

## **PLANNING BOARD AGENDA**

**TUESDAY, MAY 3, 2016, 7:00 P.M.**

**THIRD FLOOR COUNCIL CHAMBERS, BANGOR CITY HALL**

### **PUBLIC HEARINGS**

#### **1. CONTRACT ZONE CHANGE**

**656 State Street – Emera Maine, applicant. C.O. #16-168.**

To amend the Land Development Code by changing a parcel of land located at 656 State Street from Low Density Residential District to a Contract Government and Institutional District. Said parcel of land containing approximately 1.81 acres (78,844 square feet).

### **NEW BUSINESS**

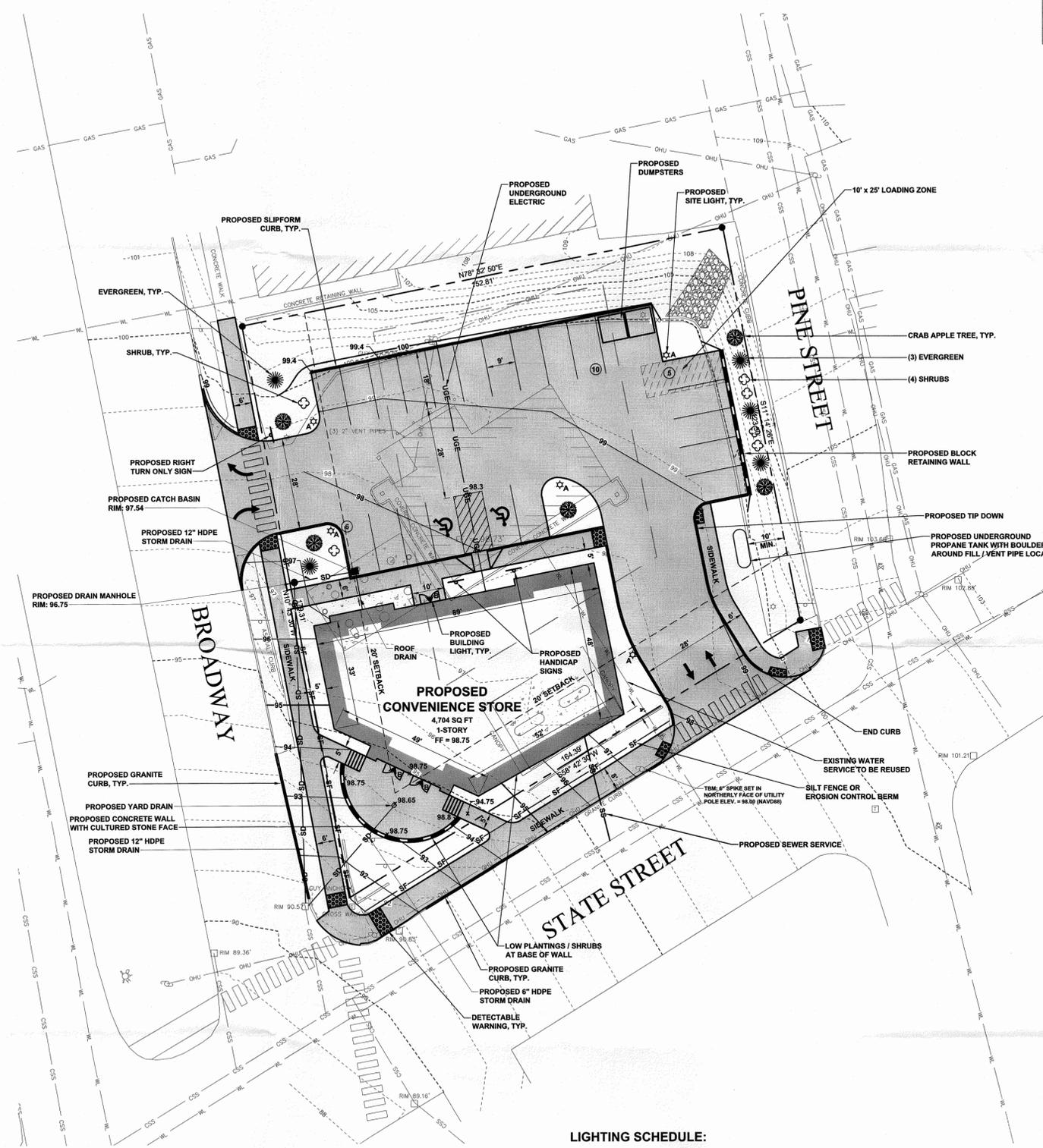
#### **2. SITE DEVELOPMENT PLAN**

**96 State Street – RH Foster Energy LLC, applicant.**

Land Development Permit of a Site Development Plan to construct a 4,700 square foot convenience store with associated access and parking at 96 State Street in a Contract Downtown Development District.

