

PLANNING BOARD AGENDA

TUESDAY, MAY 17, 2016, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

CONSENT AGENDA

1. SITE LOCATION OF DEVELOPMENT MODIFICATION AND SITE DEVELOPMENT PLAN

534 Griffin Road – General Electric

Site Location of Development Modification and Site Development Plan approvals to construct a 48,333 square foot outdoor storage area off Polk Street in an Airport Development District. General Electric, applicant.

PUBLIC HEARINGS

2. CONDITIONAL USE AND SITE DEVELOPMENT PLAN

410 Stillwater Avenue – 410 Stillwater Avenue LLC

Conditional Use and Site Development Plan approvals to construct a 3-story, 64,800 square foot mini-warehouse building for self-storage use at 410 Stillwater Avenue in a Contract Shopping and Personal Service District. 410 Stillwater Avenue, LLC, applicant.

3. CONDITIONAL USE

26 State Street – Orono Brewing Company

Conditional Use approval to operate a bar, tavern, or lounge located at 26 State Street in a Downtown Development District. Orono Brewing Company, applicant.

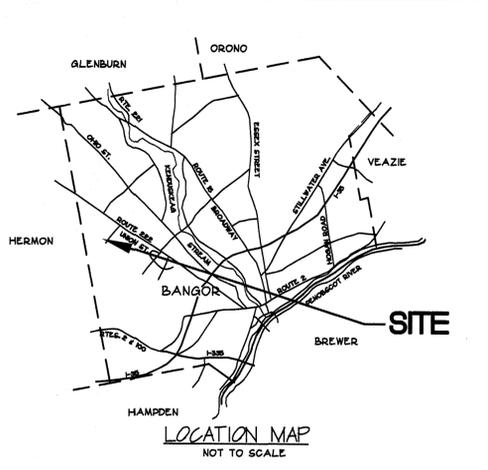
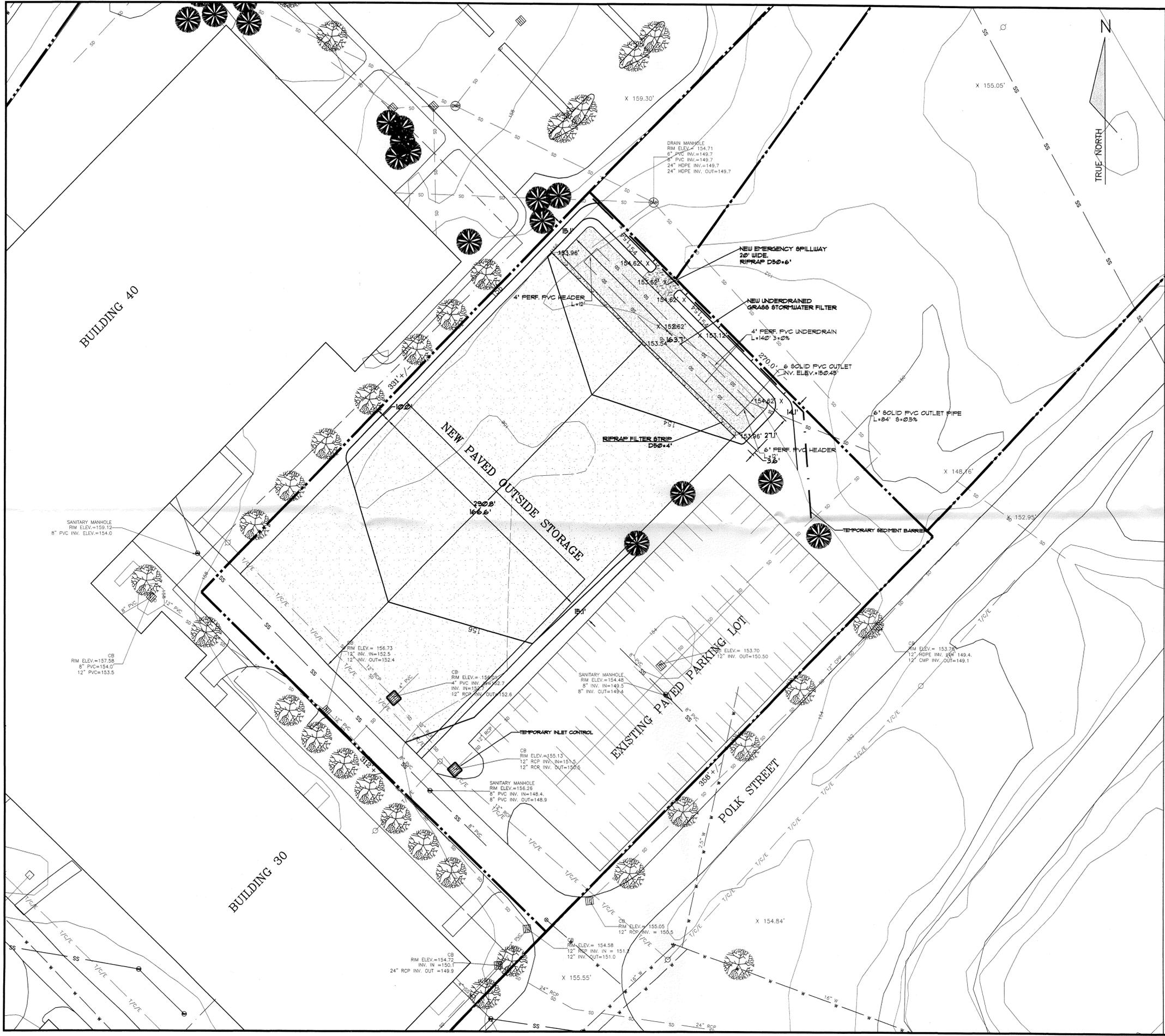
4. Amending Chapter 165, Land Development Code - City of Bangor

By amending restrictions on Temporary Sales of Food or Merchandise, specifically Section 165-31 with regard to hours and number of vendors in the Waterfront Development District. C.O. #16-185. City of Bangor, applicant.

NEW BUSINESS**5. SITE DEVELOPMENT PLAN****1070 Hammond Street – Amerco Real Estate Company**

Site Development Plan approval to construct a new a 33,592 sq. ft. building for mini-warehouse use and to use existing buildings as 36,630 sq. ft. of mini-warehouse, 3,743 sq. ft. of retail or service business, and 3,030 sq. ft. of retail auto service at 1070 Hammond Street in a General Commercial and Service District, Amerco Real Estate Company, applicant.

APPROVAL OF MINUTES**5. PLANNING BOARD APPROVAL OF MINUTES**



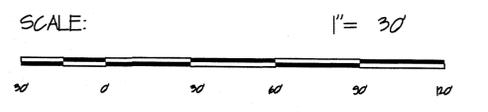
BUILDING 487
 LAND USE DISTRICT: Airport Development District
 EXISTING USE: Vacant (Building Demolished) & Parking
 PROPOSED USE: Parking and Outside Storage

ZONING DISTRICT REQUIREMENTS	MINIMUM	EXISTING	PROPOSED
Lot Area (SF)*	NA	121,968	121,968
Minimum Lot Width (FT)	NA	358	358
Front Yard Setback (FT)	NA	49	NA
Side Yard Setback (FT)	NA	48	NA
Rear Yard Setback (FT)	NA	70	NA
Maximum Building Height	NA	18	NA
Maximum Lot Coverage	1.00	0.16	0.000
Maximum Floor Area Ratio	NA	0.16	0.000
Maximum Impervious Surfaces Ratio	NA	0.452	0.642

AREA CALCULATIONS (SF)		
Building Footprint	19,260	0
Gross Floor Area	19,260	0
Impervious Surfaces		
Parking Lot and Driveway	29,930	29,930
Paved Driveway	5,486	0
Paved Outside Storage	0	48,333
Sidewalk	510	0
Total Impervious Surfaces	35,926	78,263
Total Building & Impervious Surfaces	55,186	78,263

