

PLANNING BOARD AGENDA

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

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

PUBLIC HEARINGS

1. ZONING AMENDMENT
(Continued from
November 17, 2015
Meeting)

Chapter 165-13 – Definitions and
Chapter 165-105 – Rural Residence and
Agricultural District – City of Bangor

To amend the Land Development Code, Chapter 165-13 Definitions – Landscaping Services and Chapter 165-105 – Rural Residence and Agricultural District. To define and regulate landscaping services in the Rural Residence and Agricultural District. City of Bangor, applicant. C.O. # 16-013.

NEW BUSINESS

2. SITE DEVELOPMENT PLAN

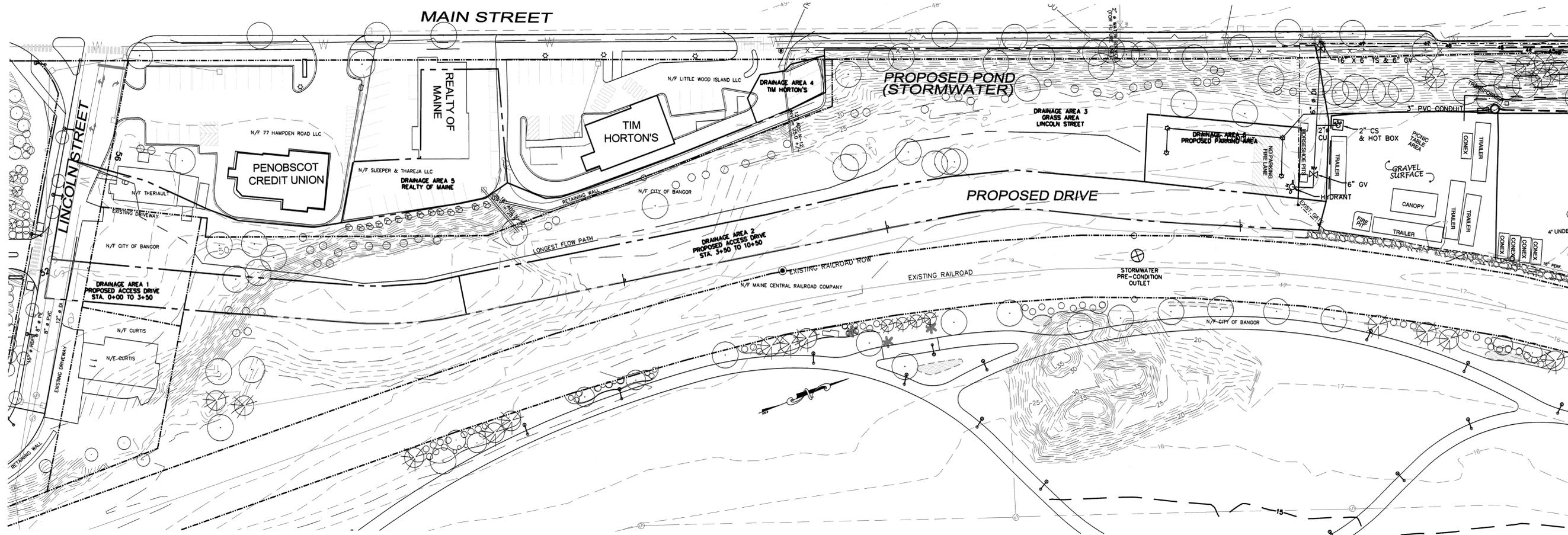
Main, Railroad, & Lincoln Streets – City
Of Bangor

Site Development Plan approval for a 1,100 foot long driveway, permanent stage, wider seating area, retaining wall, gravel backstage area, walkways, stairs, statues, and restroom, utility, & vending buildings at Main, Lincoln, and Railroad Streets in the Waterfront Development and Urban Service Districts. City of Bangor, applicant.

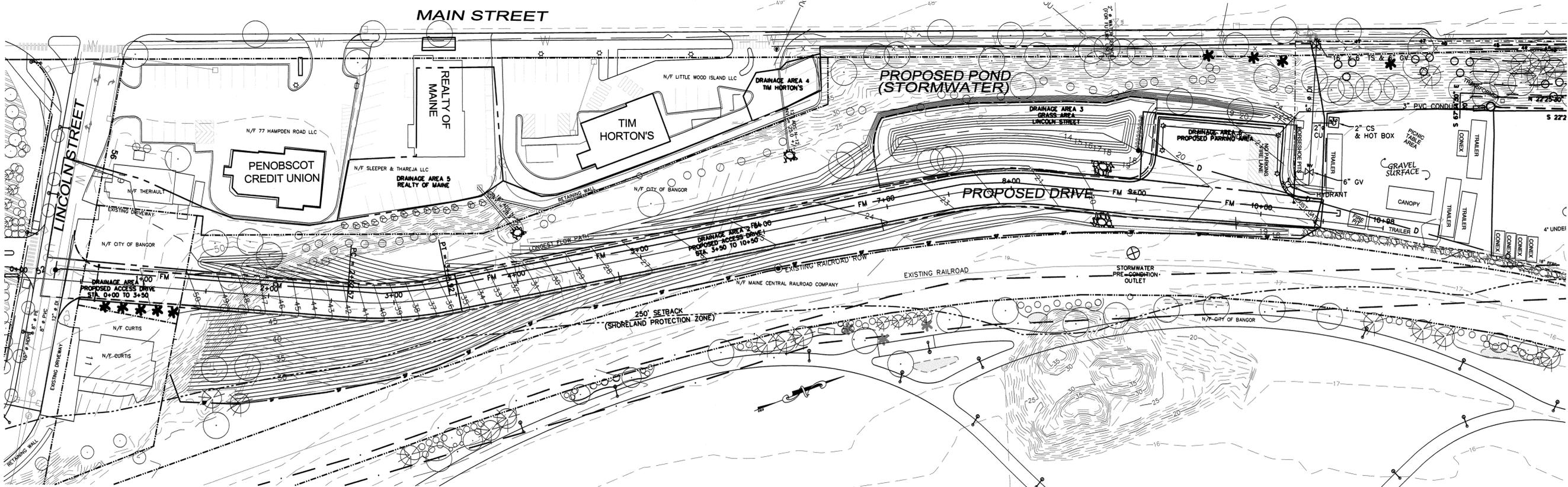
APPROVAL OF MINUTES

3. PLANNING BOARD
APPROVAL

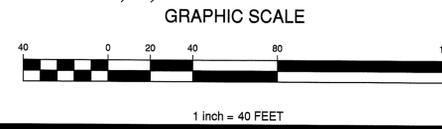
Planning Board Approval of Minutes.



EXISTING CONDITIONS AND STORMWATER DRAINAGE AREAS



PROPOSED CONDITIONS AND STORMWATER DRAINAGE AREAS



City of Bangor
ENGINEERING DEPARTMENT
 Bangor, Maine 04401
 Tel: (207)992-4250
 Fax: (207)992-4194

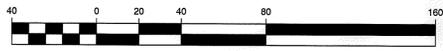
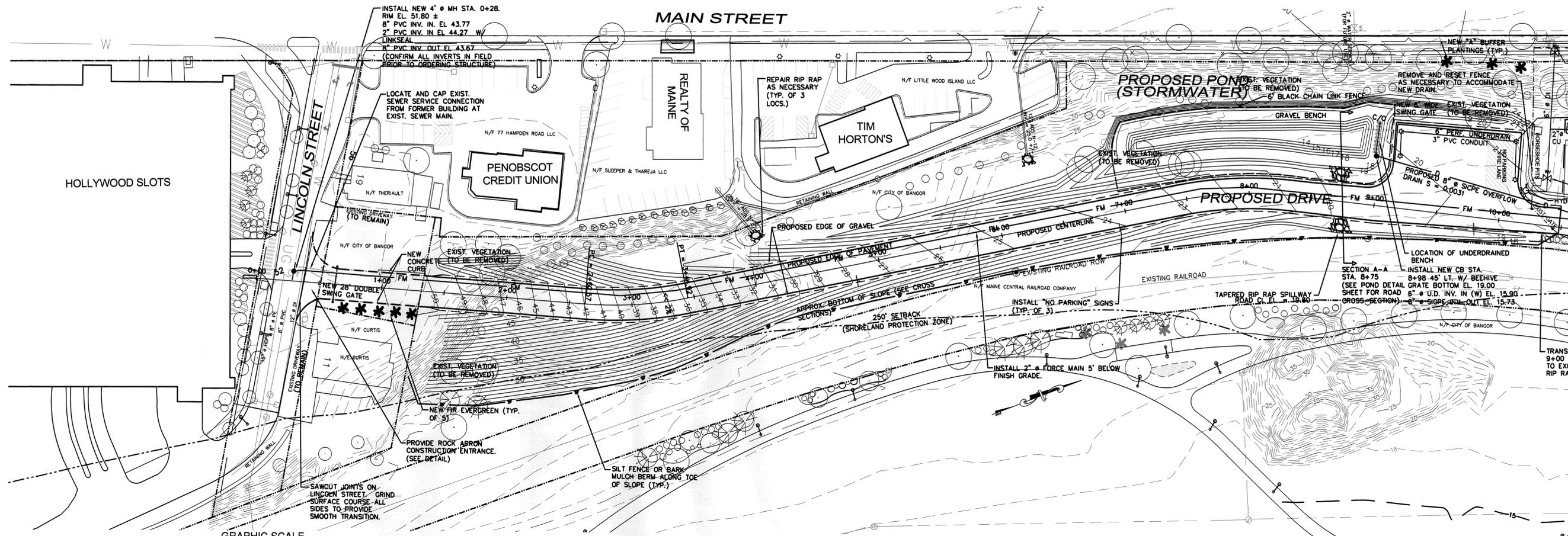
STATE OF MAINE
 JOHN M. THERIAULT
 No. 9887
 LICENSED PROFESSIONAL ENGINEER
 11/25/15
 Signed _____ Date _____

No.	Date	Revision

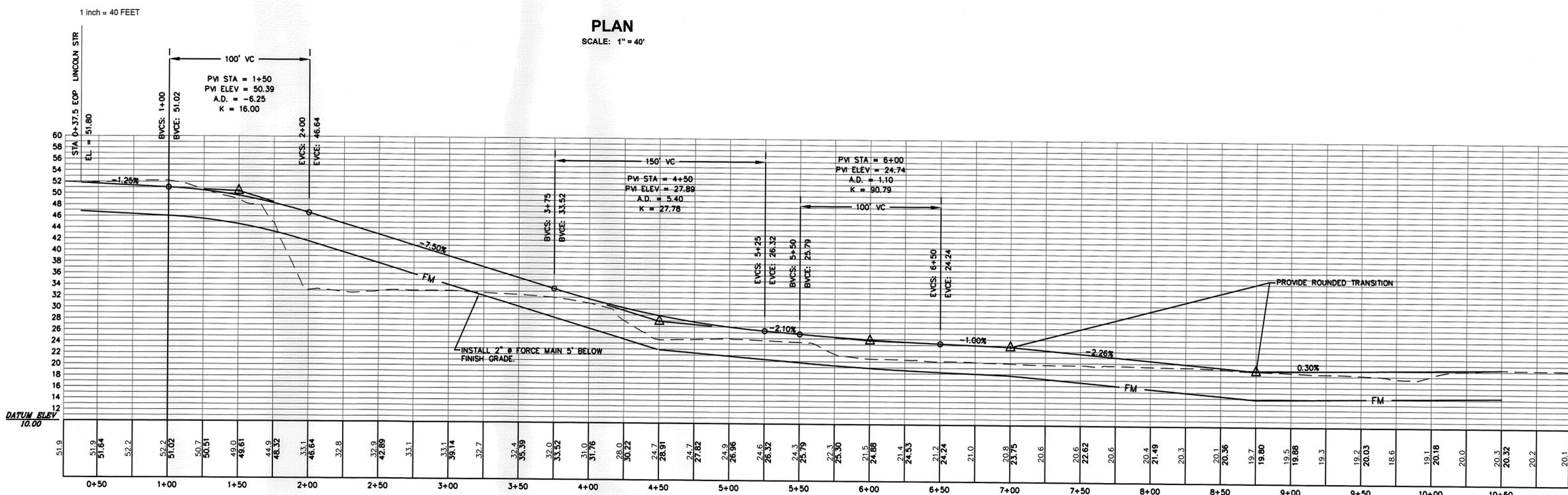
DESIGNED BY: TCT/AES
 DRAWN BY: TCT/AES
 CHECKED BY: JMT
 APPROVED BY: JMT
 COORD./DATE: W.B. BROWN/08
 Date: 3/9/2015
 SCALE: AS NOTED

