



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, FEBRUARY 17, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Board Members Present:

Chair Jonathan Boucher
Vice Chair Janet Jonas
Ted Brush
Trish Hayes
Greg Hobson
Ken Huhn
Ross Whitford

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer
Grace Innis, Assistant Solicitor

Chair Boucher called the meeting to order at 7:00 P.M.

OLD BUSINESS

1. Adoption of Notices of Decision for Map-Lot R10-010-A&B – Odlin Road and 57 Bangor Mall Boulevard

Member Brush moved that the Board adopt the Notices of Decision for Map-Lot R10-010-A&B – Odlin Road and 57 Bangor Mall Boulevard. Seconded by Member Huhn. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

2. Meeting Minutes – February 3, 2026

Member Huhn moved to approve the minutes of February 3, 2026, seconded by Member Hobson. All voting members in favor, none opposed. Motion passed.

NEW BUSINESS

PUBLIC HEARING - LAND DEVELOPMENT CODE AMENDMENTS

- 3. Zone Change – Ohio Street – Map-Lot R23-003-B – Rural Residence and Agricultural District (RR&A) to Government and Institutional Service District (G&ISD)** – To amend the Land Development Code by changing a parcel of land, located on Ohio Street, Map-Lot R23-003-B, from Rural Residence and Agriculture (RR&A) to Government and Institutional Service District (G&ISD). Said area of land contains approximately 6 acres total and is more particularly indicated on the map attached hereto and made part hereof. Applicant/Owner: The Rock Church.

Chair Boucher introduced the agenda item.

Applicant Representative Randy Bragg, Carpenter Associates, presented to the podium and provided an overview of the application.

Chair Boucher asked staff for any comments – there were none.

Chair Boucher asked the Board for any questions or comments – there were none.

Chair Boucher opened the public comments – there were none. Public comments closed.

Member Brush moved that the Board recommend to City Council that the proposal to amend the Land Development Code by changing a parcel of land, located on Ohio Street at Map-Lot R23-003-B, from Rural Residence & Agricultural District (RR&A) to Government & Institutional Service District (G&ISD) ought to pass. Seconded by Vice Chair Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

- 4. To Amend the Land Development Code, Section 165-73 Parking Area Location and Screening to Remove the Buffer Requirement for Parking Lots Adjacent to Properties Zoned G&ISD, Except Where the Adjacent Property Contains a Residential, Cemetery, or School Use.**

Chair Boucher introduced the agenda item.

Planning Officer Anja Collette presented to the Board and provided an overview of the proposal.

Chair Boucher asked the Board for any questions or comments – there were none.

Chair Boucher opened the public comments – there were none. Public comments closed.

Vice Chair Jonas moved that the Board recommend to City Council that the proposal to amend the Land Development Code, Section 165-73 Parking Area Location and Screening, by removing the buffer requirement for parking lots adjacent to properties zoned G&ISD, except where the adjacent property contains a residential, cemetery, or school use, ought to pass. Seconded by Member Hayes. Roll call vote conducted – all in favor, none opposed. Motion passed.

5. To Amend the Land Development Code, Section 165-13 Definitions to remove State Street from the Minor Arterial Street Definition.

Chair Boucher introduced the agenda item.

Planning Officer Anja Collette presented to the Board and provided an overview of the proposal.

Chair Boucher asked the Board for any questions or comments – there were none.

Chair Boucher opened the public comments – there were none. Public comments closed.

Member Huhn moved that the Board recommend to City Council that the proposal to amend the Land Development Code, Section 165-13 Definitions, by removing State Street from the Minor Arterial Street definition, ought to pass. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

6. Draft Changes to Comply with New State Laws

Planning Officer Anja Collette presented to the Board and provided an overview of the first round of draft ordinance changes:

A. ADUs (Accessory Dwelling Units)

- i. ADUs now allowed on lots with 1 to 3 dwelling units.
- ii. The minimum square footage has been reduced from 190 to 160 square feet.

B. Additional height allowance and reduced parking requirements for affordable housing

- i. If a development meets the definition of an affordable housing development and is located in an area that allows the density bonus, the maximum height is increased by 14 feet and the minimum parking requirement must be no greater than 2 spaces for every 3 units. The Affordable Housing Density Bonus is allowed in URD-2, M&SD, NSD, USD, HDR, S&PS, and GC&S.

C. Units per lot minimum and minimum lot size in the urban zones

- i. URD-1 (Urban Residence 1 District)
 - a. If a lot is located inside the Growth Boundary and is served by public, special district or other centrally managed water system and sewer system, minimum lot size is 5,000sqft for 4 units, including ADUs. (No more than 4 units allowed)

F. Off-site Parking Agreements

- i. Changing our provision to allow a developer to satisfy parking requirements with a legally binding agreement between the developer and the owner of an off-site parking facility within 0.25 miles of the development site.

Member Huhn asked for clarification regarding dimensional requirements, impervious surface ratio, lot coverage, etc. – Planning Officer Collette responded and clarified.

Chair Boucher asked about the long-term affordability covenant – Planning Officer Collette responded and clarified.

Chair Boucher asked about the new requirements for what developments will and will not come before the Planning Board – Planning Officer Collette responded and clarified.

Planning Officer Collette discussed a proposal regarding creation of a smaller lot size allowance for individual tiny homes with Board members. Board members were amenable to making this change.

Member Brush asked about mixed-use allowances – Planning Officer Collette responded and clarified the allowances for mixed commercial & residential uses.

Chair Boucher asked about public notice requirements for minor site plan revisions – Planning Officer Collette responded that there is none. Collette and Boucher discussed at length.

7. 2026 APA Trend Report

Planning Officer Anja Collette noted that the report was provided in the Board’s meeting packet for their review.

8. Follow-Up/Thoughts on Land Use Plan Updates

Member Huhn asked for some additional clarification regarding parking buffer requirements – Planning Officer Collette responded and clarified.

Meeting adjourned at 7:35 pm.

Respectfully submitted,

Sarah Maquillan,
Development Assistant
Planning Division