* Lot Area as Described in Lease from City of Bangor to GE

- NOTES:**
- EXISTING CONDITIONS SHOWN HEREON ARE COMPILED FROM PLANS OF RECORD, PUBLIC SOURCE DATA, AND DIRECT FIELD OBSERVATIONS AS PERFORMED BY PLYMOUTH ENGINEERING, INC. AND DOES NOT DEPICT AN ON THE GROUND FIELD SURVEY. SUBJECT PROPERTY IS TAX MAP 001, LOT 487.
 - ADDITIONAL EXISTING UTILITY INFORMATION AND PROPERTY LINE TAKEN FROM "EXISTING SITE CONDITIONS PLAN BUILDING 10-40, GENERAL ELECTRIC POWER SYSTEMS, BANGOR, MAINE PREPARED BY HARRIMAN ASSOCIATES, AUBURN, MAINE, 2007."
 - VERTICAL DATUM SHOWN HEREON BASED ON EXISTING SITE PLANS OF AREA CORRELATING TO GIS DATA.
 - THE LOCATION SHOWN ON THIS PLAN OF ABOVE GROUND AND UNDERGROUND UTILITIES INCLUDING ELECTRICITY, WATER, TELEPHONE, DATA, SANITARY SEWER, AND STORM WATER CONVEYANCES 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, ROUGH GRADING, ETC. 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.
 - ANY PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS DEPICTED ON THIS PLAN ARE FOR 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.



NO.	DATE	DESCRIPTION	REVISIONS
1	04/27/16	REV. LAND USE TABLE FOR ADD. ADD LOT DIMENSIONS	

PROJECT NAME: Building 487
 Polk Street
 Bangor, Maine
 Proposed Site Plan

PROJECT NO. 15234	DRAWING NO. 15234Bldg487rev.dwg
DESIGNED: RGM	CHECKED: KGE
APPROVED: KGE	SCALE: AS SHOWN
PLAN DATE: March 1, 2016	DATE ISSUED:
CLIENT: GE Power and Water Bangor, Maine 04401	

Plymouth Engineering, Inc.
 P.O. Box 46 30 Lower Detroit Road
 Bangor, Maine 04409
 Tel: (207) 287-2071 Fax: (207) 287-2130
 info@plymouthengineering.com
 www.plymouthengineering.com



DRIMMINS NOT SCALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 2 OF 4

C2

EROSION CONTROL NOTES:

- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BMPs, PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- SILT FENCE WILL BE INSPECTED, REPLACED AND/OR REPAIRED IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR LOSS OF SERVICEABILITY DUE TO SEDIMENT ACCUMULATION. AT A MINIMUM, ALL EROSION CONTROL DEVICES WILL BE OBSERVED WEEKLY.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO CONSTRUCTION SITE AND REGRADED INTO OPEN AREAS.
- SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY A SUITABLE GROWTH OF GRASS. ONCE A SUITABLE GROWTH OF GRASS HAS BEEN OBTAINED, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED BY THE CONTRACTOR. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THEY ARE REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, SEEDING, AND MULCHED IMMEDIATELY.
- ALL DISTURBED AREAS WILL BE STABILIZED AS FOLLOWS:
4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM SURFACE. LOAM AREAS WILL BE SEEDING WITH A MIXTURE OF 95% CREEPING RED FESCUE AND 5% RYE GRASS AT A RATE OF 3 LBS PER 1,000 SQUARE FEET. HAY MULCH SHALL BE APPLIED AT A RATE OF 90 LBS PER 1,000 SQUARE FEET. A SUITABLE BINDER SUCH AS CURASOL OR TERRACK WILL BE USED ON THE HAY MULCH FOR WIND PROTECTION.
- IF FINAL SEEDING OF DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15th OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREAS WILL BE GRADED AND SEEDING WITH WINTER RYE AT THE RATE OF 112 POUNDS PER ACRE OR 3 POUNDS PER 1,000 SQUARE FEET. THE RYE SEEDING WILL BE PRECEDED BY AN APPLICATION OF 3 TONS OF LIME AND 800 LBS. OF 10-20-20 FERTILIZER OR ITS EQUIVALENT. MULCH WILL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 SQUARE FEET.
- IF THE RYE SEEDING CANNOT BE COMPLETED BY OCTOBER 1st OR IF THE RYE DOES NOT MAKE ADEQUATE GROWTH BY DECEMBER 1st, THEN ON THOSE DATES, HAY MULCH WILL BE APPLIED AT 150 POUNDS PER 1,000 SQUARE FEET.
- ALL EXISTING AND PROPOSED CATCH BASINS ARE TO BE PROTECTED BY STRAW BALE OR SILT FENCE IN ACCORDANCE WITH SECTION B-3 STORM DRAIN INLET PROTECTION OF THE MAINE BMP HANDBOOK. SURROUNDING AREAS CAN BE EXCAVATED OR LEFT LOW AS A SEDIMENT TRAP.
- INTERIOR SILT FENCES ALONG CONTOUR DIVIDING FLAT AND STEEP SLOPES, AREAS WITH DIFFERENT DISTURBANCE SCHEDULES, AROUND TEMPORARY STOCKPILES OR IN OTHER UNSPECIFIED POSSIBLE CIRCUMSTANCES SHOULD BE CONSIDERED BY THE CONTRACTOR. THE INTENT OF SUCH INTERIOR SILT FENCES IS TO LIMIT SEDIMENT TRANSPORT WITHIN THE SITE TOWARD THE PROTECTED CATCH BASIN INLETS TO MINIMIZE SEDIMENT REMOVAL REQUIRED BY THE EROSION CONTROL NOTE 9 PROTECTIONS AND EXTEND LIFE OF SUCH DEVICES.
- THE CONTRACTOR SHALL PROVIDE A SEDIMENT BASIN FOR ALL WATER PUMPED FROM EXCAVATIONS. BASIN SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES. THE CONTRACTOR SHALL SUBMIT FOR REVIEW/APPROVAL PRIOR TO BEGINNING ANY PROJECT WORK.

UNDERDRAIN SOIL FILTER NOTES:

- CONSTRUCTION SEQUENCE:** THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 50% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
- COMPACTION OF SOIL FILTER:** FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTIONED TO BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST 2 LIFTS OF 6 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
- CONSTRUCTION OVERSIGHT:** INSPECTION BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM.
- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 - AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDING, BIO-RETENTION CELLS MUST BE STABILIZED PER THE PROVIDED PLANTING SCHEME AND DENSITY FOR THE CANOPY COVERAGE OF 30 AND 60%.
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS, AND
 - ALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
- TESTING AND SUBMITTALS:** THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
- SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COURSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTIONED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.

STORWATER MANAGEMENT SYSTEM INSPECTION:

- THE STORMWATER CONVEYANCE AND CONTROL SYSTEM INCLUDING THE FILTRATION POND WILL BE INSPECTED ANNUALLY AS REQUIRED BY THE CITY OF BANGOR. A REPORT OF THE INSPECTION WILL BE DOCUMENTED AND SUBMITTED TO THE CITY OF BANGOR CODE ENFORCEMENT OFFICE TO BE INCLUDED IN THE RECORDS FOR THE PROJECT.

