

PLANNING BOARD OF THE CITY OF BANGOR

MEETING OF JULY 15, 2014

MINUTES

Board Members Present:

**Andy Sturgeon, Chairman
Paul Bolin
Wayne Mallar
Dora McCarthy, Alternate Member
John Miller
Charles Boothby
Julie Williams**

City Staff Present:

David Gould

Chairman Sturgeon called the meeting to order at 7:00 p.m. In the absence of Board Member Kenney, Alternate Member McCarthy voted.

NEW BUSINESS

Item No 1: Site Development Plan approval of a 1,834 sq. ft. addition and associated site improvements at 145 Harlow Street in Downtown Development and Government and Institutional Service Districts. Bangor Public Library, applicant.

Chairman Sturgeon opened the Public Hearing and asked the applicant or their representative to provide a brief overview of their application.

Mr. Paul Brody, of WBRC indicated that they represented the Library on the Site Plan approval. Mr. Brody noted the Library is requesting approval of a 1,800 square foot addition to be constructed in the existing plaza area in front of the 1997 Library addition. The sidewalk from Harlow Street will be relocated to a new first floor entryway. The rear doorway on Center Street will be reconstructed as a concrete walk and a small children's plaza and plantings will be installed.

Ms. Williams asked how the fund drive campaign was going. Lisa Frazell, Director of Marketing & Development for the Library indicated that the fund raising goal had been met.

Mr. Mallar inquired if Assistant City Solicitor Nicklas had reviewed the email from the Code Enforcement Office concerning improvements within the easement area and the applicability of setback requirements.

Mr. Nicklas responded that he had no issues with the Code Officer's response.

Mr. Boothby inquired if the plans included removal of any of the trees adjacent to the building. Mr. Brody indicated that one of the large spruce trees would have to be removed to accommodate construction.

Planning Officer Gould indicated that the Library was located in a Downtown Development District which meant it has no height limit, it has no setbacks, and has no parking requirement. He noted that a portion of the site is owned by the City which has granted an easement to the Library to undertake work on City property. Member Mallar had inquired if the work being undertaken on the City's land would be required to meet setbacks, given it was not in the Downtown Development District. The Code Office noted the elements in question were horizontal walkways and landscaping which did not require adherence to building setbacks.

Mr. Gould indicated that due to a change in staffing in engineering, a new staff member was working with the Planning Office on technical aspects of site plan review. Given the timing of the application Staff and the applicant's designer were still resolving details that morning. The Library has chosen to utilize a "green roof" which is new to Bangor and required some adjustments in order for the stormwater plan to be acceptable to the City. Once that was resolved, Staff is confident in recommending the Board grant Site Plan approval.

Mr. Bolin moved to grant Site Development Plan Approval to construct a 1,834 square foot addition to the Bangor Public Library. Mr. Miller seconded the motion and the Board voted unanimously to approve the Library's site plan.

APPROVAL OF MINUTES

Item No. 2: **Planning Board Approval of Minutes.**

Chairman Sturgeon called for a motion on the Minutes of the July 1, 2014 Meeting.

Mr. Boothby noted that the attendance inadvertently listed Chair Sturgeon twice but failed to list his attendance. Mr. Gould noted the details will be corrected. Mr. Bolin moved the minutes as corrected. Mr. Boothby seconded the motion, which carried unanimously.

The meeting was adjourned at 7:18 p. m.