### **APPROVAL OF MINUTES**

#### **3. PLANNING BOARD APPROVAL OF MINUTES**



**DEVELOPMENT TABLE**

DESCRIPTION	EXISTING	PROPOSED	TOTAL	ALLOWED
LOT AREA	23,235 SF	NA	23,235 SF	15,000 (MIN)
LOT COVERAGE	9.6%	20.2%	20.2%	30%
MIN. LOT WIDTH (FEET)	124.31'	NA	124.31'	80'
FLOOR AREA RATIO	.096	.202	.202	0.7 (MAX)
BUILDING HEIGHT	20' ±	32' ±	-	45'

**ZONE:**

CONTRACT ZONE (DDD)

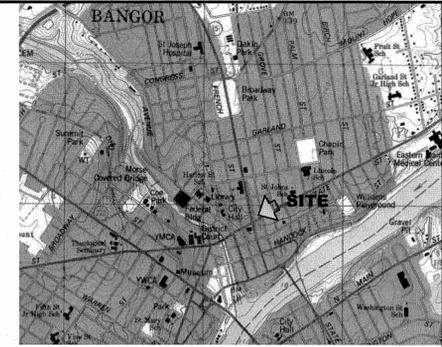
MAP: 49  
LOT: 25

**CONTRACT ZONE CONDITIONS:**

1. THE LOT AREA SHALL BE A MINIMUM OF 15,000 SF.
2. THE LOT COVERAGE SHALL BE LIMITED TO 30%.
3. THE MAXIMUM HEIGHT OF ANY BUILDING ON THE LOT WILL BE LIMITED TO 45 FEET.
4. THE MINIMUM LOT WIDTH SHALL BE 80 FEET.
5. EXCEPT FOR THE FIRST THIRTY (30) FEET (EITHER SIDE) FROM THE INTERSECTION OF BROADWAY AND STATE STREET, THE BUILDING FACADE ALONG STATE STREET AND BROADWAY SHALL BE SET BACK NO FURTHER THAN TWENTY FEET (20) FEET.
6. THE MAXIMUM FLOOR AREA RATIO SHALL BE NO MORE THAN 0.7.
7. NOTWITHSTANDING 165-72 R, ALL USES ON THE PARCEL SHALL COMPLY WITH 165-72 ("REQUIRED NUMBER OF SPACES") SPECIFICALLY, PARKING SHALL BE PROVIDED AT A MINIMUM RATIO OF 1 PARKING SPACE FOR EVERY 300 SF OF GROSS FLOOR AREA FOR RETAIL OR SERVICE BUSINESS OR OFFICE BUILDING USES AND AT A MINIMUM RATIO OF 1.5 SPACES FOR RESIDENTIAL DWELLING UNITS.

**PARKING:**

- 1) SPACE OR EVERY 300 SF OF GROSS FLOOR AREA  
4,704 / 300 = 15.68 SPACES REQUIRED (21 SPACES PROVIDED)



**LOCATION MAP:** USGS QUADRANGLE, BANGOR  
SCALE: 1"=2000'  
MAPTECH® USGS TOPOGRAPHIC SERIES™  
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WWW.MAPTECH.COM/TOPO

**LEGEND:**

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
EDGE OF PAVEMENT	---	---
MINOR FOOT CONTOUR	---98---	98
MAJOR FOOT CONTOUR	---100---	100
OVERHEAD UTILITY	OHU	OHU
COMBINED SEWER/STORM	CSS	CSS
WATER LINE	WL	WL
STORM DRAIN		SD
CATCH BASIN	□	□
UTILITY POLE	○	○
SIGN		▲
SITE LIGHTING	☆	☆
PAVEMENT		▬
SPOT GRADE		98.75
CURBING		▬
TREES/SHRUBS	☀	☀
SILT FENCE	SF	SF
SEWER SERVICE	SS	SS
UNDERGROUND ELECTRIC	UGE	UGE