DEVELOPMENT TABULATION

DESCRIPTION	EXISTING	PROPOSED
GRAVEL	2,122	0
PAVEMENT	N/A	27,628
BUILDINGS	N/A	21,600
PERVIOUS AREA - DEVELOPED	0	18,574
PERVIOUS AREA - UNDEVELOPED	145,546	68,055
TOTAL IMPERVIOUS AREA	2,122	49,228
LOT AREA	163,456	
IMPERVIOUS SURFACE RATIO	0.013	0.30
BUILDING COVERAGE RATIO	0	0.13
FLOOR AREA RATIO	0	0.39

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SITE PLAN SUBMISSION INFORMATION FOR THE PROJECT SHOWN ON THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN THE LAND USE CODE OF THE CITY OF BANGOR, MAINE AND IN ACCORDANCE WITH THE CONDITIONAL USE APPLICATION REQUIREMENTS, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THIS PLAN ALL WITH ITS ADDITIONAL SUBMISSION INFORMATION HAS MET ALL THE CRITERIA SET FORTH AND THEREFORE THE SITE PLAN IS APPROVED.

APPROVED BY THE CITY OF BANGOR PLANNING BOARD ON:

CONDITIONS:

PLANNING BOARD SIGNED ON:

SITE DATA:

DEVELOPER: 410 STILLWATER, LLC
P.O. BOX 10900
PORTLAND, ME 04104

OWNER: MRS. INC. & LTI, INC.
P.O. BOX 639
BREWER, ME 04412

TOWN OF BANGOR TAX MAP R55, LOT 012-D

ZONING STANDARDS: SHOPPING & PERSONAL SERVICE (CONTRACT ZONE)

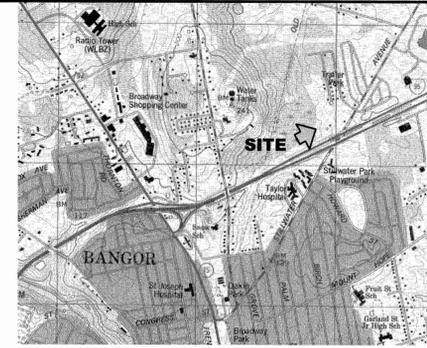
MAXIMUM LOT COVERAGE: 25%
MAXIMUM IMPERVIOUS SURFACE RATIO: 0.60
MAXIMUM FLOOR AREA RATIO: 0.4

BUILDING SETBACKS:
FRONT: 50 FEET
REAR: 25 FEET
SIDE: 15 FEET (CONTRACT ZONE)

USE: WAREHOUSE
MAXIMUM HEIGHT: 35'

PARKING:
REQUIRED = 9 SPACES
PROVIDED = 19 SPACES

NOTE: THERE ARE NO EXISTING TREES 12" DBH OR LARGER ON THE PROPERTY. THERE ARE ALSO NO TREES > 6" DBH AND 15' HIGH WITHIN 25 FEET OF PROPERTY LINES.



LOCATION MAP: USGS QUADRANGLE: BANGOR
SCALE: 1"=2000'
MAPTECH® USGS TOPOGRAPHIC SERIES™
©MAPTECH®, INC. 978-933-3000
WWW.MAPTECH.COM/TOPO

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
BUILDING INGRESS/EGRESS	NA	▲
TEST PIT LOCATION	⊕	NA
UTILITY POLE	⊠	NA
CATCH BASIN	⊠	□
SANITARY MANHOLE	⊕	NA
SIGN	—	—
SITE LIGHT	NA	☆
STONE CHECK DAM	NA	—
PROPERTY LINE	—	—
PROPERTY SETBACK	—	—
SANITARY SEWER LINE	SS	NA
WATER LINE	WL	NA
EDGE OF PAVEMENT	—	—
CURBING	—	—
MAJOR FOOT CONTOUR	100	100
MINOR FOOT CONTOUR	98	98
OVERHEAD UTILITY LINE	OHU	NA
STORM DRAIN	SD	SD
TREE LINE	—	—
FENCE	—	—
UNDER DRAIN	NA	UD
SANITARY SEWER	NA	SS
UNDERGROUND ELECTRIC	NA	UGE
WATER LINE	NA	W
WETLAND	▲	NA

PLANTING LEGEND

- DECIDUOUS TREE: QTY = 11
- EVERGREEN TREE: QTY = 23
- SHRUB: QTY = 74

GENERAL NOTES:

- THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY CES, INC. ON DECEMBER 16, 2015.
- THE UNDERLYING COORDINATE SYSTEM IS BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 DATUM.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THERE MAY BE ADDITIONAL UNDERGROUND WIRES, CABLES, UTILITIES, AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES VISIBLE AT THE TIME OF THE SURVEY AND PAINT MARKINGS BY DIG SAFE (IF APPLICABLE). NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO VERIFY AND/OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATION BY CONTACTING THE APPROPRIATE UTILITY COMPANY OR BY CALLING DIG-SAFE AT 1-888-344-7233.

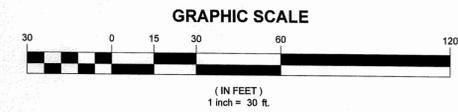
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED WITH ZONE X OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230102 0012 C WHICH BEARS A REVISION DATE OF MARCH 4, 2002 AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

PLAN REFERENCE:

PLAN ENTITLED 'ALTA/ACSM LAND TITLE SURVEY OF PROPERTY OF MRS. INC. & LTI, INC.' PREPARED FOR 410 STILLWATER, LLC, 410 STILLWATER AVENUE, BANGOR, PENOBSCOT COUNTY, MAINE, DATED FEBRUARY 11, 2016 AND PREPARED BY CES, INC.

PROPOSED SITE PLAN
410 STILLWATER AVENUE, BANGOR, MAINE



SITE LIGHTING NOTES:

- SECURITY LIGHTING WILL BE PROVIDED OVER EMERGENCY EXITS WITH SHIELDED WALL PACK UNITS, JARVIS WMFT SERIES, 55W, LED OR EQUAL.
- EXTERIOR LIGHTING OF ENTRANCE INTO OFFICE TO BE ELUCENT WPDS SERIES LED WALL PACK MODEL WPDS60, 55W OR EQUAL.
- MAIN ENTRANCE LIGHTING WILL BE PROVIDED BY UNDER CANOPY LIGHTING, LEDONE, 60W, LED MODEL CPM 60H50K OR EQUAL.

CONDITIONAL USE NOTES:

- NO MORE THAN 1,000 SF OF FLOOR AREA WILL BE PROVIDED TO ANY ONE CUSTOMER.
- NO STORAGE OF HAZARDOUS OR HIGHLY FLAMMABLE MATERIAL WILL OCCUR ON THE SITE.
- NO SALES ACTIVITY OF GOODS OR MATERIALS OF ANY SORT SHALL BE CONDUCTED FROM THE SITE.

STATE OF MAINE
NOTICE OF LAYOUT & TAKING
BOOK 1636, PAGE 339
(1958)

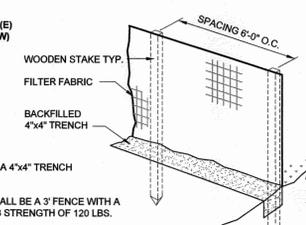
PLANNING BOARD SIGNED ON:

NOW OR FORMERLY
SCOTT MORRILL
WENDY MORRILL
BOOK 13301, PAGE 189

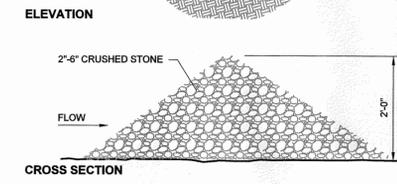
NOW OR FORMERLY
STILLWATER AVENUE LLC
BOOK 8334, PAGE 166
CORRECTIVE DEED
(S&PS)

NOW OR FORMERLY
MORRIS L. FER
BOOK 4108, PAGE 275
(S&PS)

STATE OF MAINE
NOTICE OF LAYOUT & TAKING
BOOK 1636, PAGE 339
(1958)



SILT FENCE DETAIL
N.T.S.



STONE CHECK DAM DETAIL
N.T.S.