CONCERT VENUE ACCESS DRIVEWAY PROJECT
 BANGOR, MAINE
EXISTING CONDITIONS AND STORMWATER DRAINAGE AREAS

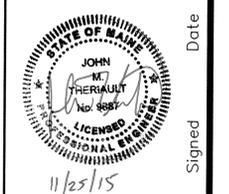
Job No. _____
 Sheet No. **C0**



PLAN
SCALE: 1" = 40'



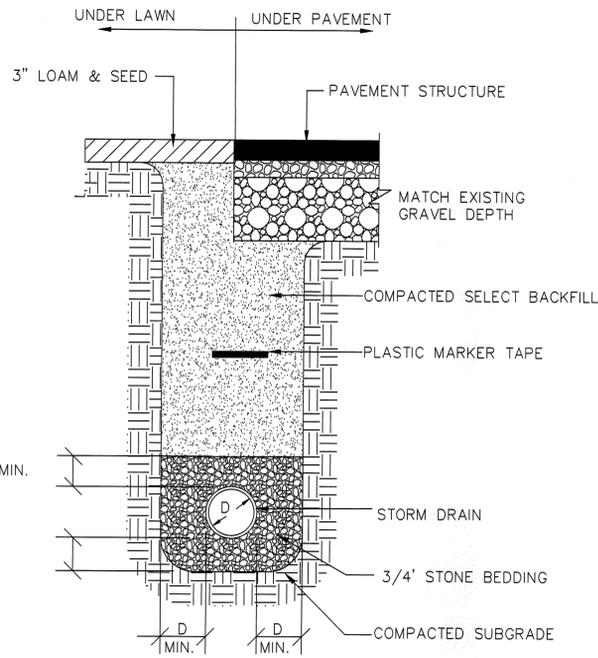
PROFILE
SCALE: 1" = 40' HORIZ.
1" = 10' VERT.



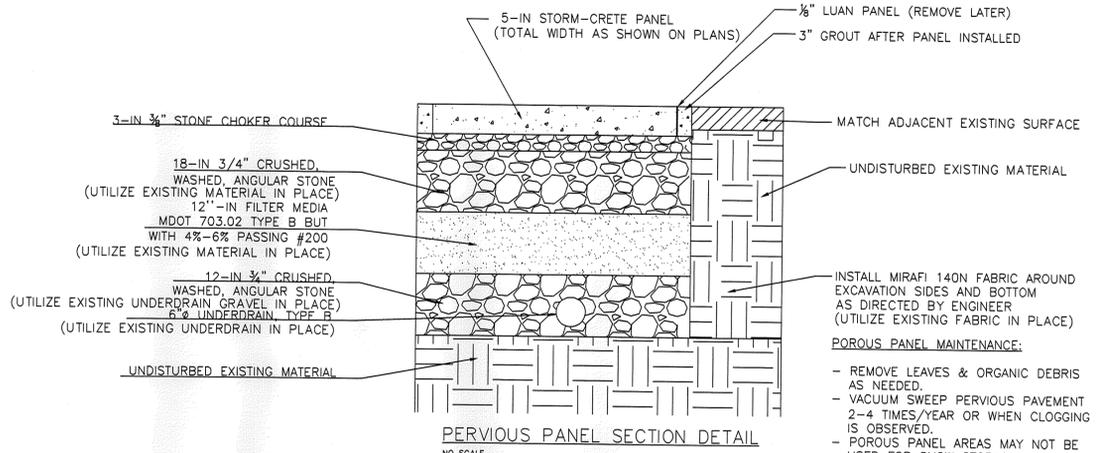
No.	Date	Revision
1	3/10/15	ADD EMER. SPILLWAY, GRADE
2	6/2/15	ADD WATER, ELEC. UTILITIES
3	11/17/15	INCORPORATED PLANNING COMMENTS

DESIGNED BY: TCT/AES
DRAWN BY: TCT/AES
CHECKED BY: JMT
APPROVED BY: JMT
COORD./DATE: MJD/11/15/15

Date: 12/15/2014
SCALE: AS NOTED



STORM DRAIN TRENCH
NOT TO SCALE

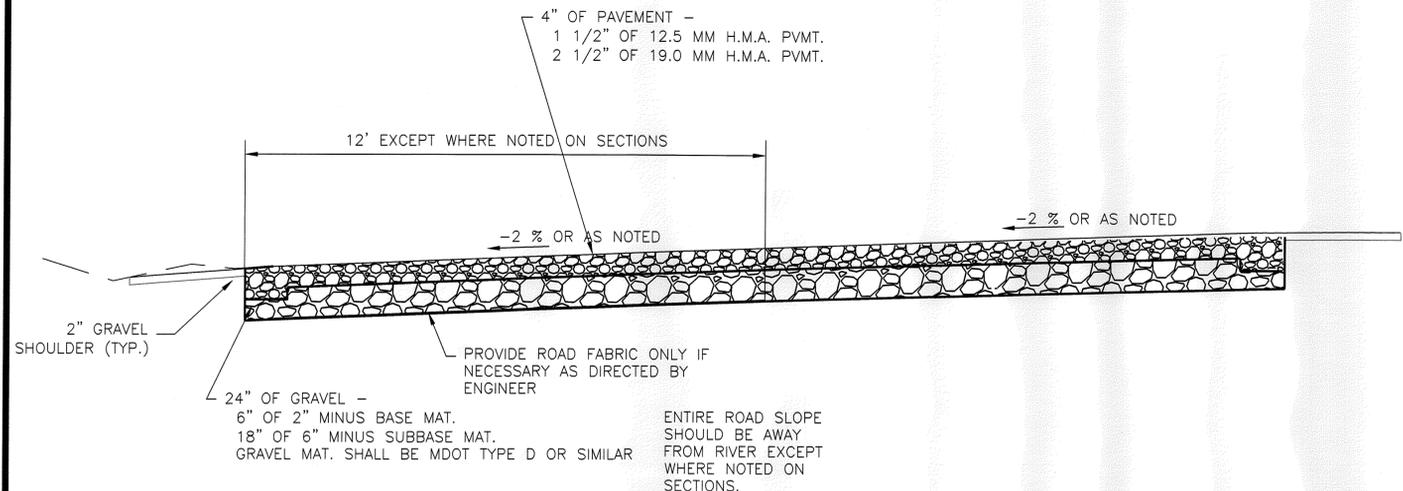


PERVIOUS PANEL SECTION DETAIL
NO SCALE

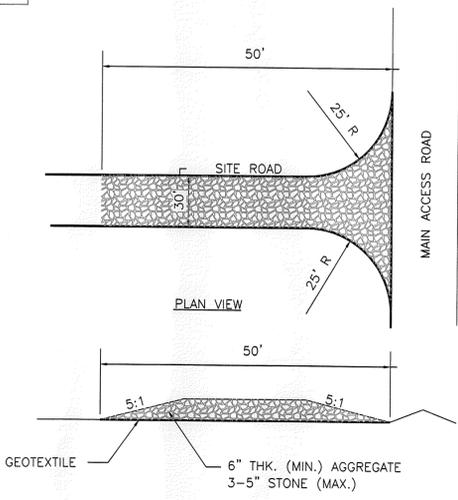
- NOTES:**
- INTENT IS TO UTILIZE EXISTING UNDERDRAIN TRENCH MEDIA AND REPLACE TOP LAYERS AS SHOWN ON DETAIL. NO ADDITIONAL IMPERVIOUS AREA SHALL BE CONSTRUCTED AS PART OF THESE IMPROVEMENTS.
 - PRECAST POROUS PAVING SLABS SHALL INCLUDE PERMANENT LIFTING POINTS EMBEDDED IN THE SLABS FOR EASE OF INSTALLATION, MAINTENANCE, REMOVAL AND REINSTALLATION. MINIMUM COMPRESSIVE STRENGTH ON CONCRETE CORE: 1500 PSI PER ASTM C 39. MINIMUM INFILTRATION RATE: 750 IN/HR PER ASTM 1701/170M.

POROUS CONCRETE PATH
NOT TO SCALE

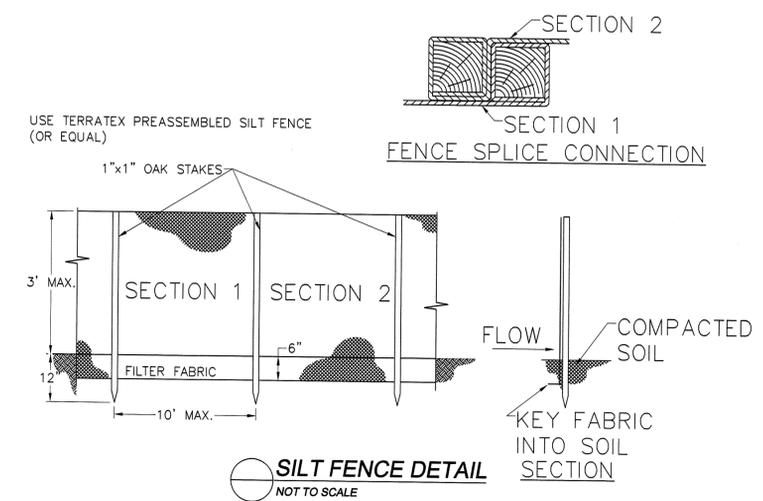
- WINTER EROSION & SEDIMENT CONTROL NOTES:**
- BARK MULCH BERM MAY BE USED IN PLACE OF SILT FENCE IF DESIRED.
 - INSTALLATION/PLACEMENT OF SILT FENCE SHALL BE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES.
 - WINTER CONSTRUCTION IS DEFINED AS NOVEMBER 1 TO APRIL 30.
 - WINTER EXCAVATION & EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS NOT STABILIZED AT ONE TIME. CONTINUATION OF EARTHWORK IN ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL AREA HAS BEEN STABILIZED.
 - EXPOSED AREA SHOULD BE LIMITED TO WHAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY STORM EVENT.
 - AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW AT A RATE OF 100 LBS. PER 1,000 SF OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
 - FROM OCTOBER 15 THROUGH APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE-FREEZING TEMPERATURES, AREAS WILL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR SEEDED AND MULCHED UNTIL SUCH TIME AS FINAL TREATMENT CAN BE APPLIED.
 - BETWEEN NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL TACK OR WOOD CELLULOSE FIBER.
 - DURING THE WINTER CONSTRUCTION PERIOD, ALL SNOW SHALL BE REMOVED FROM AREAS OF MULCHING PRIOR TO PLACEMENT.
 - REPAIR ALL AREAS TO REMAIN AS GRASS USING 3" LOAM, SEED, AND MULCH.



