

PLANNING BOARD OF THE CITY OF BANGOR

MEETING OF AUGUST 5, 2014

MINUTES

Board Members Present: Paul Bolin, Vice Chairman
Wayne Mallar
Dora McCarthy, Alternate Member
Charles Boothby
John Kenney

City Staff Present: David Gould

In the absence of Chairman Sturgeon, Vice Chairman Bolin called the meeting to order at 7:00 p.m. In the absence of Board Members Sturgeon, Miller and Williams, Alternate Member McCarthy was asked to participate.

CONSENT AGENDA

Item No 1: Site Development Plan approval to construct a 600 sq. ft. garage on a concrete slab located at 42 Cedar Street in a Government and Institutional Service District. Community Health and Counseling Services, applicant.

Mr. Kenney noted he had a conflict as he works at WBRC, the firm who was undertaking the project for the applicant.

Mr. Boothby moved that Member Kenney be excused from voting as he had a conflict of interest. Mr. Mallar seconded the motion and the Board voted unanimously that Mr. Kenney had a conflict of interest. Mr. Kenney was excused and he left the Council Chambers.

Vice Chairman Bolin advised the applicant's representative, that with only four members present the applicant could ask to continue their application to the next regular meeting as it will take a unanimous vote of the Board members present to pass the application.

Mr. Chris Parent with WBRC Architects-Engineers representing the applicant, indicated they wished to proceed with four members. Mr. Bolin asked Mr. Parent to provide a brief overview of the proposed project.

Mr. Parent indicated that the applicant, Community Health and Counseling Services, is proposing to add a 600 sq. ft. garage building off First Street. The existing dumpster will be relocated but still accessed from the service drive off First Street. Mr. Mallar asked if Mr. Parent was aware that there was some discussion concerning the separation between the existing structure and the proposed garage. Mr. Parent noted he was aware of the correspondence to the Planning Office.

Vice Chairman Bolin asked Planning Officer Gould for any additional comments. Mr. Gould noted that the application was for Site Development Plan approval to construct a storage building at the CHCS property off First Street. He indicated that late today the Fire Inspector noted there had been some discussion as to the applicable separation distance from the existing building and the proposed accessory structure. The plans before the Board indicated a four-foot separation where five feet may be a fire code requirement. Mr. Gould noted all things considered it is not a material change in the plan before the Board. If the final building determination requires the building to move 12 inches it is within the scope of a minor revision.

Vice Chairman Bolin asked Mr. Parent if such a change would cause them any concern. Mr. Parent indicated they did not have a concern.

Mr. Gould noted, if the Board wanted to condition the approval to accommodate such an adjustment they could. If the Board found it would be a minor revision, if such an adjustment occurred they could approve the plan as presented.

Alternate Member McCarthy moved to approve the Site Development Plan as presented. Member Boothby seconded the motion and the Board Members voted unanimously, 4-0 to approve the Site Development Plan for Community Health and Counseling Service to construct a 600 square foot garage/storage building.

Mr. Kenney returned to the Board.

APPROVAL OF MINUTES

Item No. 2: Planning Board Approval of Minutes.

Vice Chairman Bolin called for a motion on the Minutes of the July 15, 2014 Meeting. Mr. Boothby moved approval of the Minutes as written. Mr. Kenney seconded the motion, which carried unanimously.

The meeting was adjourned at 7:08 p. m.