARD REVIEW

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

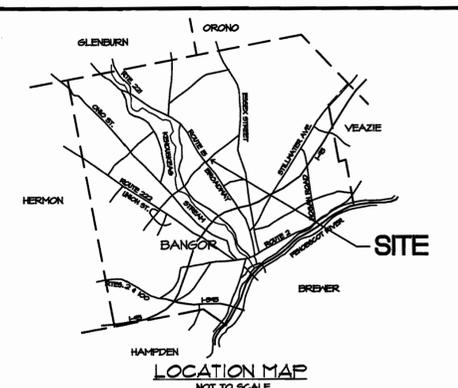


SYMBOLS

EXISTING	NEW	EXISTING	NEW
● IRON ROD SET (48" No. 6 REBAR)	○ MANHOLE	○ LAMP POST	○ TEST PIT/BORING
○ IRON PIPE FOUND	○ IRON ROD/BOLT FOUND	○ GRANITE/CONCRETE MONUMENT	○ WOOD POST
○ UTILITY POLE	○ GUY/ANCHOR	○ HYDRANT	○ WATER GATE/VALVE
○ CATCH BASIN	○ BLDG. ENTRANCE	○ TRANSFORMER PAD	○ EDGE OF PAVED OR GRAVEL SURFACE
○ PROPERTY LINE	○ OVERHEAD WIRES	○ WATER	○ SANITARY SEWER
○ UNDERGROUND ELECTRICAL	○ TEMP SED. BARRIER	○	○



ACTUAL LOCATIONS OF SEWER AND WATER ON SUBJECT PREMISES ARE UNKNOWN.



33 Burleigh Road
 LAND USE DISTRICT: High Density Residential
 EXISTING USE: Four Unit Apartments Buildings & Duplex
 PROPOSED USE: Duplex Apartments; Four Unit Apartment; Four Unit w/ Attached Single Unit

ZONING DISTRICT REQUIREMENTS	STANDARD	EXISTING	PROPOSED
Minimum Lot Area (SF)	12,000	135,945	135,945
Minimum Lot Width (FT)	85	200	200
Minimum Front Yard Setback (FT)	25	75	34
Minimum Side Yard Setback (FT)	10	17	17
Minimum Rear Yard Setback (FT)	25	29.5	29.5
Maximum Building Height	35	30	30
Maximum Lot Coverage Ratio	0.30	0.159	0.17
Maximum Floor Area Ratio	0.5	0.319	0.33
Maximum Impervious Surfaces Ratio	0.60	0.409	0.410

Number of Dwelling Units per Bldg. Type		
Two Unit Building	2	2
Four Unit Buildings	24	20
Five Unit Building	0	5
Total Number of Dwelling Units	26	27

Density: Building/SF		
Two Unit Building	12,000	12,000
Four Unit Building	18,000	108,000
Five Unit Building	21,000	0
Total	120,000	123,000
Lot Area Remaining	15,945	12,945

PARKING REQUIREMENTS		
Required	1.5spaces/DU	39
Spaces outside		48
Garage Spaces		14
Total Parking Spaces		62

PARKING SETBACK REQUIREMENTS		
Front Yard Parking Setback (FT)	20	34
Side Yard Parking Setback (FT)	10	26
Rear Yard Parking Setback (FT)	10	30

AREA CALCULATIONS (SF)		
Building A-4 Unit	1,850	1,850
Building B-4 Unit	1,982	1,982
Building C-4 Unit	2,536	2,536
Building D-4 Unit	4,626	4,626
Building E & F- 4 Unit (3,571 SF each)	7,142	7,142
Building G-2 Unit	3,524	3,524
Building H-1 Unit	0	1,465
Total Building Foot Print	21,660	23,125
Gross Floor Area	43,320	44,785
Impervious Surfaces		
Parking Lot and Driveway	33,251	33,739
Building Entrances/porchs	672	672
Total Impervious Surfaces	33,923	34,010
Total Building & Impervious Surfaces	55,583	57,135

NOTE: FOR THE PURPOSES OF THE LAND DEVELOPMENT CODE THE PROPOSED SINGLE FAMILY DWELLING UNIT "BUILDING H" ATTACHED TO THE FOUR UNIT "BUILDING A" CREATES A FIVE DWELLING UNIT BUILDING. A FIRE WALL WILL BE CONSTRUCTED BETWEEN THE TWO BUILDINGS CREATING A FOUR DWELLING UNIT BUILDING AND A SINGLE FAMILY DWELLING UNIT BUILDING. THERE WILL BE NO ACCESS BETWEEN THE TWO BUILDINGS. THEREFORE THE ADMINISTRATIVE AUTHORITY AS NOTED IN IBC AND NFPA 101 WILL HAVE DETERMINED THE TWO BUILDINGS ARE SEPARATE.

