

**PENJAJAWOC MARSH/BANGOR MALL MANAGEMENT
COMMISSION**

PROJECT REVIEW OUTLINE/CHECKLIST

1. Project Description

- Location of project.

1331 Essex Street

- Size of parcel and current use.

Lot 1 – 2.00 acres – Residential

Lot 2 – 41.43 acres to be conveyed to Bangor Land Trust with conditions that the parcel be permanently preserved in its natural state.

Lot 3 – 24.92 acres to be retained by owner. No change in use contemplated at this time.

- Type of proposed use.

No Change

2. Overall Site Layout

- Size and location of new buildings, parking areas, etc.

No Change

- Open Space provisions.

41.43 acres to be conveyed with protective covenants as noted above.

3. Wetland/Habitat Impacts and Mitigation

- What are the impacts to existing wetlands, vernal pools, wildlife habitat, and movement?

No Change

- Will these impacts be mitigated?

N/A

- Describe mitigation measures.

N/A

4. Stormwater Management

- What stormwater impacts will be produced by the project?

No Change

- Describe stormwater management system and how it mitigates impacts.

N/A

5. Site Access/Traffic Impacts

- Describe vehicular access for the project.

No Change – Private Driveway

- What is the peak hour traffic generation?

N/A

- Will an MDOT Traffic Movement Permit be required?

No

- What measures are proposed to mitigate traffic impacts?

N/A

6. Pedestrian/Bicycle Access

- Is pedestrian and bicycle access provided by the project?

Yes. Pedestrian access only via foot trail easement appurtenant to 41.43 acre parcel.

- Does the project provide any opportunity for recreational access?

No

7. Internal Circulation

- Describe how this adequately serves project needs.

N/A

- Does the project provide for or allow connections to adjacent development?

No

8. Landscaping

- Does proposed landscaping meet/exceed minimum standards?

N/A

- Will native species be utilized?

N/A

9. Lighting

- Does proposed lighting meet/exceed minimum standards?

N/A

- Will spillover of light to adjacent areas be reasonably avoided?

N/A

10. Other Development Features/Elements

- Are there additional or unique features of the proposed development not described elsewhere?

No

- Does the site have any unique scenic views, features, etc?

No

11. Invasive Plant Species

- How will invasive plant species be controlled, both during and after construction?

N/A

12. Trash and Litter Control

- The Commission is concerned about potential litter generation on development sites and tendency to be conveyed to adjacent area. How will this be addressed?

N/A

- Will this development commit to policing parking lots and adjacent areas on a daily basis?

N/A

- If not, provide information describing a proposed alternate approach.

N/A

13. Environmental Permits

- Will this project require environmental permits from the Maine Department of Environmental Protection and US Army Corps of Engineers?

No

- If so, please list required permits and explain why they are required.

N/A

- If not, please explain why DEP/USACE permits are not required. Attach any correspondence from regulatory agencies indicating exemption.

N/A