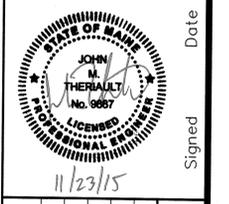
ROAD STRUCTURE
NOT TO SCALE



ROCK APRON CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

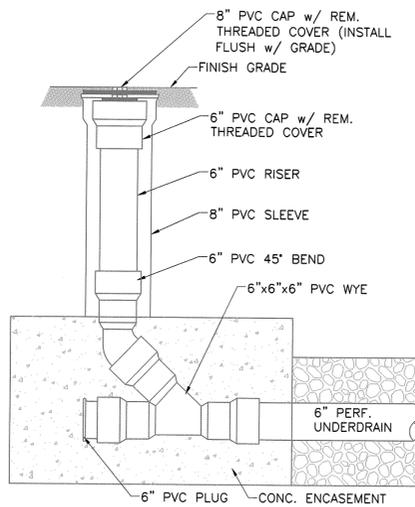


Revision	Date	By	Checked	Approved
ADD POROUS CONCRETE DETAIL	3/10/15	TCT/AES	JMT	JMT
MOVED POND DETAIL TO C5				

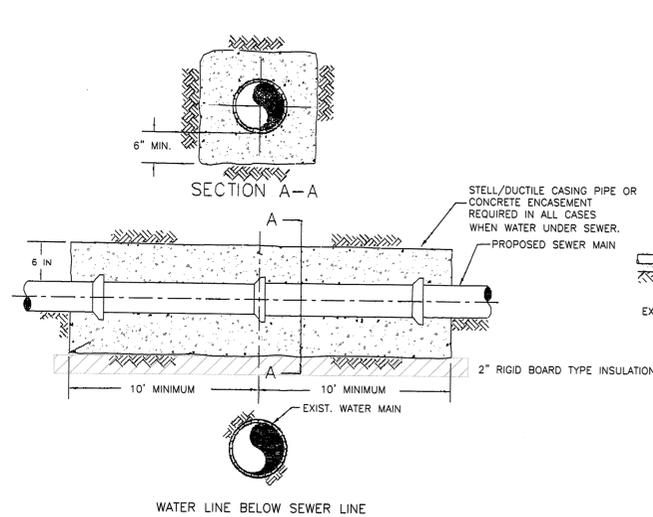
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DRAWN BY: TCT/AES
CHECKED BY: JMT
APPROVED BY: JMT

Date: 12/15/2014

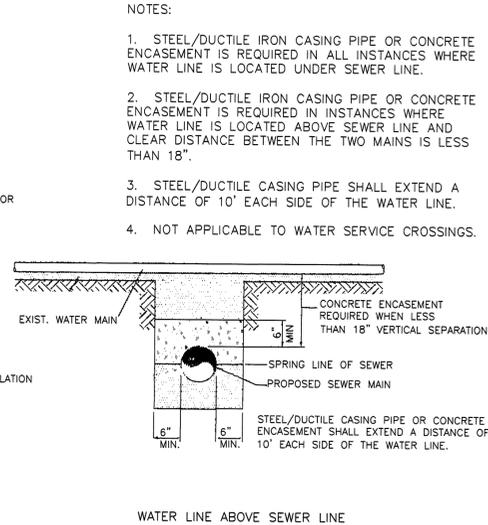
SCALE: AS NOTED



UNDERDRAIN CLEAN-OUT
NOT TO SCALE

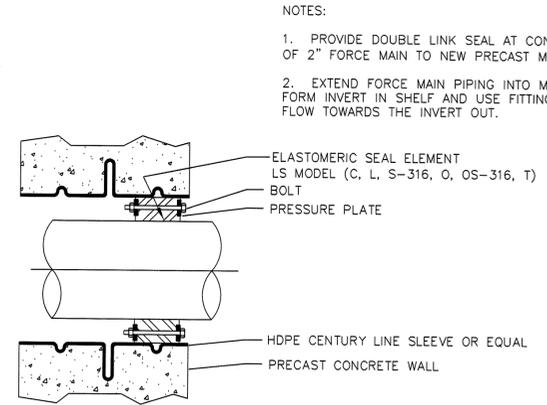


WATER MAIN CROSSING DETAIL
NOT TO SCALE



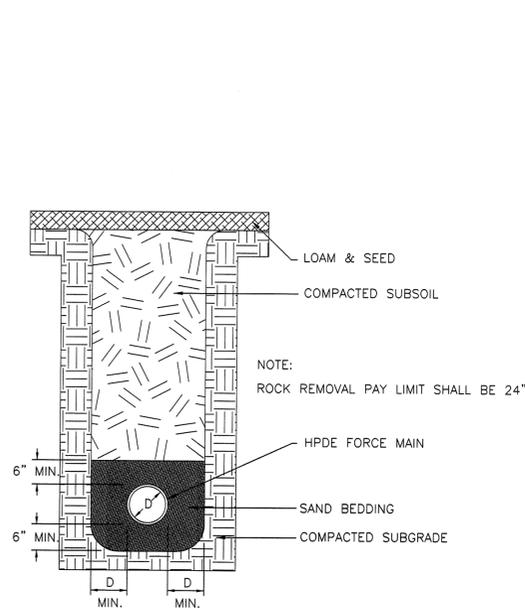
WATER LINE ABOVE SEWER LINE

- NOTES:
1. STEEL/DUCTILE IRON CASING PIPE OR CONCRETE ENCASUREMENT IS REQUIRED IN ALL INSTANCES WHERE WATER LINE IS LOCATED UNDER SEWER LINE.
 2. STEEL/DUCTILE IRON CASING PIPE OR CONCRETE ENCASUREMENT IS REQUIRED IN INSTANCES WHERE WATER LINE IS LOCATED ABOVE SEWER LINE AND CLEAR DISTANCE BETWEEN THE TWO MAINS IS LESS THAN 18".
 3. STEEL/DUCTILE CASING PIPE SHALL EXTEND A DISTANCE OF 10' EACH SIDE OF THE WATER LINE.
 4. NOT APPLICABLE TO WATER SERVICE CROSSINGS.

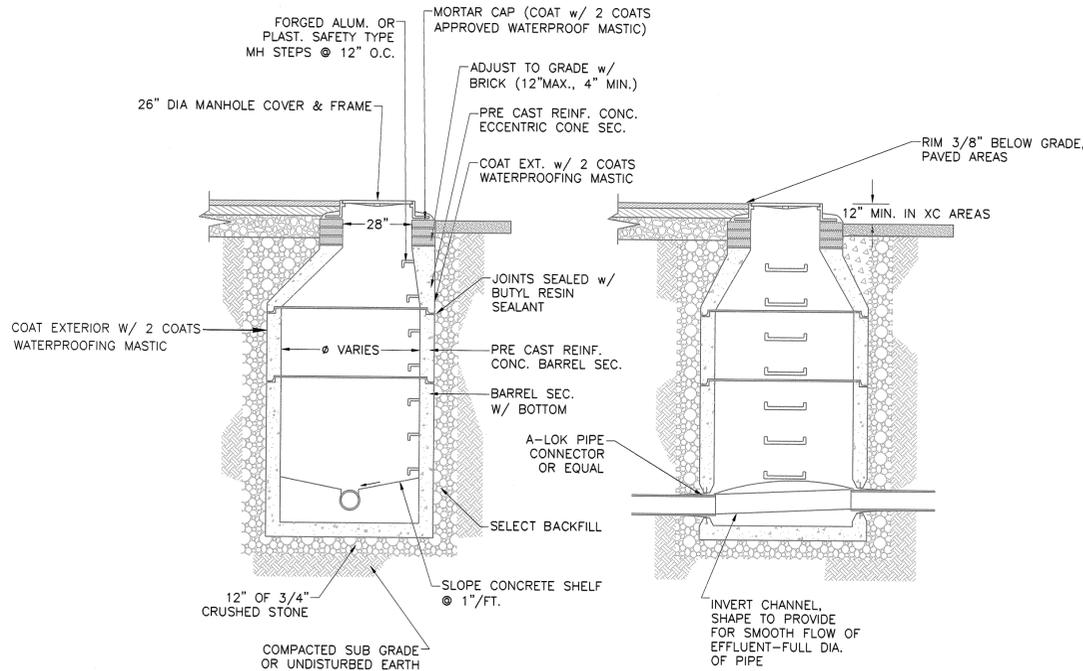


FORCE MAIN CONNECTION DETAIL - MANHOLE WALL
NOT TO SCALE

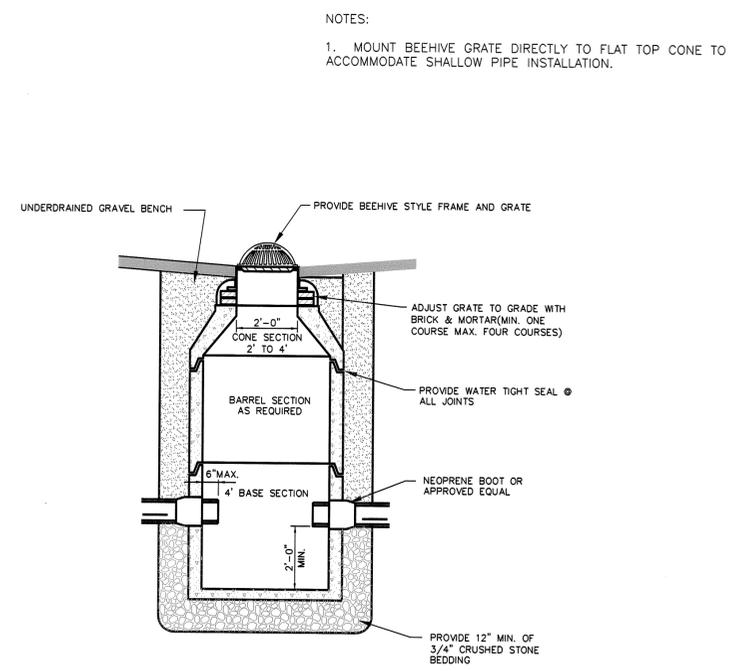
- NOTES:
1. PROVIDE DOUBLE LINK SEAL AT CONNECTION OF 2" FORCE MAIN TO NEW PRECAST MANHOLE WALL.
 2. EXTEND FORCE MAIN PIPING INTO MANHOLE, FORM INVERT IN SHELF AND USE FITTINGS TO DIRECT FLOW TOWARDS THE INVERT OUT.