CES INC
Engineers • Environmental Scientists • Surveyors

Wiscasset, ME
44 Main Street
Suite 204
Bangor, ME 04412
T: 207-686-2202
F: 207-686-2204

Presque Isle
549 Main Street
PO Box 639
Bangor, ME 04412
T: 207-794-9412
F: 207-794-9414

Brewer, ME
446 South Main Street
PO Box 639
Bangor, ME 04412
T: 207-686-4824
F: 207-686-4821

Lewiston, ME
Bar Harbor, ME
102
Bangor, ME 04412
T: 207-794-0009
F: 207-686-4826

PROJECT TITLE
410 STILLWATER, LLC
410 STILLWATER AVENUE, BANGOR, PENOBSCOT COUNTY, MAINE

SHEET NO.
PROPOSED SITE PLAN

RECEIVED
MAY 11 2016
C & ED and Planning

NOT FOR CONSTRUCTION

ALFRED HASKELL, III
13314
5-11-2016
LICENSED PROFESSIONAL ENGINEER
FOR REGULATORY REVIEW

REV.	DATE	DESCRIPTION
1	5/11/2016	Revised Notes Per Planning Dept.
2	5/23/2016	Revised per City Comments
3	4/19/16	Added city inspection note
4	4/12/2016	Added Test PR 1
5		Added Conditional Use Notes

DATE: 2016-04-19

DRAWN BY: TND/BLQ

DESIGNED BY: TND/BLQ

JOB NUMBER: 11639.001

SCALE: 1"=30'

DATE: 2016-04-19

DECKED BY: TND/TB

APPROVED BY: TB

CHANGING NUMBER:

C101

pd 064501
\$999.00

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APR 19 2016

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

C & ED and Planning

Permit No.: _____

Date: 4/19/16

Site Development Plan: _____ *Conditional Use: *Both: _____
Subdivision Development: _____ *Preliminary: _____ Final: _____
*Mobilehome Park: _____

Applicant: Orono Brewing Company Telephone No.: 207-991-7064

Address: PO Box 106 Orono, ME 04473

Location of Site: 26 State Map: 41 Lot: 88

Watershed: _____ Total Area Proposed to be Disturbed: _____

Owner of Site if different from applicant: Furth Properties Zoning District: DDH F

Address: 7 Spencer St. Orono, ME 04473

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):
Lease If not owner include copy of said agreement

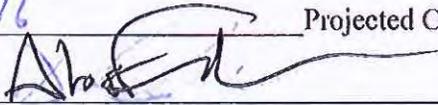
Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):

Tasting room on street level. Small brewery in basement.

LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.

Were LID techniques used on this project? No If not, why? Small footprint of site.

Projected Starting Date: 5/18/16 Projected Completion Date: 6/30/16

Signature of applicant(s) or agent: 

Submittal Requirements

Submittal Requirements of development types are described in the Land Development Code for:

- 1. Site Development Plan, Chapter 165, Article XVI, Section 112
- 2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
- 3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: _____ Advertising Fees: _____

A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION.

Date Received by Planning Division Office: _____

Decision and reason of Code Enforcement Office for Conditional Use: _____

Action taken by Planning Board: _____

* Projects requiring a Public Hearing also require Advertising Fees

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C & ED and Planning

ORONO BREWING COMPANY

165-93 (5)

(a) Hours of operation:

Monday-Wednesday 3 pm-10 pm

Thursday-Friday 3 pm-12 am

Saturday 12 pm-12 am

Sunday 12 pm-7 am

(b) Occupancy: 40 people

(c) Noise limit. Orono Brewing company will not apply for an entertainment permit. The only noise will be music from a standard stereo system inside the building to provide background music.

165-9 Conditional Uses

- A. (1) Orono Brewing Company is going before the Planning Board.
- (2) The use will not create unreasonable traffic congestion or hazardous conditions. Orono Brewing Company has an occupancy of 40.
- (3) 26 State Street has a monitored fire alarm system, sprinkler system, and fire extinguishers. Drainage is in good working order. Parking is not included with building.
- (4) Orono Brewing Company through Furth Properties has received approval from Bangor HPC for the storefront. Signage and exterior lights will be approved through HPC. Orono Brewing Company functioning as a Tap Room on the entire commercial part of the first floor is appropriate use for the street. It will increase foot traffic and compliment the other businesses. The small brewery in the basement will not have any negative effect on the neighborhood.

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EXHIBIT A

A parcel of land, together with the buildings thereon, situated on the generally northerly side of State Street in the City of Bangor, County of Penobscot, State of Maine, bounded and described as follows:

Beginning on the northerly line of State Street at a point twenty-four (24) feet westerly from an iron bolt in the sidewalk at the intersection of the northerly line of State Street with the westerly line of Harlow Street (formerly East Market Square); thence westerly on the northerly line of State Street a distance of twenty (20) feet to a point opposite the end of the center line of what was formerly the brick wall between stores numbered two (2) and three (3) on said State Street (said point is located upon the dividing line between the premises hereby conveyed and land now or formerly owned by John E. Coney, Jr. as conveyed to said Coney by Benjamin F. Adams, Jr., et al., by deed dated June 30, 1960, and recorded in Penobscot County Registry of Deeds in Volume 1737, Page 241); thence northerly to and by and along said center line of what was formerly the brick wall between said stores numbered two (2) and three (3), a distance of about fifty-two (52) feet to the center line of what was formerly the wall between stores numbered one (1) two (2) and three (3) on said State Street and store numbered two (2) on said East Market Square (said center line also marks the dividing line between the premises hereby conveyed and property conveyed to Edward L. Allen by Manning C. Moulton by deed dated November 1, 1944, recorded in said Registry of Deeds in Volume 1218, Page 199); thence easterly along the center line last named, a distance of eighteen (18) feet and six (6) inches to a point opposite the end of the center line between store numbered two (2) and store numbered one (1) on said State Street (said store numbered one (1), so called, being premises now or formerly owned by said Edward L. Allen under the aforesaid deed recorded in Volume 1218, Page 199); thence southerly to and by and along said last named center line, a distance of fifty-two (52) feet and eight (8) inches to the place of beginning.

This conveyance carries all rights to all party walls adjoining said premises, and is also subject to the rights of adjoining owners in all said party walls.

Being the same premises described in the deed of J & R Coin Ventures, Inc. to Cook Investment Group, LLC, dated July 10, 2015, recorded in Volume 13901, Page 45 of the Penobscot County Registry of Deeds.

PENOBSCOT COUNTY, MAINE

Susan F. Bulay
Register of Deeds

RECEIVED

APR 19 2016

C&ED and Planning



CERTIFICATION

TO: CAMDEN NATIONAL BANK OF MAINE AND ITS TITLE INSURER.

I HEREBY CERTIFY THAT THIS SKETCH DEPICTS THE RESULTS OF A CURRENT INSPECTION OF THE PREMISES IDENTIFIED AS FOLLOWS: ALL THAT PORTION OF PREMISES DESCRIBED IN PENNSCOT REGISTRY OF DEEDS, VOLUME 13901, PAGE 45

EXCEPT AS OTHERWISE MAY BE NOTED HEREON, I FURTHER CERTIFY THAT:

- (1) ALL EASEMENTS IDENTIFIED IN INFORMATION PROVIDED TO US, ALL BUILDINGS, AND ALL ENCROACHMENTS DETECTABLE BY A VISUAL INSPECTION OF THE PREMISES ARE LOCATED ON THE GROUND AS SHOWN BY THIS SKETCH.
- (2) BUILDINGS ON THE SUBJECT PREMISES DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD HAZARD AND FLOOD WAY MAPS FOR THE MUNICIPALITY.
- (3) TO MY KNOWLEDGE, THE MUNICIPALITY IS NOT MAKING ALLEGATIONS THAT THE SUBJECT PREMISES VIOLATES THE PROVISIONS OF LOCAL ZONING ORDINANCES, IF ANY.

