

PLANNING BOARD OF THE CITY OF BANGOR

MEETING OF JULY 21, 2015

MINUTES

Board Members Present:

**Paul Bolin, Chairman
Charles Boothby
John Kenney
Wayne Mallar
John Miller
Pete Parizo, Alternate Member
Julie Williams**

City Staff Present:

David Gould

News Media Present:

Bangor Daily News

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

NEW BUSINESS

Item No. 1: Site Development Plan approval to construct a 35,260 sq. ft. 24-unit apartment building at 100 and 101 First Street in a Contract Multi-Family & Service District. Bangor Housing Development Corporation, applicant.

Mr. Boothby indicated that he had a conflict of interest as he is on the Bangor Housing Authority Board. John Kenney moved that Mr. Boothby has a conflict of interest. Mr. Miller seconded the motion, which passed by a vote of 6 to 0.

Mr. Kenney indicated that he, too, had a conflict of interest as his employer is the firm that prepared the applicant's plans. Mr. Parizo moved that Mr. Kenney had a conflict of interest. Mr. Miller seconded the motion. The motion passed by a vote of 5 to 0.

Mr. Paul Brody, Landscape Architect with WBRC, indicated that he represented Bangor Housing Development Corporation. Mr. Brody described the building on First Street as a 24-unit structure, two stories tall on First Street and four stories tall in the rear due to the grade. The units would have 10 parking spaces immediately in front of the building and 15 across First Street. The Plan includes access to Second Street Park. Much of the existing trees will be preserved and some additional deciduous and evergreen trees to be added. Mr. Brody went through all the contract conditions of the zone change and how those would be met by the plan. The Board had no specific questions of Mr. Brody. Several Board Members indicated they were pleased with the applicant's thoroughness and attention to detail.

Planning Officer David Gould noted that the project met or exceeded every standard in the Land Development Code and Contract Zone. Mr. Gould went on to say that the level of detail in this project is far in excess of what the Board typically sees. The designers worked with the City Engineers to address utility and stormwater concerns and with the Fire Department to deal with access and fire protection issues. Staff recommended that the Board grant Site Development Plan approval.

Ms. Williams made a motion to approve the Site Development Plan for Bangor Housing Development Corporation to construct a 24-unit government subsidized Low-income housing project.

Mr. Miller seconded the motion and the Board voted unanimously (5-0) to grant site development plan approval.

Item No. 2: **Planning Board Consideration of Findings of Fact – TJS Realty LLC/Paradis Realty LLC – Grandview Estates Project.**

Planning Officer Gould distributed to the Board a copy of the Findings of Fact and Conclusions on the Grandview Estates Condominium project.

Mr. Miller noted that because he was not present at the Board's review or vote that he would abstain from voting on the Findings. Mr. Gould noted that Mr. Mallar had asked for clarification as to the sidewalk that was partly on a private street and partly on a public street. The statement concerning the sidewalk was adjusted to note the change at Grandview.

The Board Members concluded the Findings represented their decision on the project. Ms. Williams moved to approve the Findings as drafted by the Staff. Mr. Boothby seconded the motion and the Board voted 5-0 with one abstention to approve the Findings as written.

APPROVAL OF MINUTES

Item No. 3: **Planning Board Approval of Minutes**

Planner Gould noted that the minutes of the June 16, 2015 and July 7, 2015 meetings were ready for Board review. Mr. Gould noted that the details of Assistant City Solicitor Nicklas' comments were reviewed in the meeting tape and Staff believes the minutes accurately reflect what Mr. Nicklas' recommendation/legal opinion was. Mr. Gould noted the Minutes were not intended to be a transcript, but a summary of the relevant discussion and votes.

Mr. Boothby moved to approve both sets of minutes, as amended. Ms. Williams seconded the motion and the Board voted unanimously to approve the Minutes for the June 16th and July 7th Meetings.

MISCELLANEOUS BUSINESS

Item No. 4: **Planning Board Review of Correspondence and Other Communications from the Planning Office.**

Planning Officer Gould discussed a proposed Land Development Code amendment that would institute a Pre-Application meeting for major projects. Mr. Gould noted that this is a formalization of a step that is typically undertaken with applicants. At this point we're looking at making it a required step such that everyone is up to speed and on the same page. It may take some time for all parties to get on board, but it should help avoid having eleventh hour changes. The Board Members indicated they were comfortable with the proposed change.

The meeting was adjourned at 7:35 p.m.