

PLANNING BOARD AGENDA

TUESDAY OCTOBER 20, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

CONSENT AGENDA

1. SITE DEVELOPMENT PLAN

33 Burleigh Road – JRG Properties

Site Development Plan approval to add 388 sq. ft. to an attached, one-family dwelling unit at 33 Burleigh Road in a High Density Residential District. 33 Burleigh Road – JRG Properties.

2. SITE DEVELOPMENT PLAN

100 Dowd Road – Ned Jennings

Site Development Plan approval to construct a 1,800 sq. ft. addition for office and showroom use at 100 Dowd Road in an Industry and Service District. Ned Jennings, applicant.

PUBLIC HEARINGS

**3. CONDITIONAL USE/SITE
DEVELOPMENT PLAN**

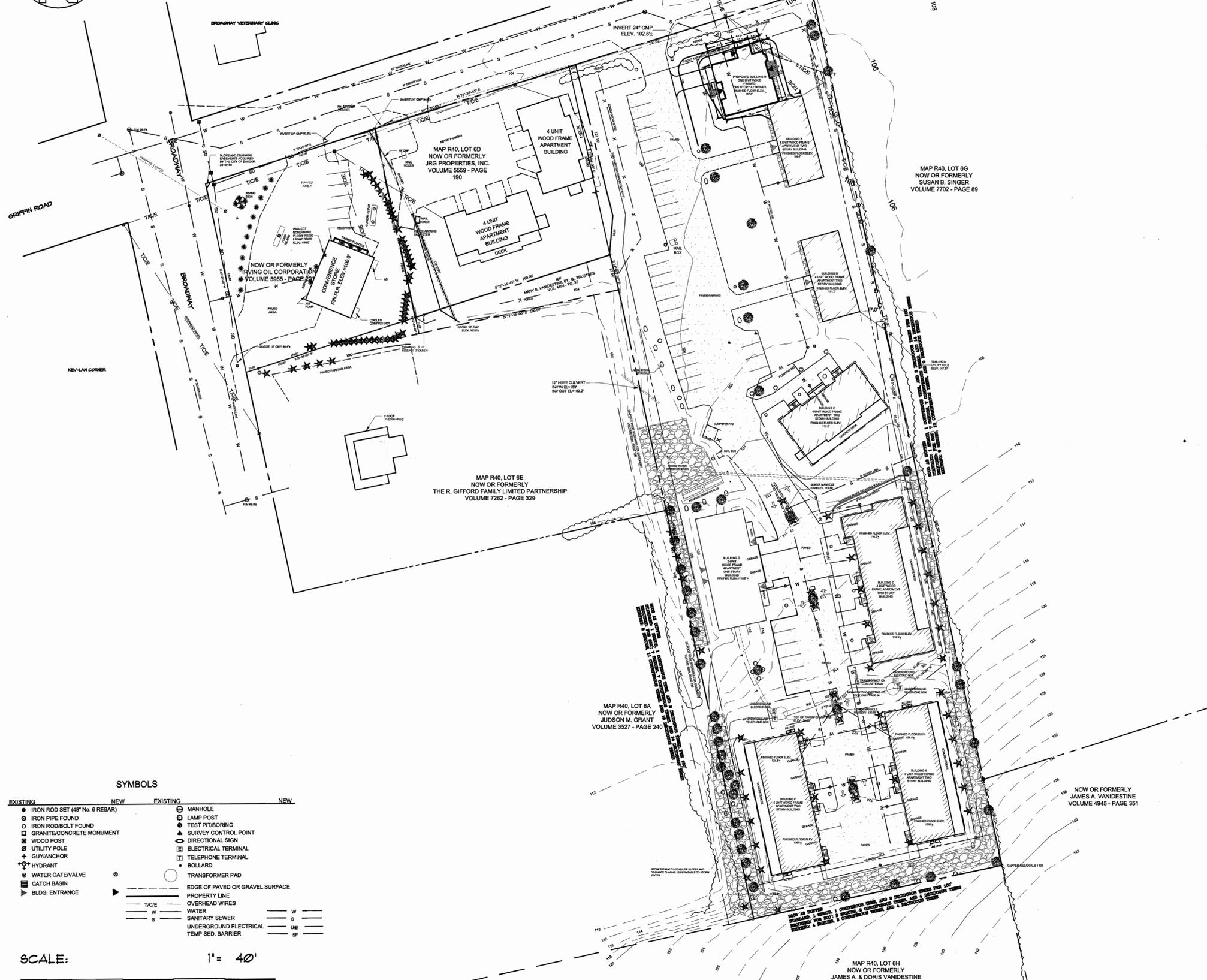
**653 Broadway – Hannaford Bros.
LLC**

**Conditional Use/Site Development
Plan approvals for a drive-thru use
(Hannaford To Go) at 653
Broadway in a Shopping and
Personal Service District.
Hannaford Bros. Co., LLC,
applicant.**