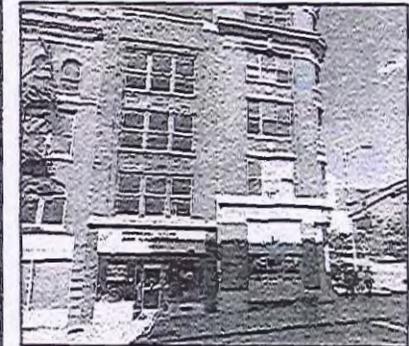
NOTES:

- (1) THIS SKETCH DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY OF THE PROPERTY. ITS ONLY PURPOSE IS TO SHOW THE RELATIONSHIP OF THE BUILDINGS AND OTHER MAJOR IMPROVEMENTS TO THE APPROXIMATE PROPERTY LINES. THE SERVICES PROVIDED TO PREPARE THIS SKETCH DO NOT MEET 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.
- (2) THIS SKETCH IS LIMITED TO THE BENEFIT OF: CAMDEN NATIONAL BANK OF MAINE AND ITS TITLE INSURER.



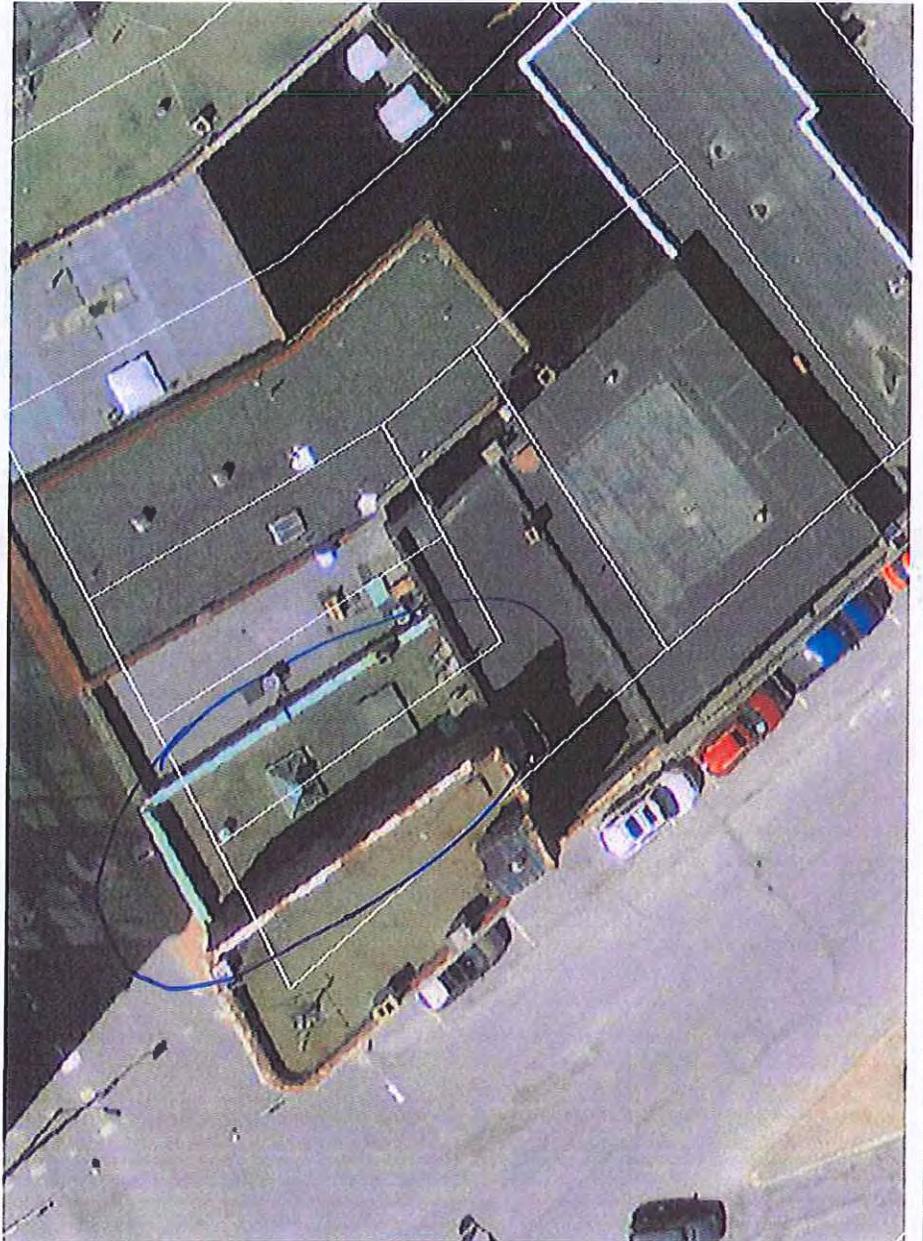
STANLEY J. PLISCA, JR. PLS No. 1030

SEPTEMBER 15, 2015
INSPECTION DATE



MORTGAGE INSPECTION SKETCH
OF THE
COOK INVESTMENT GROUP, LLC PROPERTY
26 STATE STREET
BANGOR, MAINE
FOR
FURTH PROPERTIES, LLC
AND
CAMDEN NATION BANK

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APR 19 2016
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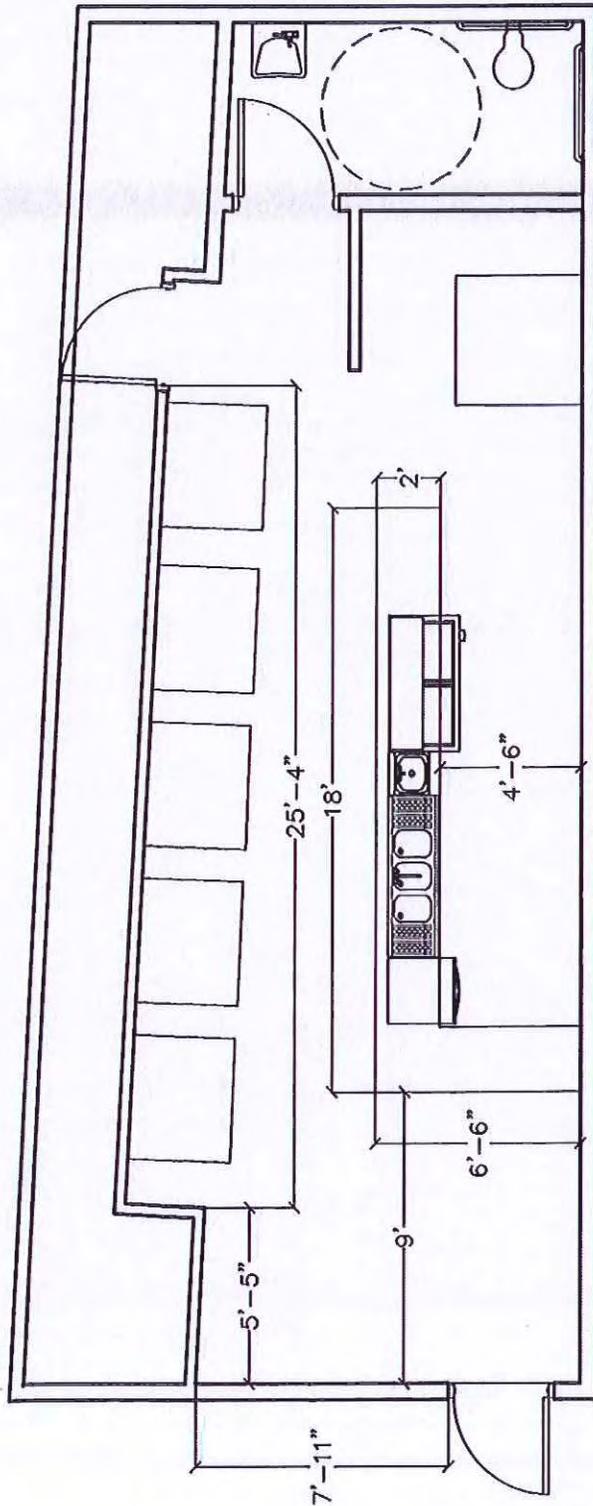