FORCE MAIN TRENCH
NOT TO SCALE

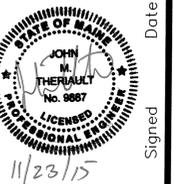


PRECAST SANITARY MANHOLE 4' Ø
NOT TO SCALE



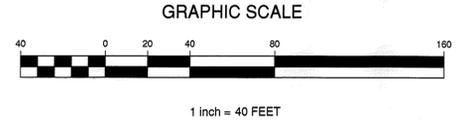
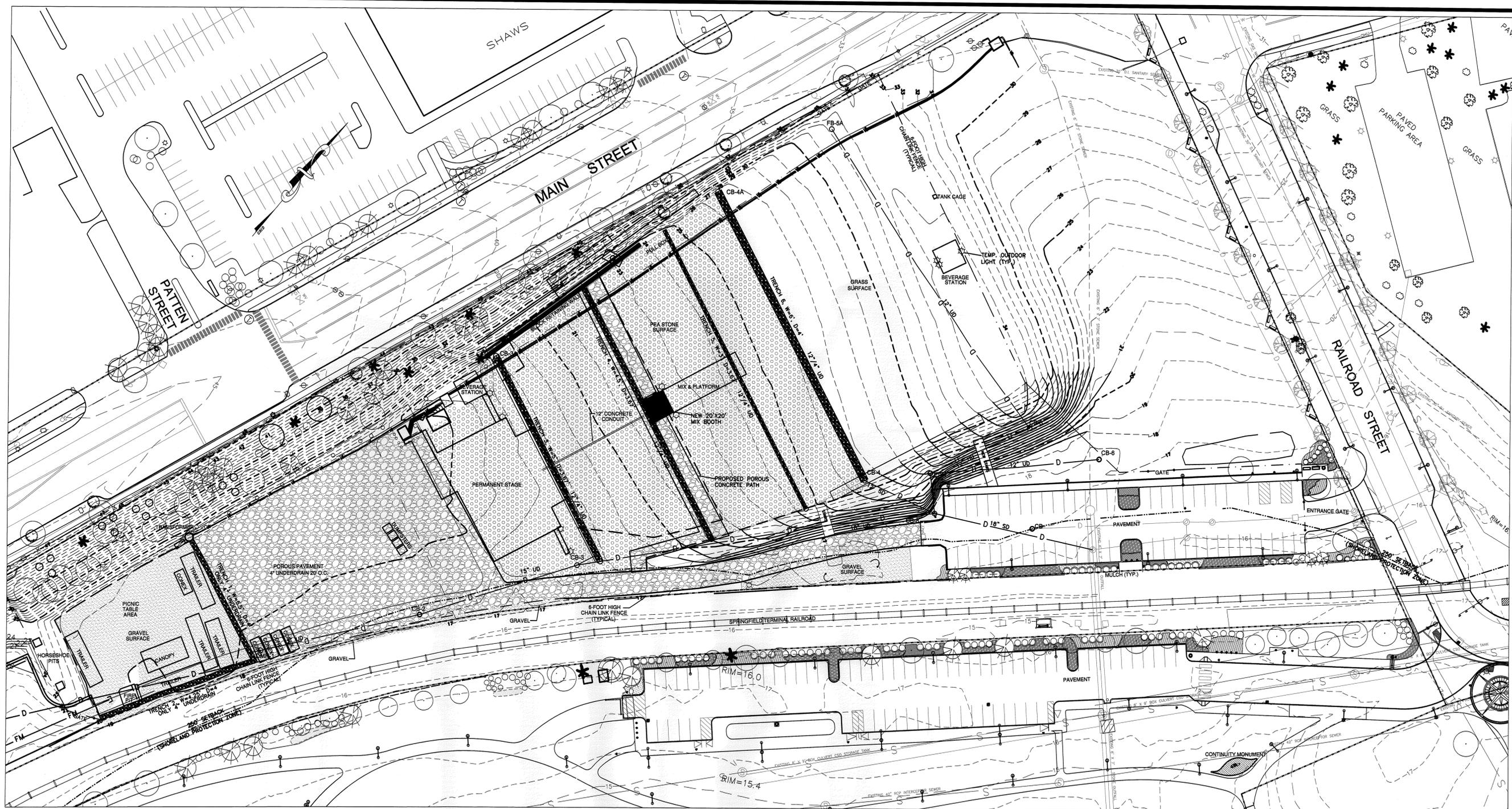
PRECAST CATCH BASIN OR DRAIN MANHOLE
NOT TO SCALE

- NOTES:
1. MOUNT BEEHIVE GRATE DIRECTLY TO FLAT TOP CONE TO ACCOMMODATE SHALLOW PIPE INSTALLATION.



DESIGNED BY:	TCT/AES	NO.	DATE	REVISION
DRAWN BY:	TCT/AES			
CHECKED BY:	JMT			
APPROVED BY:	JMT			

Date: 12/15/2014
SCALE: AS NOTED



Site Plan For:
CITY OF BANGOR
 73 HARLOW ST., BANGOR, MAINE
 Owner:
CITY OF BANGOR.
 73 Harlow Street
 Bangor, Maine 04401

- NOTES:**
- ALL CONSTRUCTION ACTIVITIES TO MEET OR EXCEED THE CITY OF BANGOR STANDARD SPECIFICATIONS.
 - ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION BEGINS.
 - ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE TO THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: "BEST MANAGEMENT PRACTICES". SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SUCH TIME THAT ADEQUATE VEGETATION IS ESTABLISHED.
 - TOPO INFORMATION BASED ON EXISTING TOPOGRAPHY PLANS AS PROVIDED BY THE CITY OF BANGOR AND BY FIELD DETERMINATION.
 - ALL GROUND AREAS GRADED FOR CONSTRUCTION AND NOT RECEIVING GRAVEL, STONE OR IMPERVIOUS SURFACES SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED.

LEGEND:

	PEA STONE SURFACE		EXISTING SEWER
	POROUS PAVED SURFACE		EXISTING STORMDRAIN
	GRAVEL SURFACE		EXISTING WATER
	EXISTING SHRUB		EXISTING OVERHEAD UTILITY
	EXISTING DECIDUOUS TREE		EXISTING TELEPHONE MH
	EXISTING EVERGREEN TREE		EXISTING ELECTRIC MH
	PROPOSED SHRUB		EXISTING WATER GATE
	PROPOSED DECIDUOUS TREE		EXISTING SEWER MANHOLE
	PROPOSED EVERGREEN TREE		EXISTING DRAIN MANHOLE
	FENCE LINE		EXISTING CATCH BASIN
	SELECT PROPERTY BOUNDARIES		EXISTING UTILITY POLE
			EXISTING SIGN
			TEMPORARY OUTDOOR LIGHTING
			EXISTING LIGHT
			EXISTING HYDRANT
			EXISTING CURB

Bangor Maine
 ENGINEERING DEPARTMENT
 Bangor, Maine 04401
 Tel: (207)992-4250

JOHN M. THERIAULT
 No. 9887
 LICENSED PROFESSIONAL ENGINEER
 11/25/15
 2/5/2015
 Date
 Signed

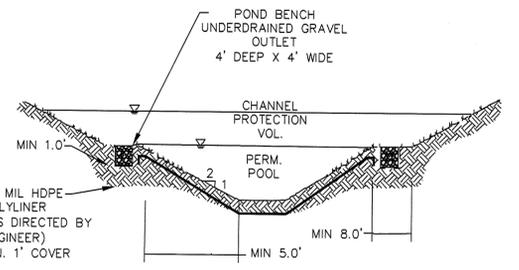
No.	Date	Revision
DESIGNED BY: JLA/AES	4/15/14	REM. INFIL. TRENCH ADD PVC LINERS
DRAWN BY: JLA/AES	10/9/14	ADDED PROPERTY USE DETAILS
CHECKED BY: JMT	12/15/14	ADDED ACCESS DRIVE FEATURES
APPROVED BY: JMT	2/5/15	ADDED ADA PATH
	9/22/15	ADDED LIGHTS, TEMP. BUILDINGS

Date: 11/17/15 INCORPORATED PLANNING COMMENTS
 SCALE: 1" = 40'

BANGOR WATERFRONT PARK
 BANGOR, MAINE

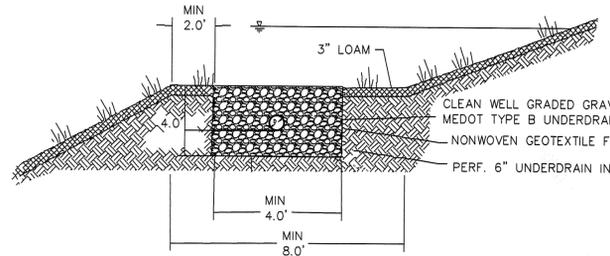
ADDITIONAL IMPROVEMENTS - ADA
POROUS CONCRETE PATH

Job No. _____
 Sheet No. **C4**



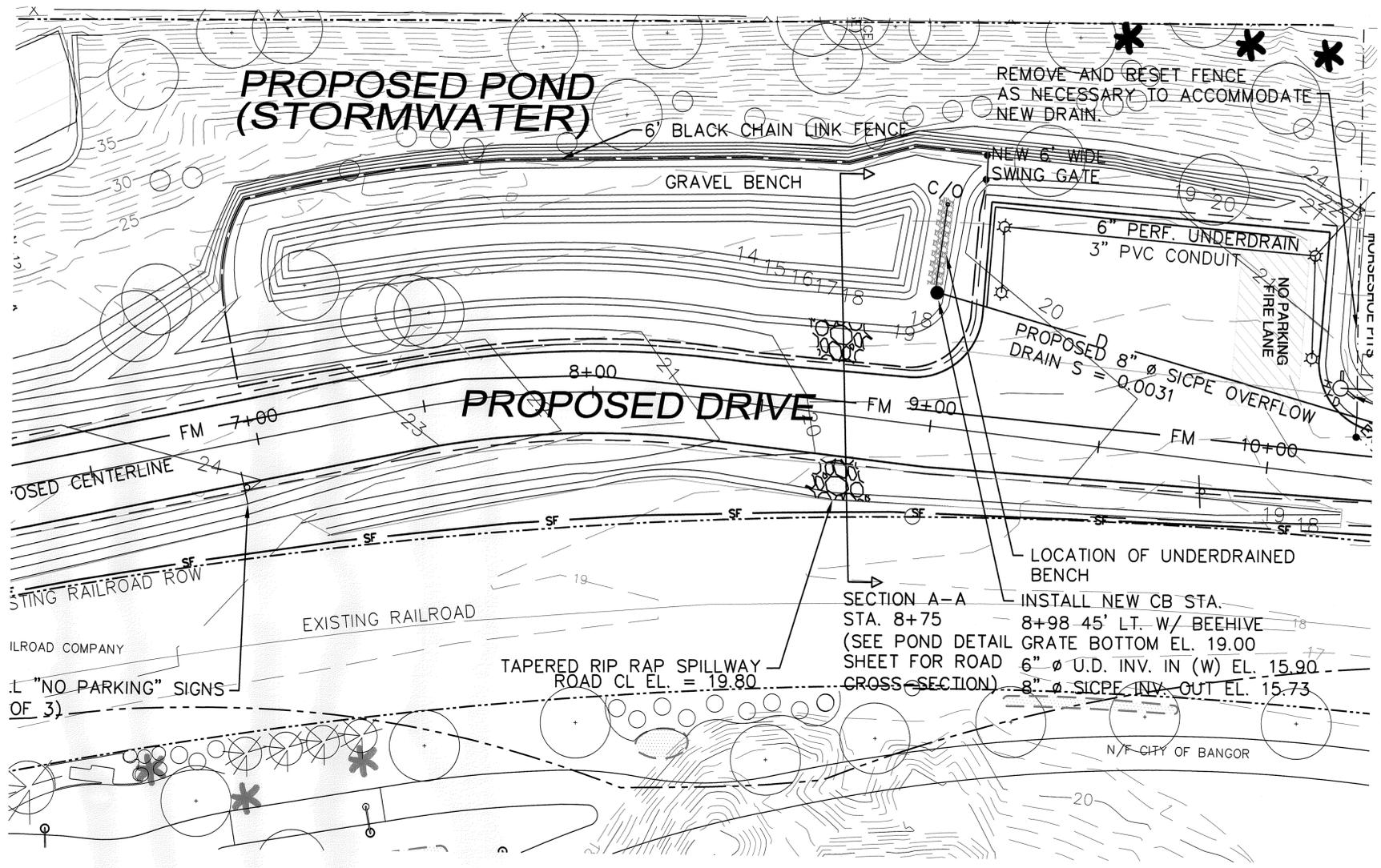
MEDOT TYPE B GRAVEL SPEC:

SIEVE SIZE	% BY WT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

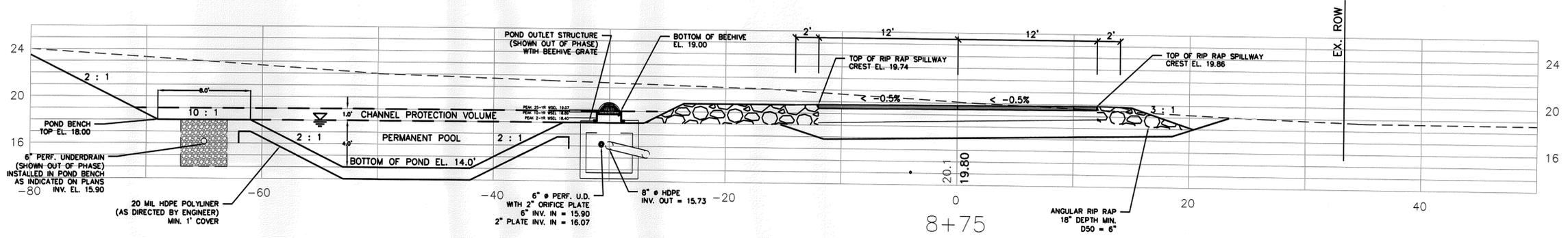
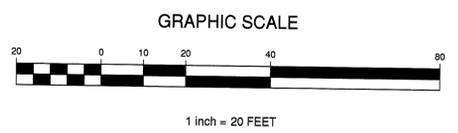


- GENERAL NOTES:**
- CONTRACTOR SHALL CONDUCT TEST PIT AS DIRECTED BY ENGINEER IN PROPOSED LOCATION OF POND TO EVALUATE GROUNDWATER ELEVATION, CONDITIONS OF EXISTING SOIL, AND LOCATION OF BEDROCK, IF ANY. IF EXISTING SOILS ARE PREDOMINANTLY CLAY OR CONTAIN A SIGNIFICANT AMOUNT OF FINE MATERIALS CONTRACTOR WILL BE REQUIRED TO INSTALL 20 MIL HDPE POLYLINER AS SHOWN ON DETAIL AT DISCRETION OF ENGINEER.
 - POND SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAINE DEP VOLUME III CHAPTER 4 BMP MANUAL. POND MUST BE PERMANENTLY STABILIZED USING VEGETATION (CONSERVATION MIX) AND/OR EROSION CONTROL MAT BEFORE ALLOWING TO BECOME ACTIVE. CONSTRUCTION OF POND SHALL TAKE NO LONGER THAN 1-2 WEEKS.
 - CONTRACTOR SHALL ENSURE THAT SEED MIX IS NOT CONTAMINATED WITH ANY INVASIVE SPECIES.

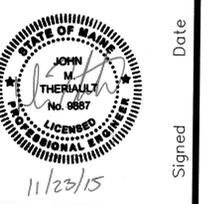
TYPICAL WET POND WITH UNDERDRAIN OUTLET
NOT TO SCALE (SEE ALSO DETAILS SHEET C3)



PLAN
SCALE: 1" = 20'



SECTION A - A
STA. 8+75
SCALE: 1" = 5' HORIZ.
1" = 5' VERT.

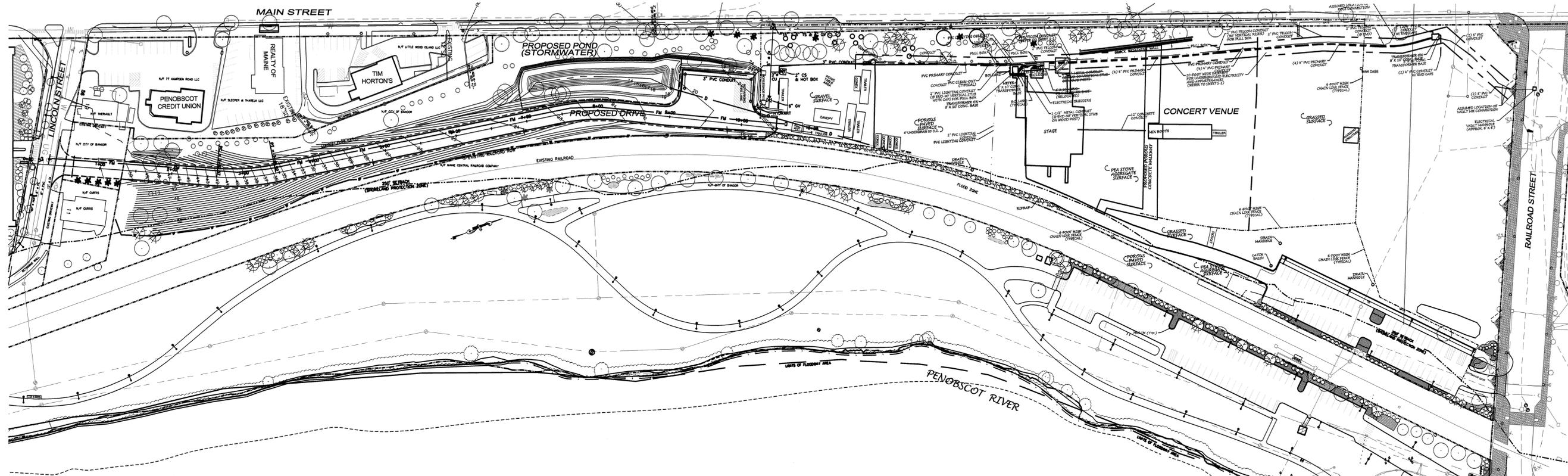


No.	Date	Revision
1	3/10/15	ADD C5 WITH POND DETAIL

DESIGNED BY: TCT/AES
DRAWN BY: TCT/AES
CHECKED BY: JMT
APPROVED BY: JMT
COORD./DATE: JMT/03/09

Date: 3/9/2015

SCALE: AS NOTED



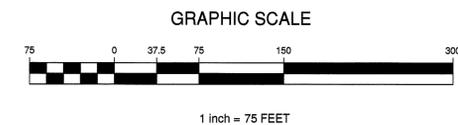
DEVELOPMENT TABLE - WATERFRONT DEVELOPMENT DISTRICT (WDD)

DESCRIPTION	EXISTING	PROPOSED	TOTAL	ALLOWED
MAX. EFFECTIVE BUILDING HEIGHT (FT)	0	63*	N/A	65 (OUTSIDE SHORELAND ZONE)
MIN. LOT AREA (SF)	534,629	534,629	534,629	10,000
MAX. LOT COVERAGE	0	1.7%	1.7%	70%
MIN. LOT WIDTH (FT)	11	11	11	100
MIN. FRONT YARD DEPTH (FT)	-	213	213	0
MIN. SIDE YARD DEPTH (FT)	-	44	44	20
MIN. REAR YARD DEPTH (FT)	-	1248	1248	20
MIN. WATER SETBACK	-	373	373	50

* EFFECTIVE HEIGHT OF STAGE IS BASED ON THE ORIGINAL GROUND ELEVATION AND THE MAXIMUM ALLOWABLE BUILDING HEIGHT.

DEVELOPMENT TABLE - URBAN SERVICE DISTRICT (USD)

DESCRIPTION	EXISTING	PROPOSED	TOTAL	ALLOWED
MAX. HEIGHT (FT)	N/A	N/A	N/A	35
MIN. LOT AREA (SF)	6,674	6,674	6,674	10,000
MAX. LOT COVERAGE	N/A	N/A	N/A	30%
MIN. LOT WIDTH (FT)	80	80	80	80
MIN. FRONT YARD DEPTH (FT)	N/A	N/A	N/A	40
MIN. SIDE YARD DEPTH (FT)	N/A	N/A	N/A	10
MIN. REAR YARD DEPTH (FT)	N/A	N/A	N/A	20
MIN. WATER SETBACK	N/A	N/A	N/A	N/A