APPROVAL OF MINUTES

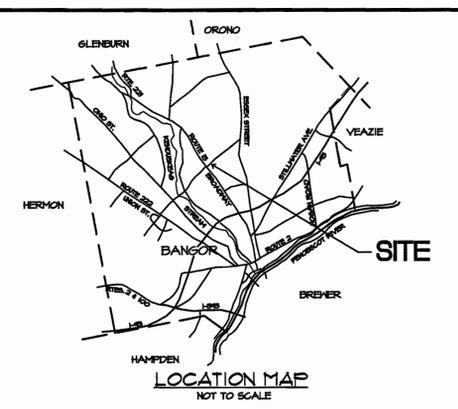
4. PLANNING BOARD APPROVAL

**Planning Board Approval of
Minutes.**



SYMBOLS

EXISTING	NEW	EXISTING	NEW
● IRON ROD SET (48" No. 6 REBAR)	○ MANHOLE	○ LAMP POST	○ TEST PIT/BORING
○ IRON PIPE FOUND	○ SURVEY CONTROL POINT	○ DIRECTIONAL SIGN	○ ELECTRICAL TERMINAL
□ GRANITE/CONCRETE MONUMENT	○ UTILITY POLE	○ GUY/ANCHOR	○ TELEPHONE TERMINAL
○ HYDRANT	○ BOLLARD	○ WATER GATE/VALVE	○ TRANSFORMER PAD
○ CATCH BASIN	○ BLDG. ENTRANCE	○ EDGE OF PAVED OR GRAVEL SURFACE	○ PROPERTY LINE
○ OVERHEAD WIRES	○ WATER	○ SANITARY SEWER	○ UNDERGROUND ELECTRICAL
○ TEMP SED. BARRIER			



33 Burleigh Road
 LAND USE DISTRICT: High Density Residential
 EXISTING USE: Four Unit Apartments Buildings & Duplex
 PROPOSED USE: Duplex Apartments; Four Unit Apartment; Four Unit w/ Attached Single Unit

ZONING DISTRICT REQUIREMENTS	STANDARD	EXISTING	PERMITTED	PROPOSED
Minimum Lot Area (SF)	12,000	135,945	135,945	135,945
Minimum Lot Width (FT)	100	200	200	200
Minimum Front Yard Setback (FT)	25	75	34	25.4
Minimum Side Yard Setback (FT)	20	17	17	17
Minimum Rear Yard Setback (FT)	25	29.5	29.5	29.5
Maximum Building Height	45	30	30	30
Maximum Lot Coverage Ratio	0.30	0.159	0.17	0.17
Maximum Floor Area Ratio	0.5	0.319	0.33	0.33
Maximum Impervious Surfaces Ratio	0.65	0.409	0.423	0.425

Number of Dwelling Units per Bldg. Type	EXISTING	PERMITTED	PROPOSED
Two Unit Building	2	2	2
Four Unit Buildings	24	20	20
Five Unit Building	0	5	5
Total Number of Dwelling Units	26	27	27

Density: Building/SF	EXISTING	PERMITTED	PROPOSED
Two Unit Building	12,000	12,000	12,000
Four Unit Building	18,000	108,000	90,000
Five Unit Building	21,000	0	21,000
Total	120,000	123,000	123,000
Lot Area Remaining	15,945	12,945	12,945

PARKING REQUIREMENTS	EXISTING	PERMITTED	PROPOSED
Required	1.5spaces/DU	39	40.5
Spaces outside	48	49	49
Garage Spaces	14	15	15
Total Parking Spaces	62	64	64

PARKING SETBACK REQUIREMENTS	EXISTING	PERMITTED	PROPOSED
Front Yard Parking Setback (FT)	20	34	25
Side Yard Parking Setback (FT)	10	26	20
Rear Yard Parking Setback (FT)	10	30	20

AREA CALCULATIONS (SF)	EXISTING	PERMITTED	PROPOSED
Building A-4 Unit	1,850	1,850	1,850
Building B-4 Unit	1,982	1,982	1,982
Building C-4 Unit	2,536	2,536	2,536
Building D-4 Unit	4,626	4,626	4,626
Building E & F- 4 Unit (3,571 SF each)	7,142	7,142	7,142
Building G-2 Unit	3,524	3,524	3,524
Building H-1 Unit	0	1,465	1,852
Total Building Foot Print	21,660	23,125	23,512
Gross Floor Area	43,320	44,785	45,172
Impervious Surfaces			
Parking Lot and Driveway	33,251	33,739	33,380
Building Entrances/porches/patio	672	672	620
Total Impervious Surfaces	33,923	34,411	34,200
Total Building & Impervious Surfaces	55,583	57,536	57,712

NOTE: FOR THE PURPOSES OF THE LAND DEVELOPMENT CODE THE PROPOSED SINGLE FAMILY DWELLING UNIT "BUILDING H" ATTACHED TO THE FOUR UNIT "BUILDING A" CREATES A FIVE DWELLING UNIT BUILDING. A FIRE WALL WILL BE CONSTRUCTED BETWEEN THE TWO BUILDINGS CREATING A FOUR DWELLING UNIT BUILDING AND A SINGLE FAMILY DWELLING UNIT BUILDING. THERE WILL BE NO ACCESS BETWEEN THE TWO BUILDINGS. THEREFORE THE ADMINISTRATIVE AUTHORITY AS NOTED IN IBC AND NFPA 101 WILL HAVE DETERMINED THE TWO BUILDINGS ARE SEPARATE.