- SITE PLAN NOTES:**
PLAN REFERENCES:
- THIS PLAN IS BASED UPON A PLAN TITLED "AS-BUILT PLAN SHOWING PROPOSED MINOR REVISIONS TO APPROVED SITE PLAN, APPROVED JULY 19, 2005, PROPERTY OF JRG PROPERTIES, BURLEIGH ROAD-BANGOR, MAINE" DATED SEPTEMBER 24, 2007 BY PLUGA & DAY LAND SURVEYORS, BANGOR, MAINE. ADDITIONAL "AS-BUILT" TOPOGRAPHY OF THE AREA OF THE PROPOSED DUPLEX BUILDING WAS DEVELOPED BY PLUGA & DAY LAND SURVEYORS, 2014. SITE IMPROVEMENTS AND LOCATION OF BUILDING G TAKEN FROM PLANS SUBMITTED UNDER THE BANGOR LAND DEVELOPMENT CODE AND APPROVED BY THE BANGOR PLANNING BOARD ON MARCH 4, 2014.
 - THE SUBJECT PROPERTY IS TAX MAP R40, LOT 8F, CITY OF BANGOR ASSESSORS OFFICE.
 - THE LOCATION SHOWN ON THIS PLAN OF ABOVE GROUND AND UNDERGROUND UTILITIES INCLUDING ELECTRICITY, WATER, TELEPHONE, SANITARY SEWER, NATURAL GAS, AND STORM WATER ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY WORK.
 - FEDERAL, STATE, AND MUNICIPAL LAWS AND REGULATIONS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING, OR GRADING TO NOTIFY "DIG-SAFE" (1-800-344-7233) AND ANY APPLICABLE UTILITY THAT IS NOT A PARTICIPANT IN "DIG-SAFE", AT LEAST 72 HOURS PRIOR TO COMMENCING WORK.
 - THIS PROJECT IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. PUBLIC WATER IS PROVIDED BY THE BANGOR WATER DISTRICT. PUBLIC SEWER IS PROVIDED BY THE BANGOR SANITARY DISTRICT.
 - ANY PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS DEPICTED ON THIS PLAN ARE FOR THE USE OF THE CLIENT OR THEIR AGENT(S) AND ANY PERMITTING REVIEW AGENCIES. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY, AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

RECEIVED
 MAY 08 2015

REVISIONS

NO.	DATE	DESCRIPTION	BY	APP'D.
1	5/06/15	Revised Land Use Table to Reflect Adopted Standards		

PROJECT NAME: Burleigh Road Apartments
 33 Burleigh Road
 Bangor, Maine
 SHEET NAME: Proposed Site Plan

PROJECT NO. 14137
 DRAWING NO. FIELDBOOK N/A
 SCALE AS SHOWN
 DATE ISSUED: April 10, 2015
 CLIENT: JRG Properties
 181 Odell Road
 Bangor, Maine 04401

DESIGNED: FSH
 DRAWN: FSH
 CHECKED: SEB
 APPROVED: SEB
 PLAN DATE: April 10, 2015
 CLIENT: JRG Properties
 181 Odell Road
 Bangor, Maine 04401

Plymouth Engineering, Inc.
 P.O. Box 46
 50 Lower Detroit Road
 Plymouth, Maine 04659
 Tel: (207) 297-2071 Fax: (207) 297-2130
 info@plymouthengineering.com
 www.plymouthengineering.com