26 State

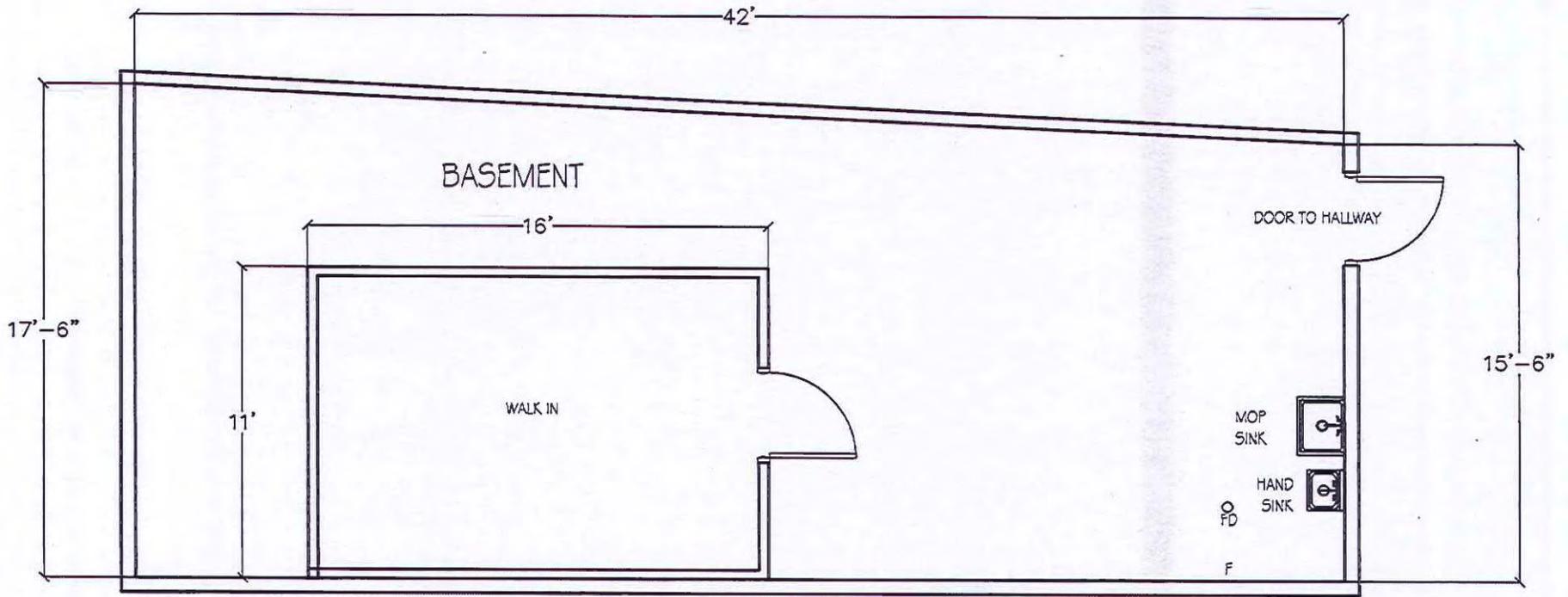
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APR 19 2013

C & ED and Plans



26 State
OBC Tasting Room



Small Pilot Brewery in Basement

RECEIVED
APR 19 2016
C&ED and Planning

RECEIVED

APPLICATION FOR CERTIFICATE OF OCCUPANCY

APR 19 2013

Permit No. _____

C & ED and Number

Date: 4/8/16

To the Code Enforcement Officer:

Applicant Orono Brewing Company



VALIDATION

The undersigned hereby applies for the above permit(s) for the following building or structure, or a portion of a building or structure, in accordance with the laws of the State of Maine and the Ordinances of the City of Bangor, plans and specifications herewith, or plans previously submitted in support of a related building permit application and the following information:

Location: 26 State St. Direction to Structure _____

Application applies to

Entire Structure

Portion of Structure

Description of Interest of Applicant in Site, If not Owner - (i.e. Lease, Option, Purchase and Sale Contract) _____

Address 26 State St. Assessing Map _____ Lot _____

Proposed use of building Merchandise. Tasting room w/ small brewery Telephone 991-7064

Last Use Merchandise

Other buildings on same lot

Plans filed as part of application? Yes No _____ Zone DDD HF

Remarks: _____

APPLICANT PLEASE READ BEFORE SIGNING:

I hereby certify that I am the owner of record/contract owner/lessee of the subject property, or duly authorized agent of said person, and that I am fully authorized to make this application. I hereby certify that the information set forth herein is correct to the best of my knowledge and belief. Further, this will certify that all work completed by me, or my agents, has been, or will be, completed in accordance with the Land Development Code and construction codes of the City of Bangor. Further, I understand that no Certificate of Occupancy will be issued until such time as the Building Inspector has determined that the construction is complete and in compliance with Land Development Code and construction codes of the City of Bangor. The construction codes are the BOCA Basic Building Code, National Electrical Code, BOCA Basic Property Code, BOCA Basic Mechanical Code, and Life Safety Code, in current edition as may be adopted with municipal amendments from time to time.