SITE PLAN NOTES:
PLAN REFERENCES:

- THIS PLAN IS BASED UPON A PLAN TITLED "AS-BUILT PLAN SHOWING PROPOSED MINOR REVISIONS TO APPROVED SITE PLAN, APPROVED JULY 19, 2005, PROPERTY OF JRG PROPERTIES, BURLEIGH ROAD-BANGOR, MAINE" DATED SEPTEMBER 24, 2007 BY PLUGA & DAY LAND SURVEYORS, BANGOR, MAINE. ADDITIONAL "AS-BUILT" TOPOGRAPHY OF THE AREA OF THE PROPOSED DUPLEX BUILDING WAS DEVELOPED BY PLUGA & DAY LAND SURVEYORS, 2014. SITE IMPROVEMENTS AND LOCATION OF BUILDING G TAKEN FROM PLANS SUBMITTED UNDER THE BANGOR LAND DEVELOPMENT CODE AND APPROVED BY THE BANGOR PLANNING BOARD ON MARCH 4, 2014.
- THE SUBJECT PROPERTY IS TAX MAP R40, LOT 8F, CITY OF BANGOR ASSESSORS OFFICE.
- THE LOCATION SHOWN ON THIS PLAN OF ABOVE GROUND AND UNDERGROUND UTILITIES INCLUDING ELECTRICITY, WATER, TELEPHONE, SANITARY SEWER, NATURAL GAS, AND STORM WATER ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY WORK.
- FEDERAL, STATE, AND MUNICIPAL LAWS AND REGULATIONS REQUIRE ANYONE PERFORMING ANY SORT OF EXCAVATION, INCLUDING DIGGING, BORING, BACKFILLING, OR GRADING TO NOTIFY "DIG-SAFE" (1-800-344-7233) AND ANY APPLICABLE UTILITY THAT IS NOT A PARTICIPANT IN "DIG-SAFE", AT LEAST 72 HOURS PRIOR TO COMMENCING WORK.
- THIS PROJECT IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. PUBLIC WATER IS PROVIDED BY THE BANGOR WATER DISTRICT. PUBLIC SEWER IS PROVIDED BY THE BANGOR SANITARY DISTRICT.
- ANY PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS DEPICTED ON THIS PLAN ARE FOR THE USE OF THE CLIENT OR THEIR AGENT(S) AND ANY PERMITTING REVIEW AGENCIES. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY, AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

REVISIONS

NO.	DATE	DESCRIPTION
1		

PROJECT NAME: Burleigh Road Apartments
 PROJECT NO: 14157
 DRAWING NO: 14157-03-03-03-03-03
 FIELD NO: N/A
 SCALE: AS SHOWN
 DATE ISSUED: October 6, 2015
 CLIENT: JRG Properties 701 Odell Road Bangor, Maine 04401

Plymouth Engineering, Inc.
 P.O. Box 46 30 Lower Detroit Road
 Plymouth, Maine 04989
 Tel: (207) 857-2071 Fax: (207) 267-2150
 info@plymouthengineering.com
 www.plymouthengineering.com

FOR PERMIT ONLY
 NOT FOR CONSTRUCTION
 FRED S. MARSHALL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE
 No. 14157-03-03-03-03-03
 DRAWING NOT TO BE USED FOR PERMITTING PURPOSES ONLY AND NOT BE INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 2 OF 5

C2A

Oct 13, 2015 - 8:34am J:\2014\14137 - Burleigh Road Apartments Revised 2 - Bangor - JRG Properties\J. Drawings\CIVIL\14137\Basel3.dwg

MERRITT ASSOCIATES NOTES:
 1. THIS DRAWING HAS BEEN PREPARED FOR THE PURPOSE OF DESCRIBING A PROPOSED ADDITION TO THE MAIN BUILDING AS WELL AS TO SHOW THE PREVIOUS APPROVED SITE PLAN AND EXISTING CONDITIONS.

2. THIS DRAWING IS BASED ON AN AS-BUILT SITE PLAN BY PLUSGA AND DAY DATED 11-5-1997 AND FILED WITH THE REGISTRY OF DEEDS VOLUME 4391, PAGE 80. NOTES AND A LEGEND FROM THAT PLAN APPEAR BELOW.

3. CONTOURS HAVE BEEN CORRELATED TO THOSE ON A SITE PLAN FOR THE ADJACENT LOT #9A, DATED MARCH, 2011, BY PLYMOUTH ENGINEERING (FRID MARSHALL).

4. EXISTING OIL SEPARATOR HAS BEEN SERVICED AUGUST, 2015. PREVIOUS SERVICE- MAY, 2013

5. BUILDING HEIGHTS ARE AT THE EAVE.

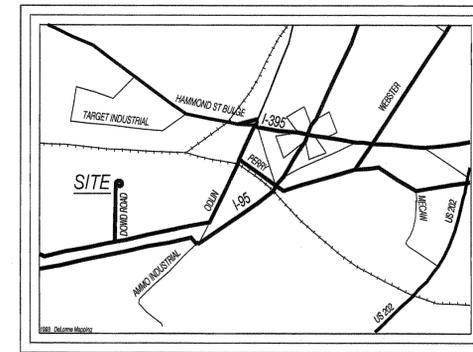
NOTES:

- (1) DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- (2) BUILDINGS LOCATED ON THE SUBJECT PREMISES DO NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DEPICTED ON FLOODWAY MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE MUNICIPALITY OF BANGOR, MAINE.
- (3) PROPERTY DEPICTED ON THIS PLAN IS DEFINED AS LOT 8A ON A PLAN TITLED, IN PART, "... DOWD INDUSTRIAL ESTATES ..." DATED SEPTEMBER 25, 1981, RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, MAP FILE D 5-89.
- (4) THIS PLAN IS PROVIDED FOR THE SOLE PURPOSE OF SHOWING THE AS-BUILT CONDITION OF THE SITE AS PROPOSED BY A SITE PLAN DATED AUGUST 21, 1996, AND APPROVED BY THE PLANNING BOARD FOR THE CITY OF BANGOR ON SEPTEMBER 3, 1996.