CONCERT VENUE ACCESS DRIVEWAY PROJECT
BANGOR, MAINE

FULL SITE PLAN

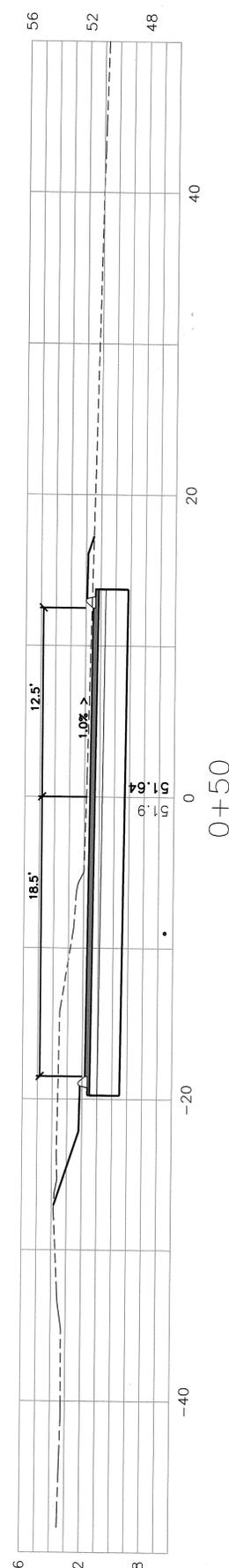
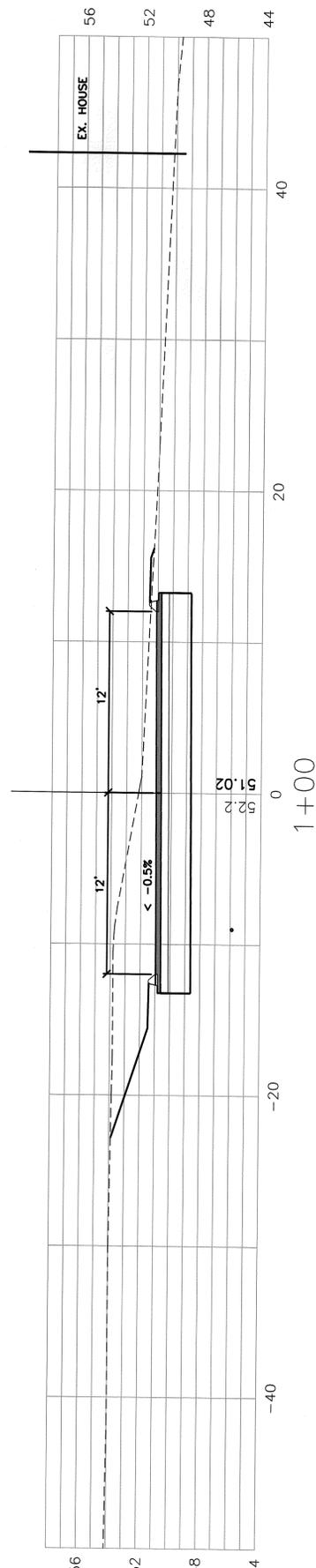
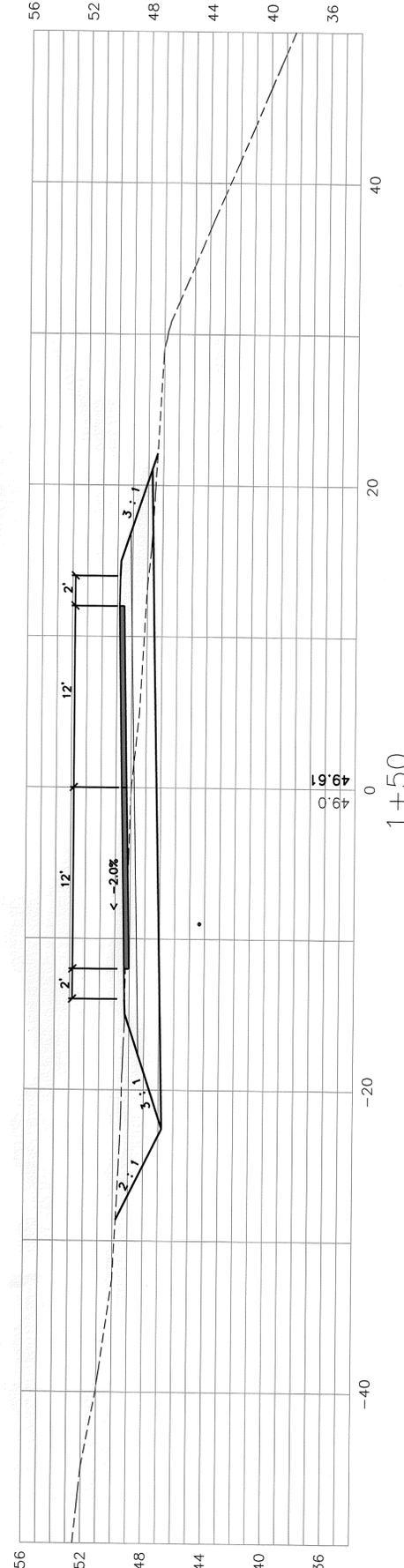
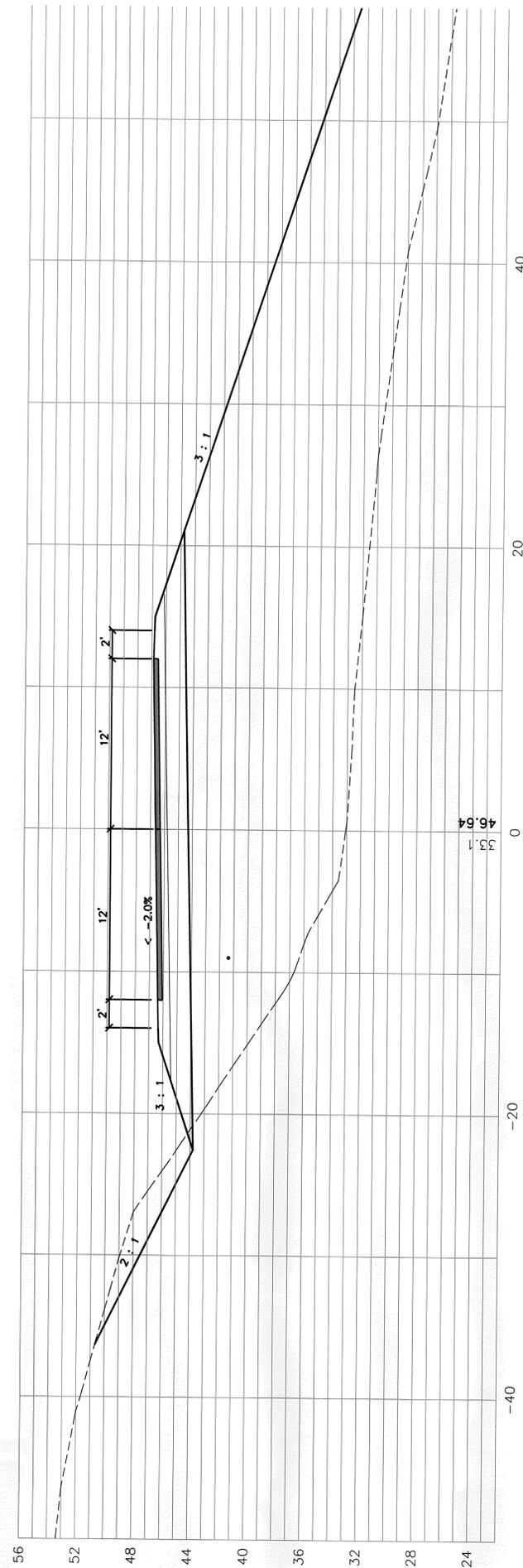
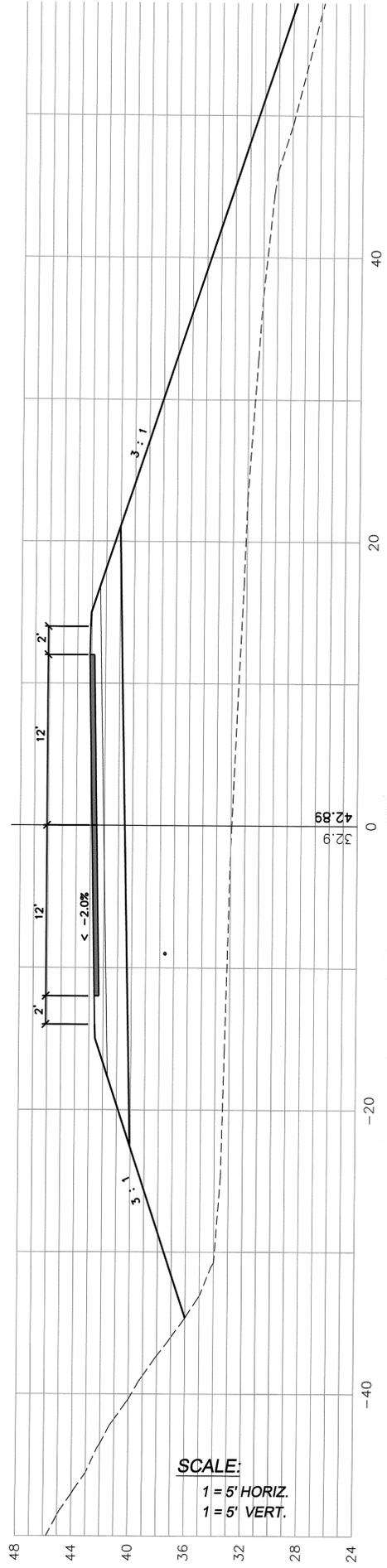
DESIGNED BY:	DATE	NO.	REVISION
TCT/AES	11/17/15		INCORPORATED PLANNING COMMENTS
TCT/AES			
JMT			

DATE: 12/15/2014
SCALE: AS NOTED

11/25/15

Signed: _____ Date: _____

ENGINEERING DEPARTMENT
Bangor, Maine 04401
Tel: (207)992-4250
Fax: (207)992-4194



CONCERT VENUE ACCESS DRIVEWAY PROJECT
BANGOR, MAINE

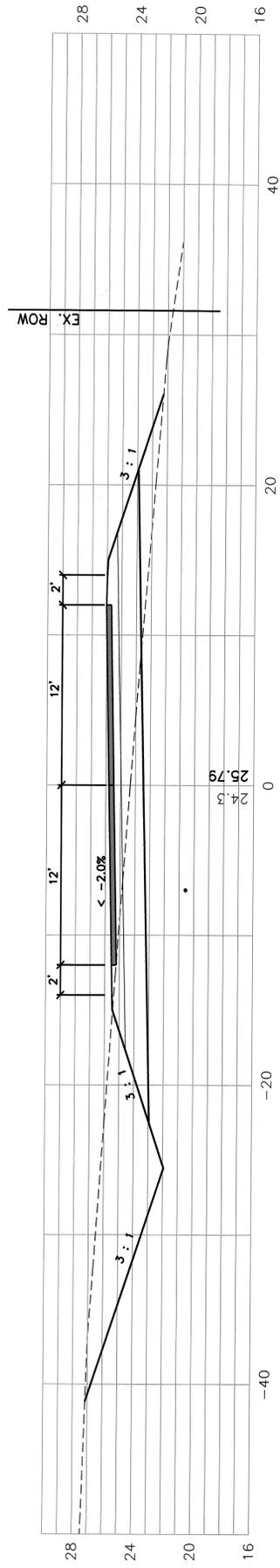
Job No. _____
Sheet No. **X1**

DESIGNED BY:	TC/AES	No.	Date	Revision
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CHECKED BY:	JMT			
APPROVED BY:	JMT			
COORD./DATE:	JMT 12/15/14			

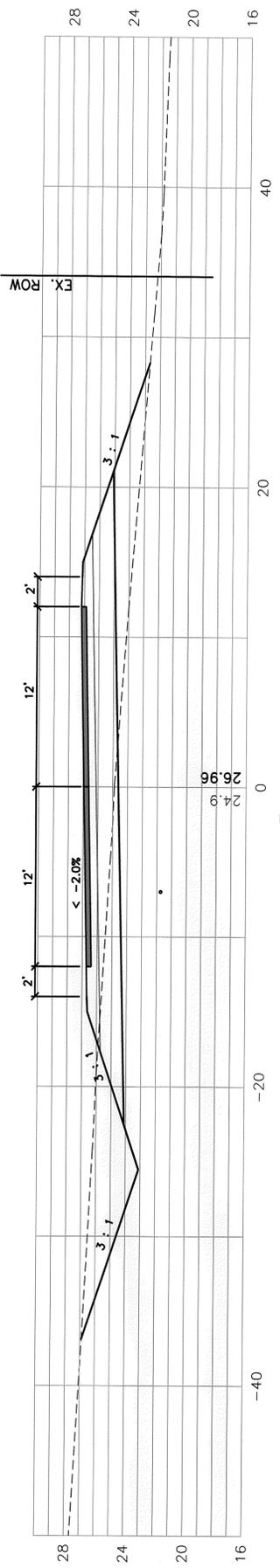
Date: 12/15/2014
SCALE: 1" = 5'