Signature of Applicant

OR

Signature of Authorized Agent

APPLICANT DO NOT WRITE BELOW THIS LINE

Approved: _____ / Denied: _____

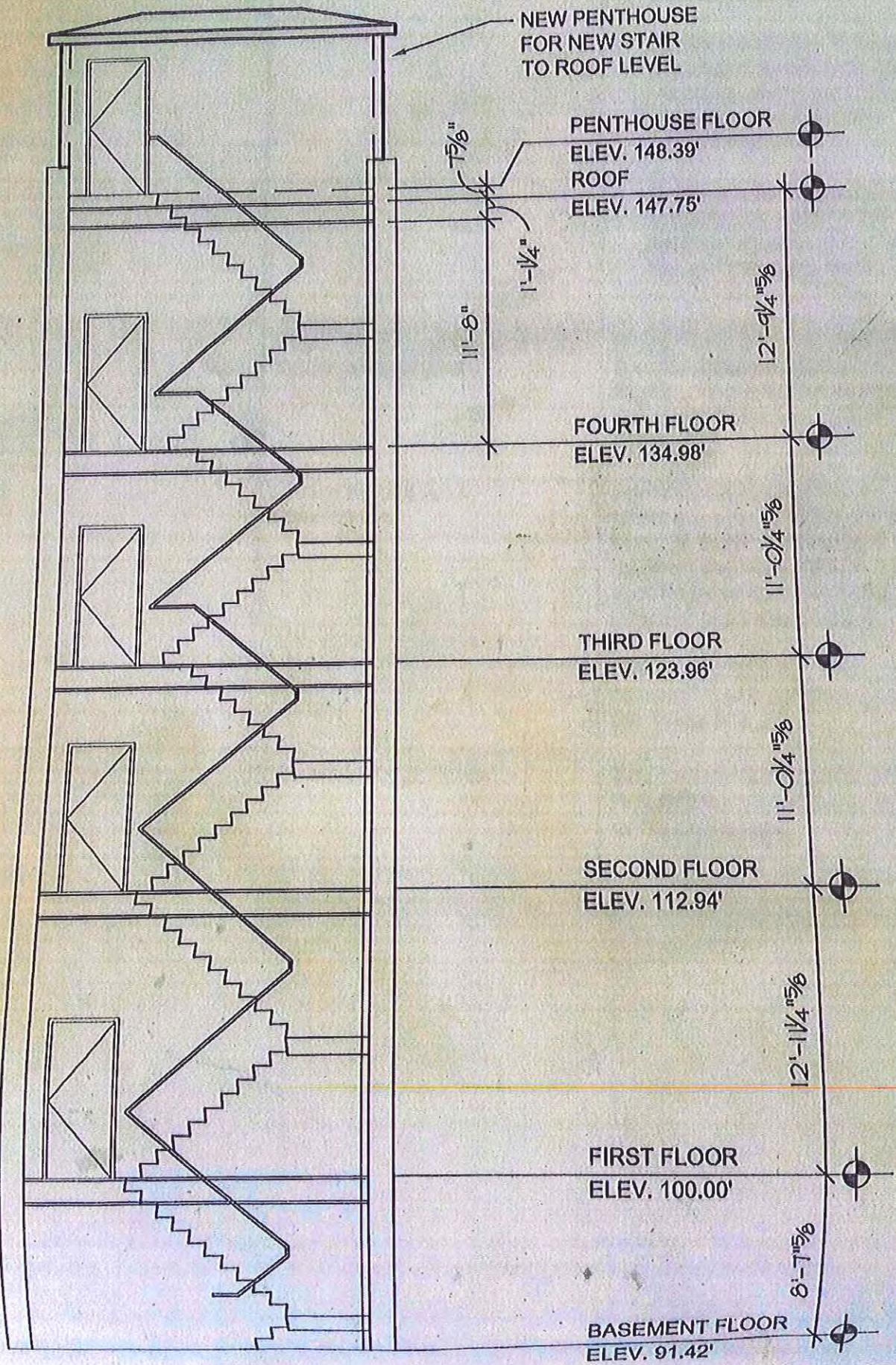
Code Enforcement Officer

Date: _____

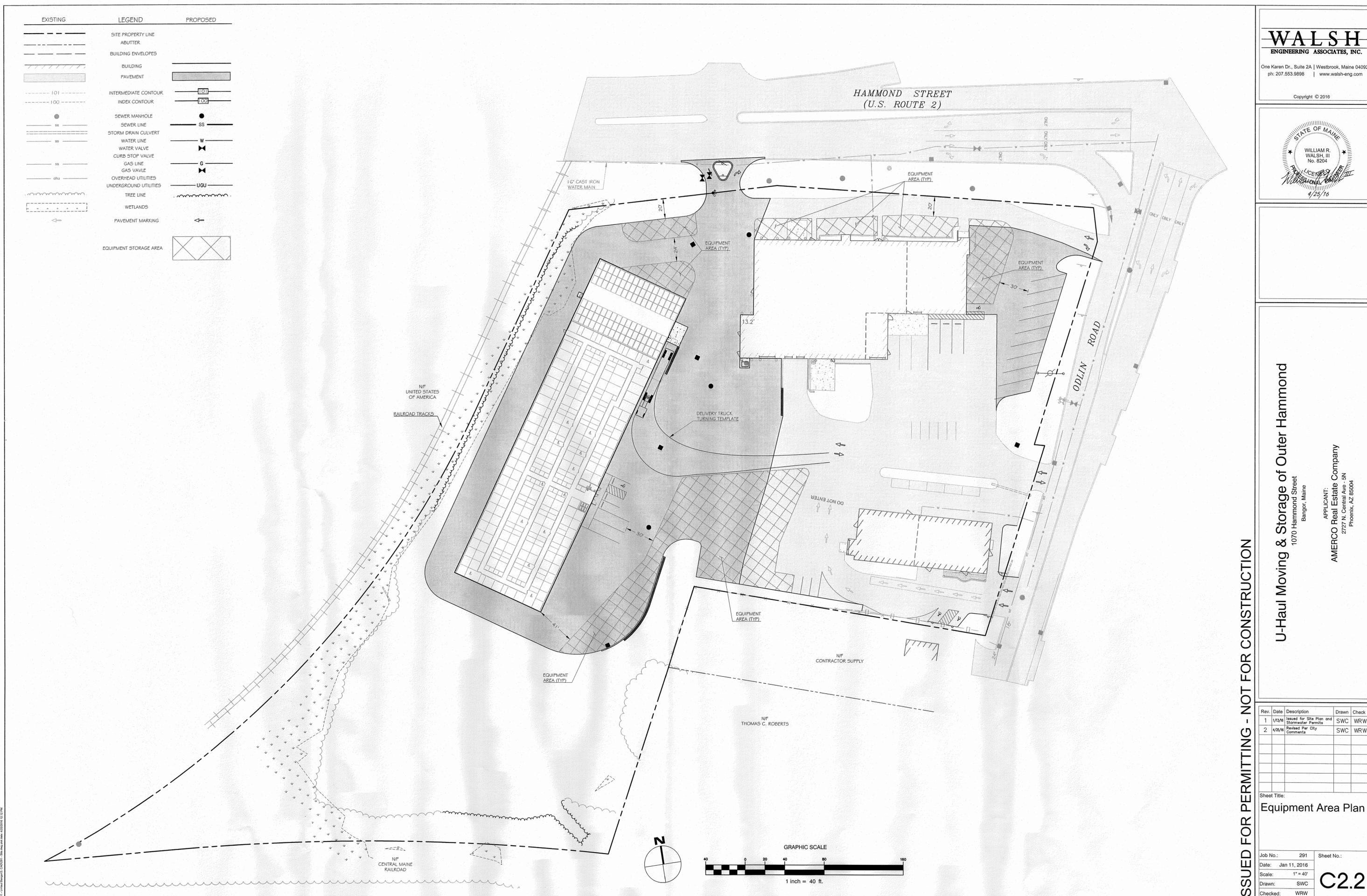
Development Coordinator

- WHITE - Department Copy
- CANARY - Applicant Receipt
- GREEN - Assessing Copy
- PINK - Fire Department Copy
- GOLD - Department Receipt

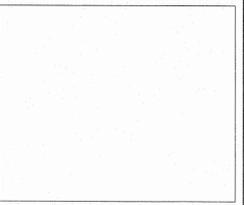
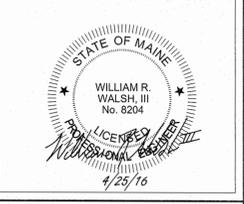




EXISTING	LEGEND	PROPOSED
---	SITE PROPERTY LINE	---
---	ABUTTER	---
---	BUILDING ENVELOPES	---
---	BUILDING	---
---	PAVEMENT	---
---	INTERMEDIATE CONTOUR	---
---	INDEX CONTOUR	---
●	SEWER MANHOLE	●
---	SEWER LINE	---
---	STORM DRAIN CULVERT	---
---	WATER LINE	---
---	WATER VALVE	---
---	CURB STOP VALVE	---
---	GAS LINE	---
---	GAS VALVE	---
---	OVERHEAD UTILITIES	---
---	UNDERGROUND UTILITIES	---
---	TREE LINE	---
---	WETLANDS	---
---	PAVEMENT MARKING	---
---	EQUIPMENT STORAGE AREA	---



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 ENGINEERING ASSOCIATES, INC.
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U-Haul Moving & Storage of Outer Hammond
 1070 Hammond Street
 Bangor, Maine

APPLICANT:
AMERCO Real Estate Company
 2727 N. Central Ave. 5th
 Phoenix, AZ 85004

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	1/13/16	Issued for Site Plan and Stormwater Permits	SWC	WRW
2	4/26/16	Revised Per City Comments	SWC	WRW