LEGEND

- IRON PIPE FOUND
- IRON ROD/BOLT FOUND
- ⊗ UTILITY POLE
- + GUY/ANCHOR
- ⊕ HYDRANT
- ▭ CATCH BASIN
- ⊙ MANHOLE
- ▲ SURVEY CONTROL POINT

SITE LOCATION MAP



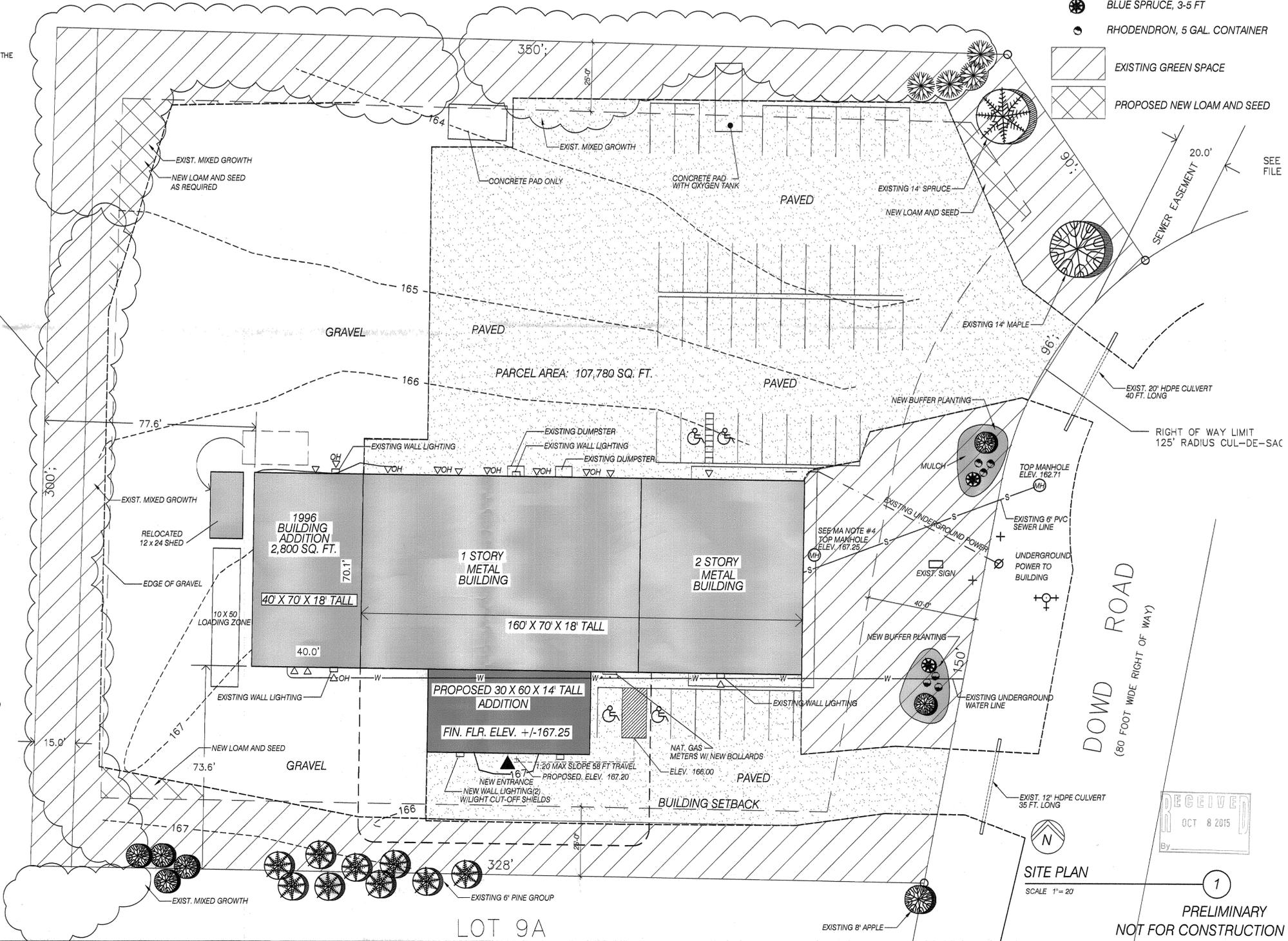
LEGEND

- 164 -- EXISTING CONTOUR
- 167- NEW CONTOUR
- △ EXISTING ENTRY DOOR
- △OH EXISTING 12' OVERHEAD DOOR
- - - SILT FENCE (FOR CONSTRUCTION)

PLANTING LEGEND, NEW BUFFER

- RED MAPLE, 5-6 FT
- BLUE SPRUCE, 3-5 FT
- RHODENDRON, 5 GAL. CONTAINER
- ▨ EXISTING GREEN SPACE
- ▨ PROPOSED NEW LOAM AND SEED

LOT 7



DISTRICT/USE: INDUSTRY AND SERVICE

LOT COVERAGE:

- 1. LARGE BUILDING- 70 x 160=11200 SF
- 2. '96 ADDITION- 40 X 70= 2800 SF
- 3. SHED- 12 X 24= 288 SF

SUB TOTAL 14,288 SF
 PROPOSED ADDITION 1800 SF
 TOTAL 16,088 SF

LOT SIZE 107,780 SF COVERAGE= 15% ALLOWED= 35%

IMPERVIOUS SURFACE:

LOT SIZE 107,780 SF
 GREEN AREA: 32,539 SF
 PAVED AREA: 34,611 SF
 GRAVEL AREA: 24,406 SF
 UNACCOUNTED: 136 SF (ASSUME IMPERVIOUS)
 BUILDING: 16,088 SF
 TOTAL IMPERVIOUS: 75,241 SF RATIO: .698 ALLOWABLE: .70

FLOOR AREA RATIO:

LOT SIZE 107,780 SF FLOOR AREA 20,267 SF
 FAR: .18 ALLOWABLE: .6

PARKING:

BUSINESS 8,000 SF @ 1/300 SF = 27 SPACES
 SHOWROOM 1,800 SF @ 1/300 SF = 6 SPACES
 WAREHOUSE 4 EMPLOYEES @ 1-1.5= 6 SPACES

TOTALS: 39 SPACES REQUIRED, 42 SPACES SHOWN
 NOTE: ALL PARKING IS EXISTING EXCEPT TWO NEW HC SPACES ADJACENT TO THE PROPOSED ADDITION.

Office/Showroom Addition
 100 Dowd Road Bangor, Maine

Proposed Site Plan

5	4	3	2	1
				Revisions per Planning 10-7-15

Architecture for Maine
Merritt Associates

Drawn: drm
 Checked: drm
 Date: 10/07/15
 Project No: **21553**

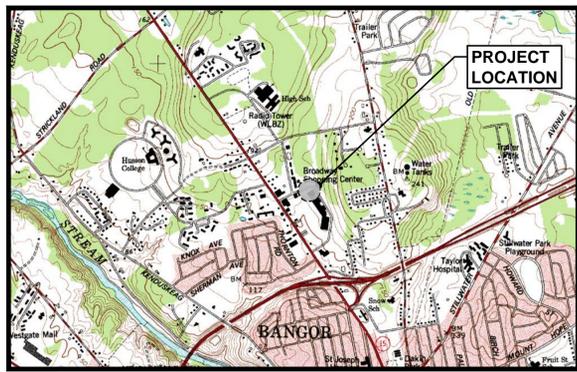
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SITE PLAN

SCALE 1" = 20'

1
 PRELIMINARY
 NOT FOR CONSTRUCTION



AREA SKETCH / LOCATION MAP
SCALE: 1" = 2000' ±

**PROPOSED
"HANNAFORD TO GO"
LOCATION**

**EXISTING
HANNAFORD
SUPERMARKET**

- Notes:**
- Property Owner:
RPAI Bangor Broadway L.L.C.
2021 Spring Road, Suite 200
Oak Brook, IL 60523
 - Applicant/Agent:
Hannaford Bros. Co., LLC
c/o J M Lord
PO Box 28 - 560 South Road
Rye Beach, NH 03871
1-603-502-3650
 - Property Address:
653 Broadway
Bangor, ME 04401

Map/Parcel: R41-031
Book/Page: 10116/171
 - Total Site Area:
42.37 acres = 1,845,693 SF
 - Zoning:
S & PS - Shopping and Personal Services

Notes Continued:

6. Space and Bulk Criteria in Zone S & PS for a Drive-in Business and estimated impervious surface ratio and lot coverage for the entire Broadway Shopping Center:

	Min. Lot Size	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Building Height	Max. Lot Coverage	Max. Impervious Surface Ratio
Required	10,000 sf	100 ft	40 ft	10 ft	25 ft	40 ft	30%	70%
Existing*	1,845,693 sf	> 100 ft	159 ft	389 / 300 ft	350 ft	22.5 ft	10%	44.4%
Proposed*	unchanged	unchanged	unchanged	unchanged	unchanged	unchanged	unchanged	unchanged

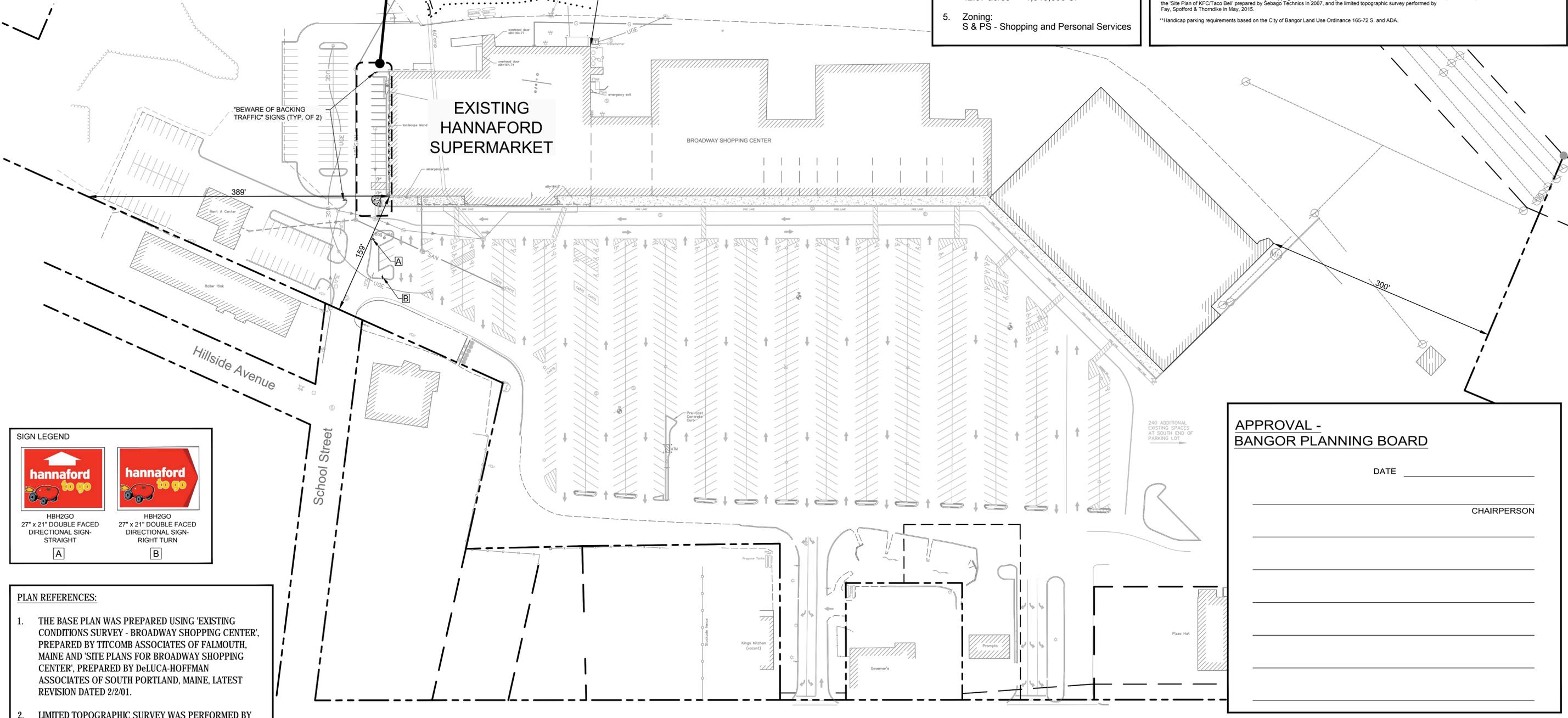
* Existing and proposed values are for the entire Broadway Shopping Center and based on the KFC/Taco Bell Site Plan approved in May of 2008 and completed by Sebago Technics. Sebago Technics' Site Plan refers to the Land Title Survey prepared by Piliga & Day Land Surveyors dated September 15, 2005.