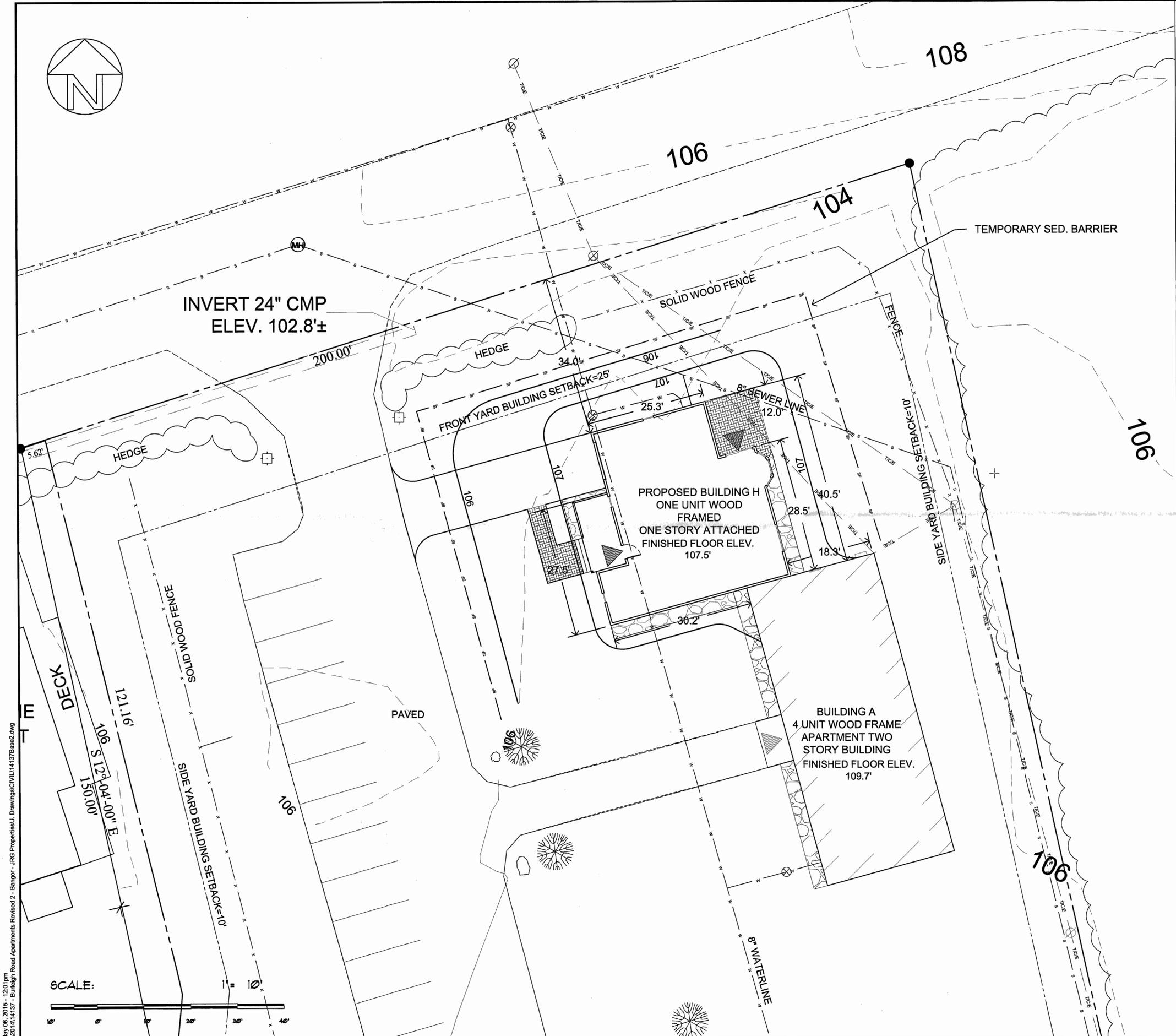
FOR PERMIT ONLY
 NOT FOR CONSTRUCTION

FRED S. MARSHALL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE
 LICENSE NO. 12222

DRWING NOT SEALED AND NOT FOR PERMITTING PURPOSES (IN-AND-RE)-NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 2 OF 5

C2A



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SYMBOLS

EXISTING	NEW	EXISTING	NEW
● IRON ROD SET (#4# No. 8 REBAR)	○ IRON PIPE FOUND	○ IRON ROD/BOLT FOUND	□ GRANITE/CONCRETE MONUMENT
■ WOOD POST	⊕ UTILITY POLE	+ GUYANCHOR	⊕ HYDRANT
⊕ WATER GATE/VALVE	⊕ CATCH BASIN	▶ BLDG. ENTRANCE	○ MANHOLE
○ LAMP POST	● TEST PIT/BORING	▲ SURVEY CONTROL POINT	□ DIRECTIONAL SIGN
□ ELECTRICAL TERMINAL	⊕ TELEPHONE TERMINAL	● BOLLARD	○ TRANSFORMER PAD
— PROPERTY LINE	— OVERHEAD WIRES	— WATER	— SANITARY SEWER
— UNDERGROUND ELECTRICAL	— TEMP SED. BARRIER	— W	— S
— U/E	— SF		

REVISIONS

NO.	DATE	DESCRIPTION
1	5/08/15	Revised Land Use Table to Reflect Adopted Standards

PROJECT NAME: Burleigh Road Apartments
 33 Burleigh Road
 Bangor, Maine
 SHEET NAME: Grading, Erosion & Utility Plan

DESIGNER: FISH
 DRAWN: FISH
 CHECKED: SEB
 APPROVED: SEB
 PLAN DATE: April 10, 2015
 DATE ISSUED:
 CLIENT: JRG Properties, Inc.
 781 Cedar Road
 Bangor, Maine 04401

PROJECT NO. 14187
 DRAWING NO. HILBROOK-1/A
 SCALE: AS SHOWN
 DATE ISSUED:

RECEIVED
 MAY 08 2015
 C & ED and Planning

FOR PERMIT ONLY
 NOT FOR CONSTRUCTION

FRED S. MARSHALL
 22
 DRAWING NOT VALID FOR PLANNING PURPOSES ONLY AND NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 3 OF 5

C2B

May 08, 2015 - 12:01pm
 J:\2014\14187 - Burleigh Road Apartments Revised 2 - Bangor - JRG Properties\1. Drawings\CIVIL\14187\basz.dwg