

PLANNING BOARD OF THE CITY OF BANGOR

MEETING OF JUNE 2, 2015

MINUTES

Board Members Present:

**Paul Bolin, Chairman
Charles Boothby
Wayne Mallar
Dora McCarthy
Pete Parizo, Alternate Member
Julie Williams**

City Staff Present:

David Gould

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

PUBLIC HEARINGS

Item No. 1: Amending the Land Development Code – Chapter 165-9 C. Conditional Uses – to set standards for amendments to Conditional Uses. City of Bangor, applicant. C.O. # 15-191.

Chairman Bolin opened the Public Hearing. Planning Officer Gould noted that the amendment was developed at the request of the Board to provide guidance on Planning Board approved conditional uses which may change over time. In discussions with the Board there was a concern that a low volume drive-thru business may be changed to a high volume drive-thru without any further consideration of the traffic impacts of such a change.

In working with the City Engineer and legal office, guidelines were established to set standards for when changes in traffic volume or peak hour need to return to the Board. In addition, the language further clarified other standards that the Board must find in approving the conditional uses.

As there were no proponents or opponents to the proposed amendment, Chairman Bolin closed the Public Hearing and asked for a motion.

The Board voted unanimously in favor of a motion to recommend that the City Council adopt the proposed Amendment to the standards for conditional uses as contained in C.O. # 15-191.

NEW BUSINESS

Item No. 2: **Site Development Plan approval to redesign the traffic pattern and student drop off at 100 Moosehead Boulevard in a Government and Institutional Service District. Bangor School Department, applicant.**

Jeanna DeTour of Carpenter Associates reviewed the plan for the reorientation of the parking and drop off areas at Downeast School. The plan seeks to better define bus drop off from parent drop off areas. The Downeast School is a Pre-K through third grade school with 366 students and 48 staff. While the plan does add some new paved areas it will eliminate significantly more. Parking spaces will be increased to 62 spaces.

Ms. Williams asked where the existing cross walks are located. Ms. DeTour showed the Board from a color rendering where the existing walks were located. Ms. Williams was curious where cross walks were located that would help students cross driveways. Ms. DeTour noted that there aren't any school maintained cross walks on the site.

Planner Gould stated that it was a fairly simple plan with the goal to separate bus traffic from other student drop off areas in passenger cars. As most people are familiar with schools, more and more students are driven to school in automobiles in lieu of riding on the school bus. The plan seeks to separate those two functions. Mr. Gould noted the City Engineer's Office reviewed the plan and had no concerns given its reduction in overall impervious area.

Ms. Williams moved to approve Site Development Plan approval to redesign the traffic pattern and student drop off at 100 Moosehead Boulevard in a Government and Institutional Service District, Bangor School Department, applicant. Ms. McCarthy seconded the motion and the Board voted unanimously to approve the Site Development Plan of the Bangor School Department for redesigned drop off and parking at Downeast School.

APPROVAL OF MINUTES

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

Chairman Bolin noted there were two sets of Minutes for review. Mr. Boothby moved the May 5th and May 19th meeting minutes. Mr. Boothby moved approval of both sets of Minutes. Alternate Member Parizo seconded and the Board voted unanimously to approve the Minutes. Mr. Parizo noted that the May 5th Minutes had misspelled his name. Planner Gould noted he would get it corrected.

MISCELLANEOUS BUSINESS

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

Mr. Gould noted Staff had provided the Board with an 8-1/2 by 11 map which highlighted locations of lots zoned Low Density Residential (LDR) but are less than the LDR 12,000 SF Minimum Lot Area.

Mr. Gould had a large map depicting those areas. He noted that since making the Board's version, Staff had refined the map to show lots which were approved as cluster subdivisions, and, therefore, allowed to be smaller, manufactured housing subdivisions with smaller lots and some in which the Geographic Information System (GIS) scaled less than 12,000 square feet where they actually do meet the minimum.

While the overall map provided a lot of information it was not exactly clear where the Board should go from here. Mr. Gould suggested that Staff look into a few examples and provide the Board with some additional information.

There being no further items for discussion, the meeting was adjourned at 7:26 p.m.