12/23/15
JOHN M. THERIAULT
LICENSED PROFESSIONAL ENGINEER
No. 8887
Signed _____ Date _____

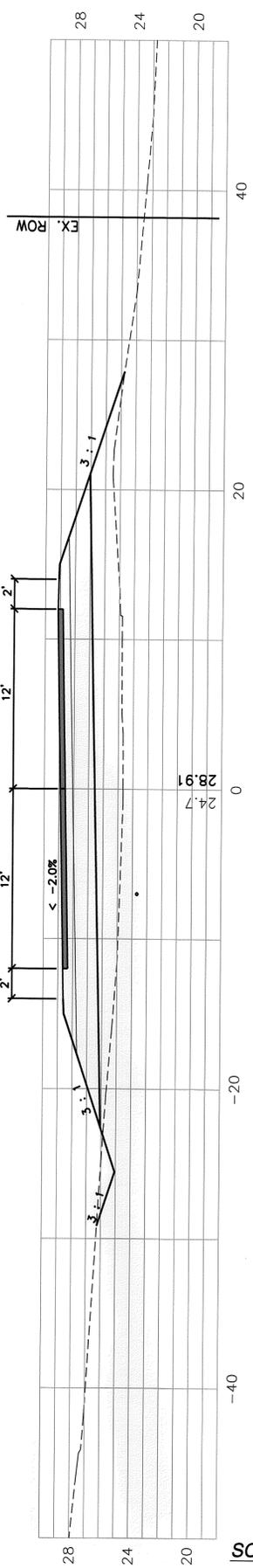
City of Bangor Maine
ENGINEERING DEPARTMENT
Bangor, Maine 04401
Tel: (207)945-4400
Fax: (207)945-4449



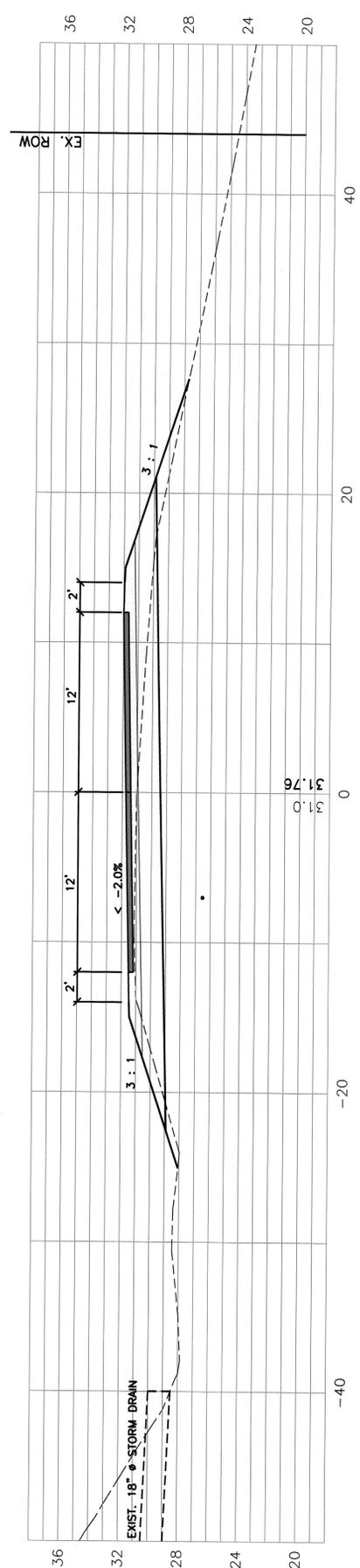
5+50



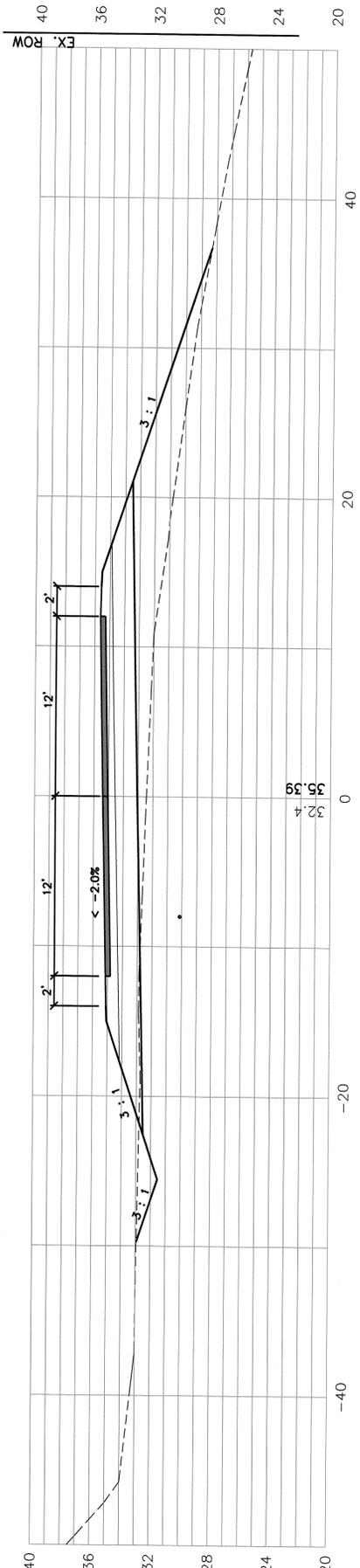
5+00



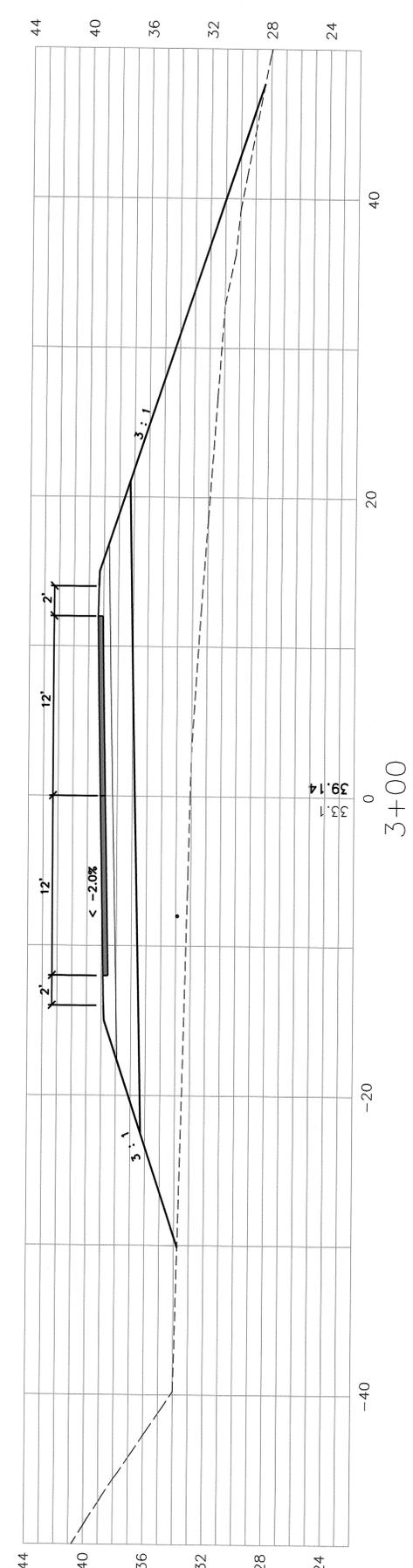
4+50



4+00



3+50



3+00

SCALE:
1" = 5' HORIZ.
1" = 5' VERT.

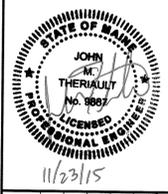
CONCERT VENUE ACCESS DRIVEWAY PROJECT
BANGOR, MAINE

Job No. _____
Sheet No. **X2**

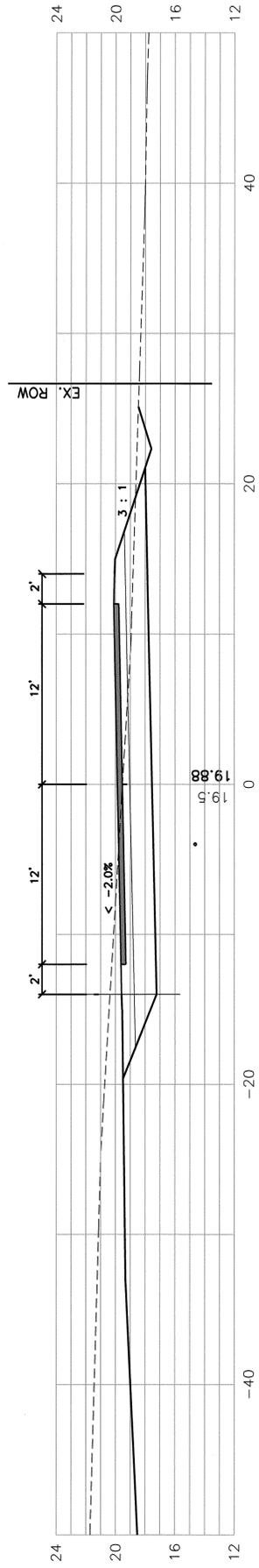
DESIGNED BY:	No.	Date	Revision
TC/AES			
DRAWN BY:			
JMT			
CHECKED BY:			
JMT			
APPROVED BY:			
JMT			
COORD./DATE:			
JMT/12/15/14			

SCALE: 1" = 5'

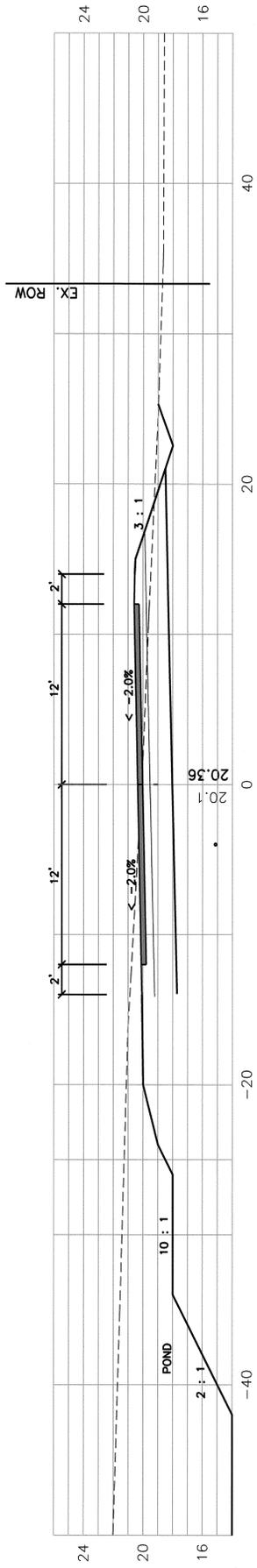
Signed _____ Date _____



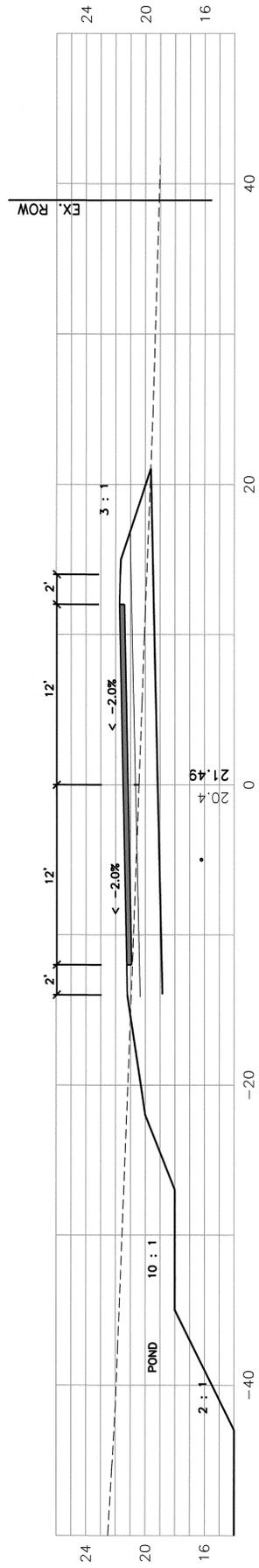
City of Bangor Maine
ENGINEERING DEPARTMENT
Bangor, Maine 04401
Tel: (207)945-4400
Fax: (207)945-4449