7. City Parking Requirements and Summary:

	Required in S & PS	Existing	Proposed
Total Spaces*	3.33 / 1000 SF = 632 spaces	5.62 / 1000 SF = 1067 spaces	5.62 / 1000 SF = 1067 spaces
Handicap Spaces**	21	47	47

*Total number of spaces is calculated based on the total Broadway Shopping Center building floor area of 189,716 SF. This area is based on the 'Existing Conditions Survey - Broadway Shopping Center' prepared by TITCOMB ASSOCIATES of FALMOUTH, ME; the 'Site Plans for Broadway Shopping Center' prepared by DeLuca Hoffmann Associates of South Portland, ME in 2001; the 'Site Plan of KFC/Taco Bell' prepared by Sebago Technics in 2007; and the limited topographic survey performed by Fay, Spofford & Thorndike in May, 2015.

**Handicap parking requirements based on the City of Bangor Land Use Ordinance 165-72 S. and ADA.



SIGN LEGEND

A

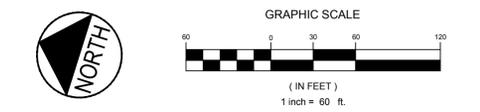
B

- PLAN REFERENCES:**
- THE BASE PLAN WAS PREPARED USING 'EXISTING CONDITIONS SURVEY - BROADWAY SHOPPING CENTER', PREPARED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE AND 'SITE PLANS FOR BROADWAY SHOPPING CENTER', PREPARED BY DeLUCA-HOFFMAN ASSOCIATES OF SOUTH PORTLAND, MAINE, LATEST REVISION DATED 2/2/01.
 - LIMITED TOPOGRAPHIC SURVEY WAS PERFORMED BY FAY, SPOFFORD & THORNDIKE IN MAY 2015.

**APPROVAL -
BANGOR PLANNING BOARD**

DATE _____

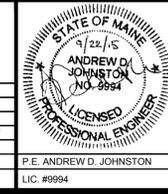
CHAIRPERSON



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
5	09.22.15	REISSUED PERMIT SET
4	09.15.15	UPDATED PERMIT SET PER LANDLORD COMMENTS
3	09.11.15	UPDATED PERMIT SET PER LANDLORD COMMENTS
2	08.11.15	UPDATED PER CITY COMMENTS AND RE-ISSUED PERMIT SET
1	07.21.15	PERMIT SET