Sheet Title:
Equipment Area Plan

Job No.: 291
 Date: Jan 11, 2016
 Scale: 1" = 40'
 Drawn: SWC
 Checked: WRW

Sheet No.:
C2.2

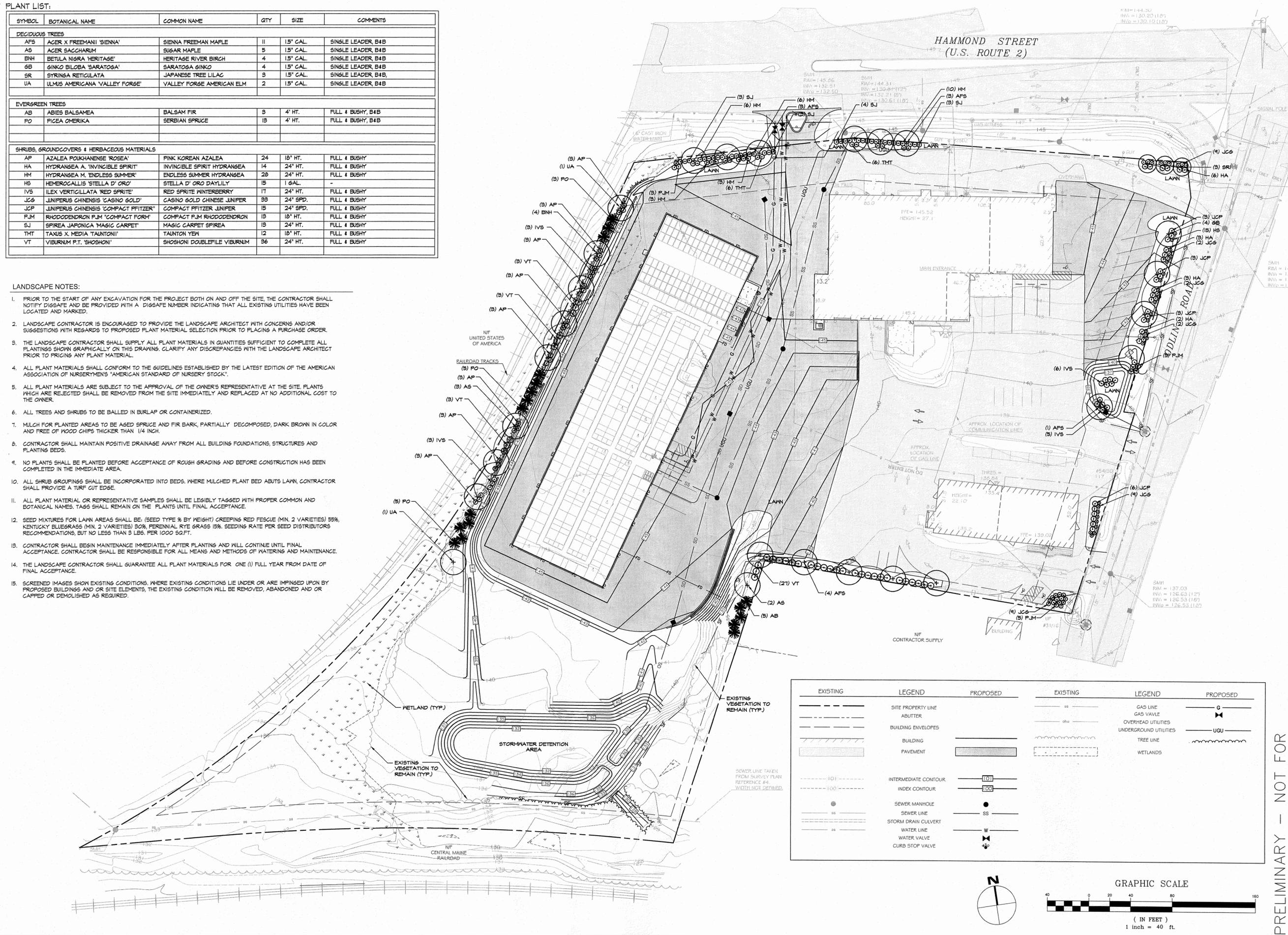
1/20/16 - Updated Stamp(s) C:\2015 - See map sheet date: 02/20/16 11:32 AM

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
AFS	ACER X FREEMANII 'SIENNA'	SIENNA FREEMAN MAPLE	11	15' CAL.	SINGLE LEADER, B4B
AS	ACER SACCHARUM	SUGAR MAPLE	5	15' CAL.	SINGLE LEADER, B4B
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	4	15' CAL.	SINGLE LEADER, B4B
GB	GINKGO BILOBA 'SARATOGA'	SARATOGA GINKO	4	15' CAL.	SINGLE LEADER, B4B
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	3	15' CAL.	SINGLE LEADER, B4B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2	15' CAL.	SINGLE LEADER, B4B
EVERGREEN TREES					
AB	ABIES BALSAMEA	BALSAM FIR	3	4' HT.	FULL & BUSHY, B4B
PO	PICEA OMERIKA	SERBIAN SPRUCE	13	4' HT.	FULL & BUSHY, B4B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
AP	AZALEA POUKHANENSE 'ROSEA'	PINK KOREAN AZALEA	24	18" HT.	FULL & BUSHY
HA	HYDRANGEA A. 'INVINCIBLE SPIRIT'	INVINCIBLE SPIRIT HYDRANGEA	14	24" HT.	FULL & BUSHY
HM	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	28	24" HT.	FULL & BUSHY
H5	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	15	1 GAL.	-
IVS	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	17	24" HT.	FULL & BUSHY
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	33	24" SPD.	FULL & BUSHY
JCP	JUNIPERUS CHINENSIS 'COMPACT PFITZER'	COMPACT PFITZER JUNIPER	15	24" SPD.	FULL & BUSHY
PJM	RHODODENDRON PJM 'COMPACT FORM'	COMPACT PJM RHODODENDRON	13	18" HT.	FULL & BUSHY
SJ	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	13	24" HT.	FULL & BUSHY
TMT	TAXUS X MEDIA 'TAUNTONII'	TAUNTON YEW	12	18" HT.	FULL & BUSHY
VT	VIBURNUM P.T. 'SHOSHONI'	SHOSHONI DOUBLEFILE VIBURNUM	36	24" HT.	FULL & BUSHY

LANDSCAPE NOTES:

- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSAFE AND BE PROVIDED WITH A DISSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- SEED MIXTURES FOR LAWN AREAS SHALL BE: (SEED TYPE % BY WEIGHT) CREEPING RED FESCUE (MIN. 2 VARIETIES) 55%, KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30%, PERENNIAL RYE GRASS 15%. SEEDING RATE PER SEED DISTRIBUTORS RECOMMENDATIONS, BUT NO LESS THAN 3 LBS. PER 1000 SQ.FT.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINSED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.



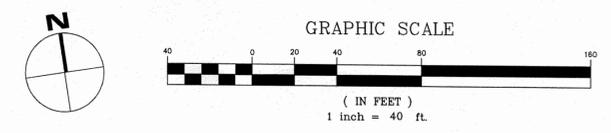
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ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.8898 | www.walsh-eng.com
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LAND DESIGN SOLUTIONS
LANDSCAPE ARCHITECTURE
P.O. BOX 316
160 LONGWOODS ROAD
CUMBERLAND, ME 04021

LICENSED LANDSCAPE ARCHITECT
PETER B. BIEGEL
No. 2824
4/30/16
STATE OF MAINE

U-Haul Self-Storage Facility
1070 Hammond Street
Bangor, Maine
U-Haul Co. of New Hampshire & Maine
515 South Willow Street
Manchester, New Hampshire 03103

EXISTING	LEGEND	PROPOSED	EXISTING	LEGEND	PROPOSED
---	SITE PROPERTY LINE	---	---	GAS LINE	---
---	ABUTTER	---	---	GAS VALVE	---
---	BUILDING ENVELOPES	---	---	OVERHEAD UTILITIES	---
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---	WATER LINE	---	---		
---	WATER VALVE	---	---		
---	CURB STOP VALVE	---	---		



PRELIMINARY - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
A	1/4/16	Site Plan Review	PBB	PBB
B	1/22/16	Revised Plantings	PBB	PBB

Sheet Title:
Landscape Plan

Job No.: 291
Date: Nov. 24, 2015
Scale: L1.1
Checked: SWC
Drawn: WRW