9+00

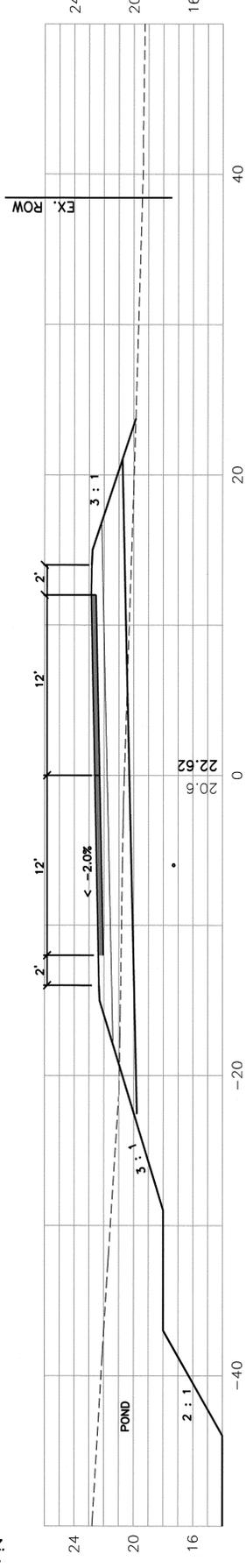


8+50

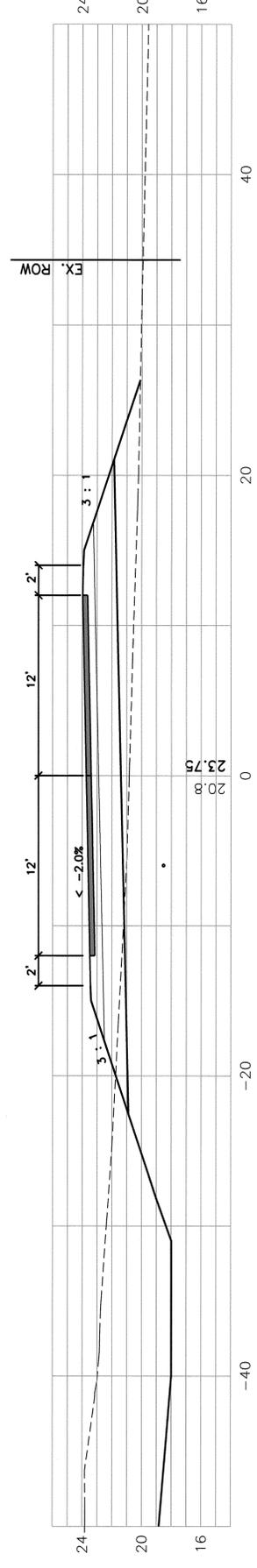


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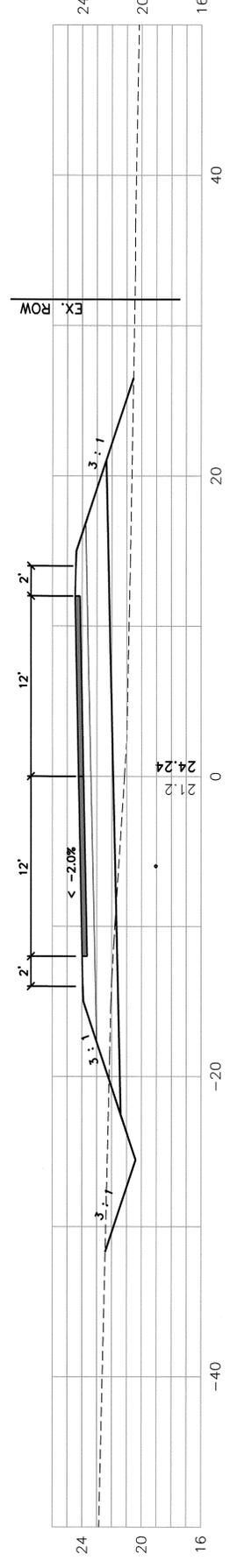
SCALE:
1 = 5' HORIZ.
1 = 5' VERT.



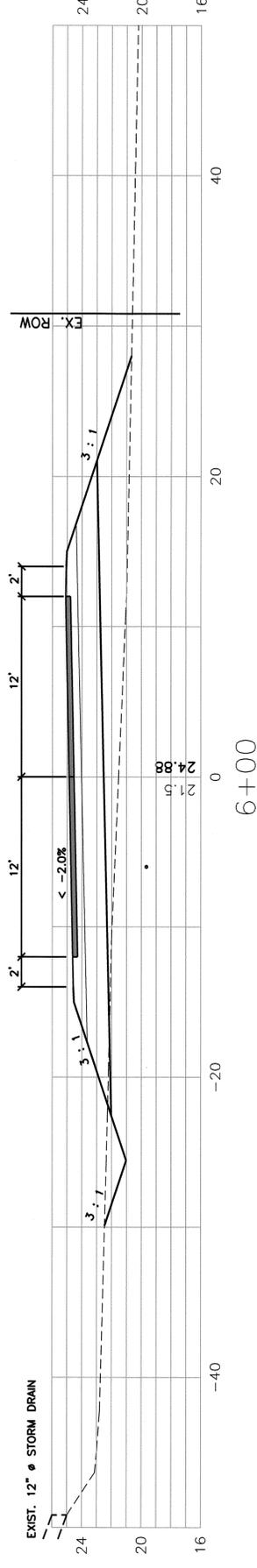
7+50



7+00

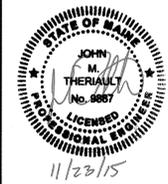


6+50



6+00

CONCERT VENUE ACCESS DRIVEWAY PROJECT
BANGOR, MAINE

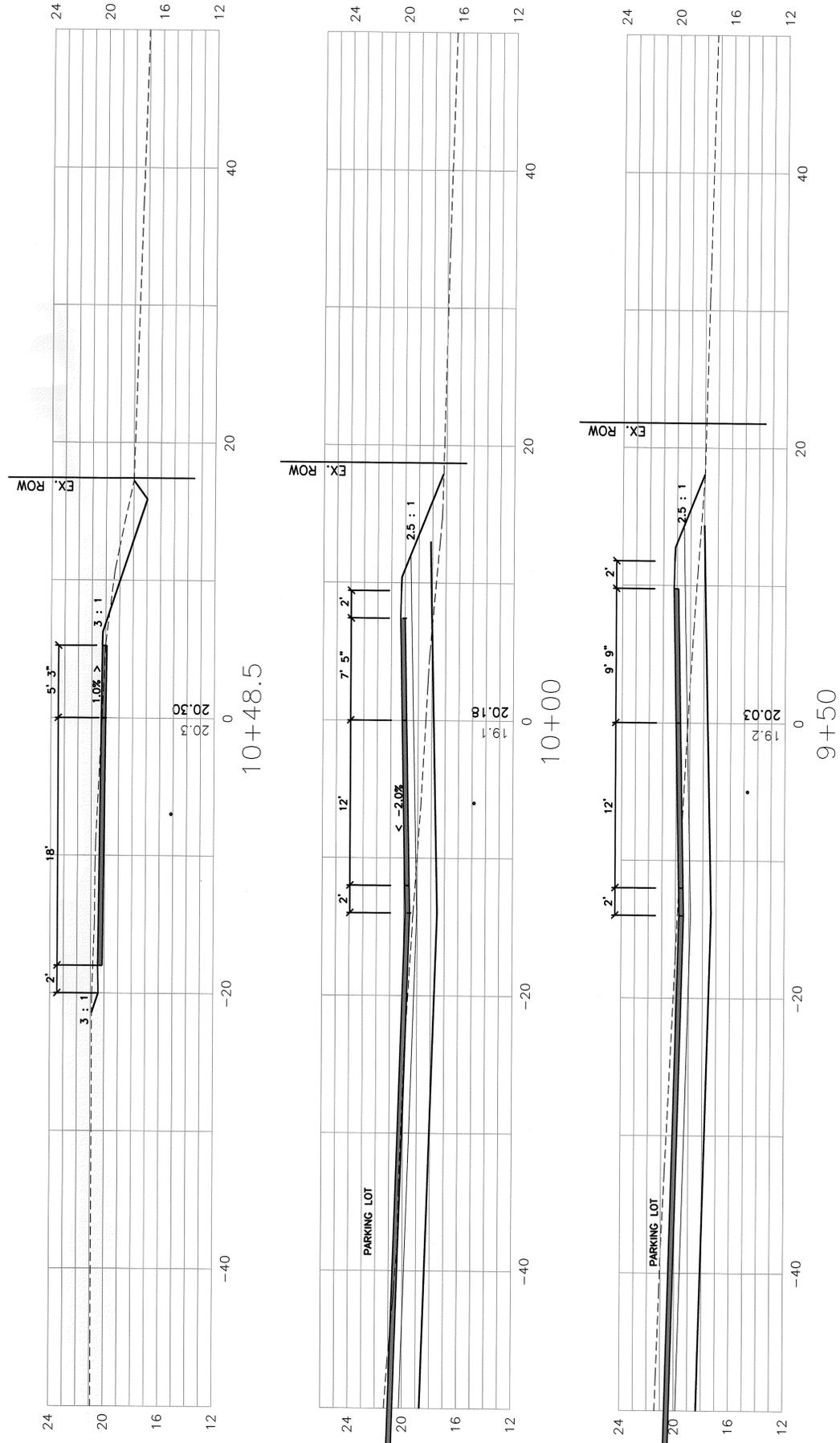


DESIGNED BY:	NO.	DATE	REVISION
TCT/AES	3/10/15	GRADE FOR EMER. SPILLWAY	
DRAWN BY:			
CHECKED BY:			
APPROVED BY:			
COORD./DATE:			

Date: 12/15/2014
SCALE: 1 = 5'

Job No. _____
Sheet No. **X3**

SCALE:
 1" = 5' HORIZ.
 1" = 5' VERT.



CONCERT VENUE ACCESS DRIVEWAY PROJECT
 BANGOR, MAINE

Job No.

Sheet No.

CROSS SECTIONS

X4

DESIGNED BY:	NO.	DATE	REVISION
TCT/AES		3/10/15	GRADE FOR EMER. SPILLWAY
DRAWN BY:			
TCT/AES			
CHECKED BY:			
JMT			
APPROVED BY:			
JMT			
COORD./DATUM:			
MMR/MD 08			

Date: 12/15/2014
 SCALE: 1" = 5'

11/23/15
 Signed _____ Date _____
 JOHN M. THERIAULT
 LICENSED PROFESSIONAL ENGINEER
 STATE OF MAINE
 No. 8887

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