REVISIONS



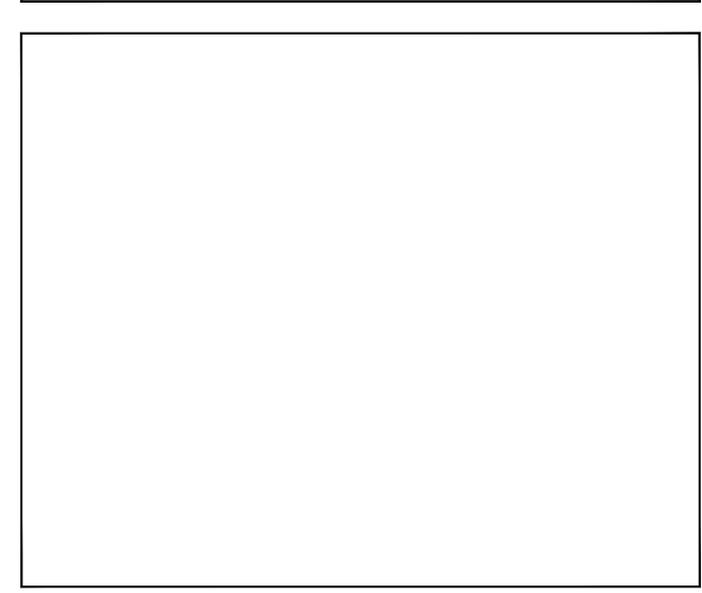
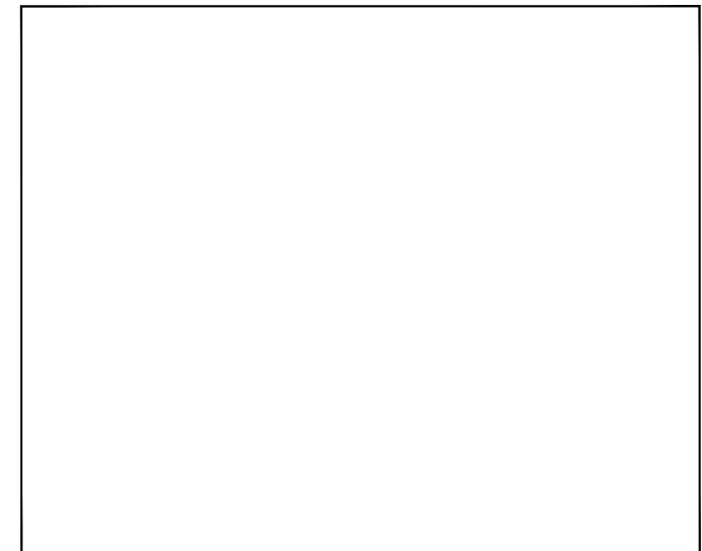
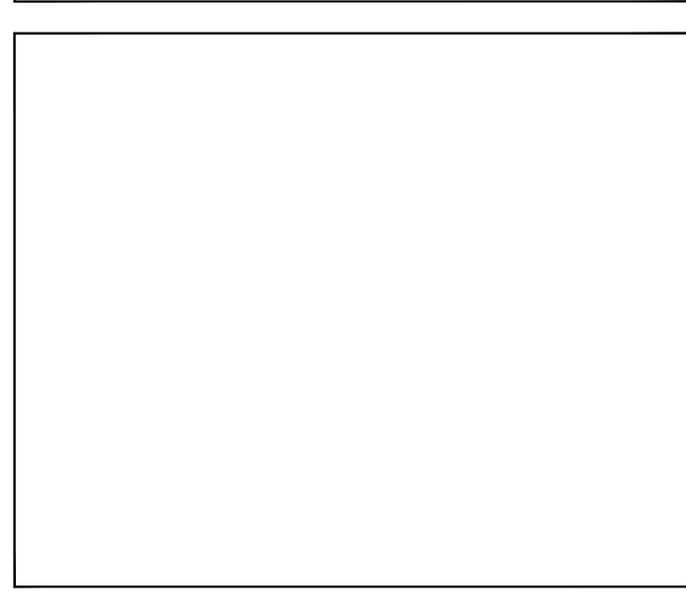
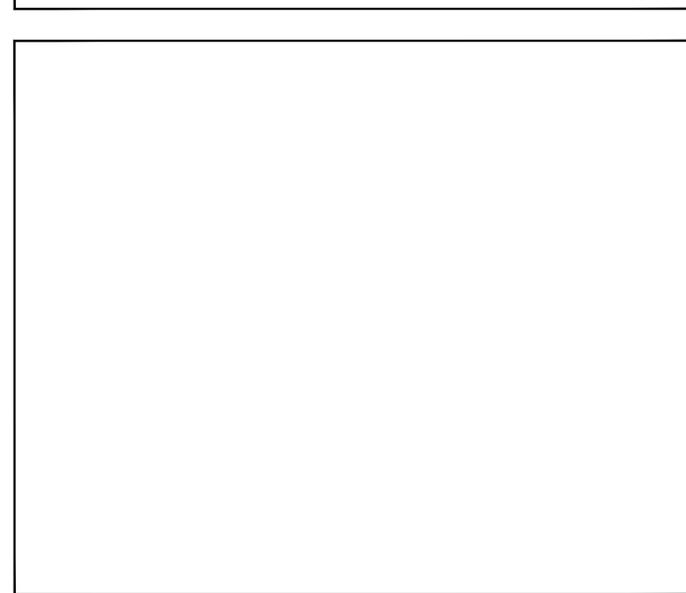
