

PLANNING BOARD OF THE CITY OF BANGOR

MEETING OF AUGUST 4, 2015

MINUTES

Board Members Present:

**John Miller, Vice Chairman
Charles Boothby
Dora McCarthy
John Kenney
Wayne Mallar
Pete Parizo, Alternate Member**

City Staff Present:

David Gould

News Media Present:

Bangor Daily News

In Chairman Bolin's absence, Vice Chairman Miller presided and called the meeting to order at 7:00 p.m. In the absence of Board Member Williams, Alternate Member Parizo was asked to vote.

NEW BUSINESS

Item No. 1: Conditional Use and Site Development Plan approval to add a second order station at 1105 Union Street in a Shopping & Personal Service District. McDonald's Real Estate Company, applicant.

Vice Chairman Miller opened the Public Hearing and asked the applicant to make a brief presentation. Mr. John Kucich, PE of Bohler Engineering, indicated he represented McDonald's. Mr. Kucich described the changes at the site. The proposed plan adds a second order station which is often the hold up in processing drive-thru orders. By adding a second station parking needs to be rearranged and shifted to the left side of the lot. There are no changes to the building itself and some additional green space is being added. As noted by the City staff some parking will be repainted to

maintain a 45 degree angle consistent with the Code. The Plan also cites that the 2000 plan's landscaping will be maintained.

Mr. Mallar asked if some of the plantings had not been installed or had died. Mr. Kucich noted that any missing plantings would be replaced. Mr. Kenney asked if there was a crosswalk to safely get customers to the door when walking in front of the drive-thru lane.

Planner Gould noted that the application was for Conditional Use and Site Development Plan approvals. While the additional order station does not increase the trip generation, the alteration was seen as a change in the drive-thru function which is a conditional use. There are no changes to the building and the design engineers have agreed to conform to the approved 2000 landscape plan as approved. Mr. Gould noted if the applicant wishes to amend the plan to address member Kenney's concern as to a crosswalk they could do so. Staff wanted it to be clear in the record.

Mr. Kucich noted they would be happy to add the crosswalk requested by Mr. Kenney. Mr. Gould noted that Staff had no concerns with the plan as presented by Bohler Engineering.

Mr. Kenney moved to approve the Conditional Use and Site Development Plan for McDonald's Real Estate Company to construct a second order station at 1105 Union Street. Mr. Boothby seconded and the Board voted unanimously (6-0) to grant Conditional Use and Site Development Plan approvals.

APPROVAL OF MINUTES

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

Mr. Boothby moved to approve the Minutes of the July 21, 2015 Meeting. Mr. Kenney seconded the motion and the Board voted unanimously to approve the Minutes.

MISCELLANEOUS BUSINESS

Item No. 3: **Planning Board Review of Correspondence and Other Communications from the Planning Office.**

Planning Officer Gould noted that there were Mylar subdivision plans for the Grandview Estates project to be signed by the members who voted in favor of the subdivision.

There being no further business, the meeting was adjourned at 7:16 p.m.