

PLANNING BOARD OF THE CITY OF BANGOR

MEETING OF MARCH 4, 2014

MINUTES

Board Members Present:

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

City Staff Present:

David Gould

Vice Chairman Bolin called the meeting to order at 7:00 p.m. In the absence of Chairman Sturgeon and Member Kenney, Alternate Member McCarthy was asked to vote.

NEW BUSINESS

Item No. 1: Site Development Plan approval to create a flag lot off Balsam Drive in a Low Density Residential District. Jane Shubert, applicant.

Mr. Dennis Shubert indicated that he and his wife are planning to sell their house off Balsam Road as a flag lot with access via the existing driveway connected to Balsam Road.

Planning Officer Gould indicated that this application is linked to Item No 2. - Subdivision Revision. Mr. Gould gave a brief chronology of events to explain where the proposed applications fit in. In July of 1975 the Judson Heights Subdivision was

approved. At that time, Packard Drive was proposed to connect to Balsam Drive with two lots which only have frontage on that portion of the road. In 1981 the house was constructed, but no through road was built. In 1997, the road existed only as a "paper street" and the City Council acted to release any public interest in it. Today the Shuberts wish to sell their house but maintain the two original lots on Heather Road and Balsam Road. Now that the original frontage has been eliminated they need to create a flag lot to maintain frontage for the lot. Item No. 2 on the Agenda shows how the three lots will be adjusted from their original approval. Mr. Gould noted the flag lot as proposed meets all the requirements of 165- 68B.

Ms. Williams asked if the plan meets the lot requirements of the District. Mr. Gould indicated that it did.

Ms. Williams moved that the Board approve the Site Development Plan to create a flag lot off Balsam Drive in a Low Density Residential District for Jane Shubert, applicant. Mr. Boothby seconded the motion. The Board voted 6 to 0 in favor of the motion.

Item No. 2: Final Subdivision Plan Revision approval to revise three lots in the Judson Heights Subdivision in a Low Density Residential District. Jane Shubert, applicant.

Mr. Dennis Shubert explained that this is a minor adjustment in the original lotting layout to allow them to sell their existing house.

Mr. Miller asked if the approval should be conditioned upon DEP approval. Mr. Gould noted that it did not but he did want everyone to be aware that due to the size of Judson Heights it was under the jurisdiction of the DEP's Site Location of Development Act which should also be amended. The City's notice to the DEP is still pending review by the DEP Staff.

Ms Williams moved that the Board approve the Final Plan Revision of Judson Heights to alter three lots in a Low Density Residential District for Jane Shubert, applicant. Member Miller seconded the motion. The Board voted 6 to 0 in favor.

Item No. 3: Site Development Plan approval to construct a two-unit building in the existing apartment complex at 33 Burleigh Road in a High Density Residential District. JRG Properties, applicant.

Mr. Fred Marshall, of Plymouth Engineering, explained the history of the site. Since the applicant's last approval in 2005 one, 4-unit building was not built and they are now proposing to build a two-unit building instead.

Planning Officer Gould noted that the application largely completes the work started in 2005. The new two-unit building is largely an in-fill location on the site. The memorandum noted some issues flagged by the Engineering Staff. Most all of those have been addressed in the Plan. Mr. Gould did note that the engineers were concerned that the stormwater pond may need maintenance. Mr. Gould noted that as is the case with all stormwater systems they need to be maintained over time to function as designed. Given the time span since construction it should be noted that all stormwater systems will require ongoing inspection and maintenance which is not specifically something the site plan can address.

Alternate Member McCarthy asked if the issue of decks in the setbacks had been addressed. Mr. Gould noted that the original plan showed some decks which encroached into the side yard setbacks. The decks were removed so the encroachment issue went away.

Chair Bolin asked if this was a public hearing. Planning Officer Gould noted that the two-unit building is a permitted use in the HDR District and no hearing was required. Mr. Bolin called for a motion.

Mr. Miller moved to grant JRG Properties Site Development Plan approval to construct a two-unit building at 33 Burleigh Road in a High Density Residential District. Mr. Boothby seconded the motion and the Board voted 6-0 in favor.

APPROVAL OF MINUTES

Item No. 4: **Planning Board Approval of Minutes.**

Vice Chairman Bolin indicated that the Minutes of the February 18, 2014 meeting were in order. Mr. Boothby moved to approve the Minutes of the February 18, 2014 Planning Board meeting, as printed. Mr. Miller seconded the motion, which carried unanimously.

There being no further items for discussion, the meeting was adjourned at 7:18 p.m.