**PLAN REFERENCES:**

1. "SITE PLAN OF CHRISTY'S FOR R.H. FOSTER, INC., STATE STREET & BROADWAY, BANGOR, MAINE, PENOBSCOT COUNTY", DATED JANUARY 26, 1997, PREPARED BY RICHARD N. PERRY, JR. LAND SURVEYORS
2. COMBINED SEWER/STORM INFORMATION PROVIDED BY THE CITY OF BANGOR.
3. WATER LINE INFORMATION PROVIDED BY THE BANGOR WATER DISTRICT.
4. GAS LINE INFORMATION PROVIDED BY BANGOR GAS COMPANY.

**NOTES:**

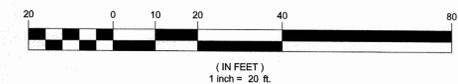
- 1) THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY CES, INC. ON SEPTEMBER 15, 2015.
- 2) THE UNDERLYING COORDINATE SYSTEM IS BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 DATUM.
- 3) ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4) CES, INC. HAS NOT INVESTIGATED THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITY INFRASTRUCTURE.
- 5) PROPERTY LINES HEREON ARE BASED UPON PLAN REFERENCE ABOVE AND IS NOT THE RESULT OF A BOUNDARY SURVEY CONDUCTED BY CES, INC.
- 6) PROPOSED BUILDING WILL REUSE EXISTING SEWER AND WATER SERVICES. LOCATIONS TO BE FIELD VERIFIED.

**LIGHTING SCHEDULE:**

LABEL	QUANTITY	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
A	5	ARE-EDG-3M-xx-06-E-UL-xx-700-40K-xxxx (BXLx306E-UD7)	CREE EDGE AREA, TYPE III MEDIUM, 60 LEADS, 700ma, 4000K	SIXTY WHITE LEDs, VERTICAL BASE-UP POSITION	ARE-EDG-3M-xx-06-E-UL-700-40K.ies	ABSOLUTE	0.81	132.3
B	3	LCC-12LU-6K-2	SPAULDING LAREDO SERIES CAST BLACK PAINTED METAL HOUSING, FLAT DIFFUSE METAL CIRCUIT BOARD MOUNTING PLATE, TWO CIRCUIT BOARDS EACH WITH 6 LEADS, ONE CLEAR HEMISPHERICAL PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS IN CAST BLACK PAINTED METAL DOOR FRAME. HLI TEST NUMBER 3845	TWELVE WHITE LEDs, VERTICAL BASE-UP POSITION	LCC-12LU-6K-1.ies	ABSOLUTE	0.81	12.8

NOTES: 1. ALL FIXTURES ARE FULL CUT-OFF.  
2. POLE MOUNTING HEIGHT IS 15 FEET.

**PROPOSED SITE PLAN**  
FOR  
**RH FOSTER**  
96 STATE STREET, BANGOR, MAINE  
**GRAPHIC SCALE**



**CES INC**  
Engineers • Environmental Scientists • Surveyors

Project File: 465 South Main Street, Bangor, ME 04401  
Rh Foster, Inc. 96 State Street, Bangor, ME 04401  
State Title: 96 STATE STREET, BANGOR, MAINE  
Proposed Site Plan

**PROPOSED SITE PLAN**

PROJECT TITLE: RH FOSTER, INC. STATE STREET, BANGOR, MAINE  
SHEET TITLE: PROPOSED SITE PLAN

NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

**NOT FOR CONSTRUCTION**

STATE OF MAINE  
SEAN M. THIES  
No. 10139  
04/27/2016  
LICENSED PROFESSIONAL ENGINEER

SCALE: 1"=20'  
DATE: 2016-04-08  
DRAWN BY: WAB CHECKED BY: SMT  
DESIGNED BY: APPROVED BY:  
JOB NUMBER: 10277.005  
DRAWING NUMBER: **C101**

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