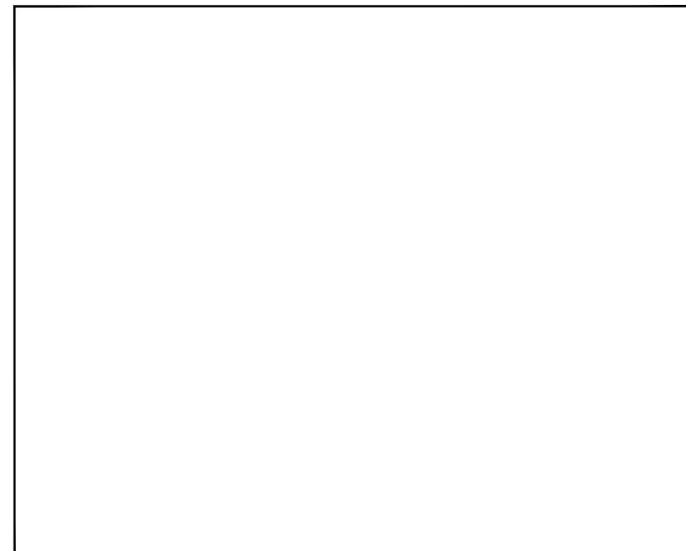
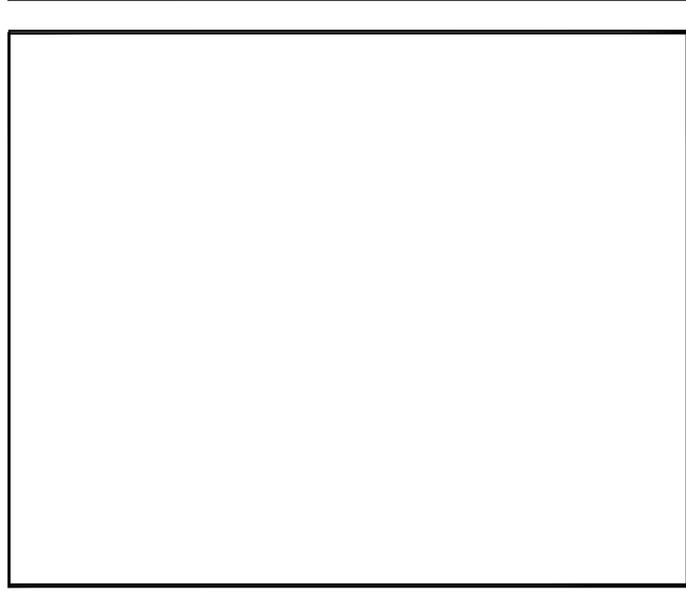
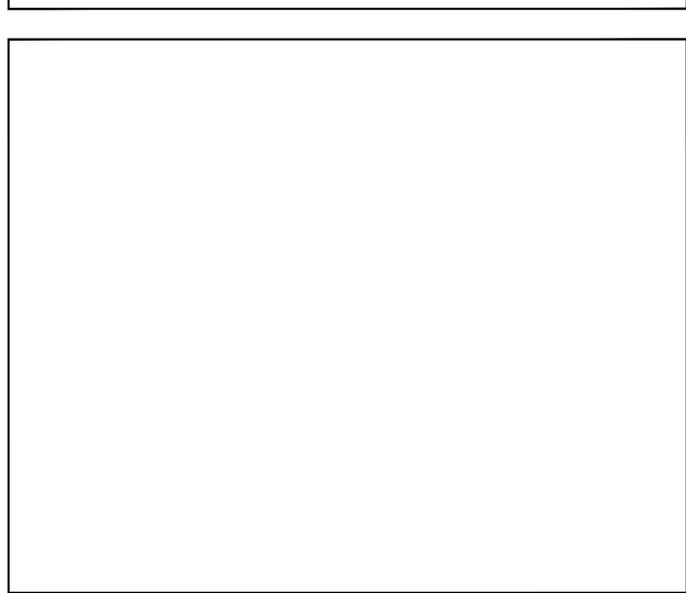
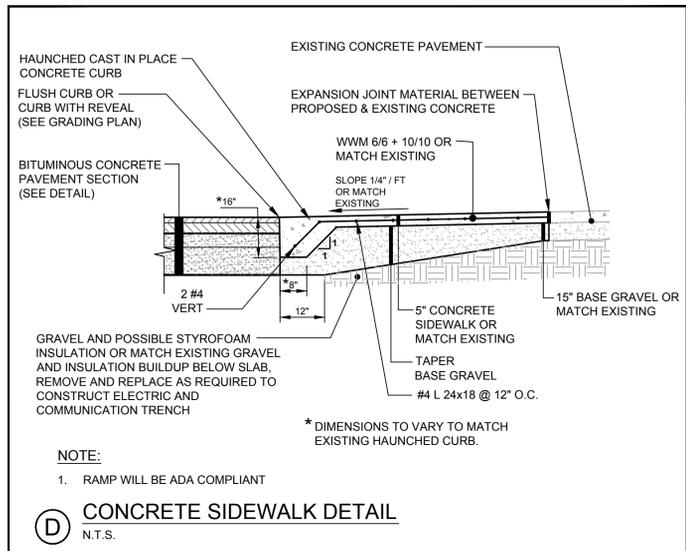
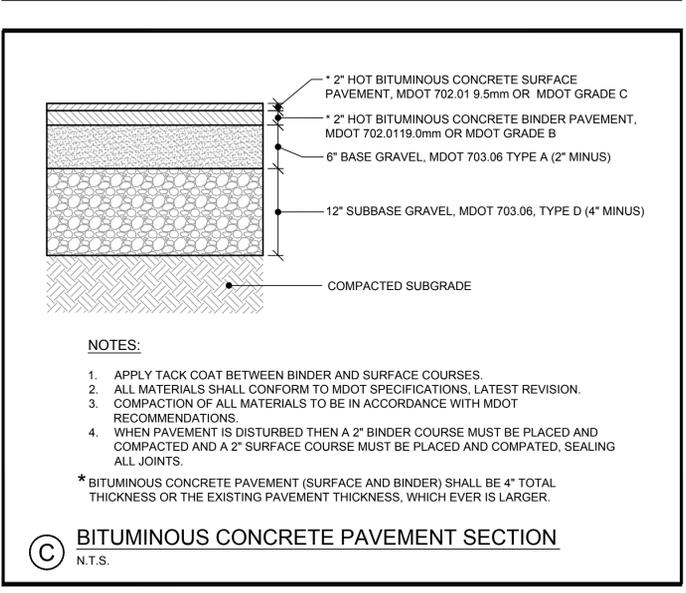
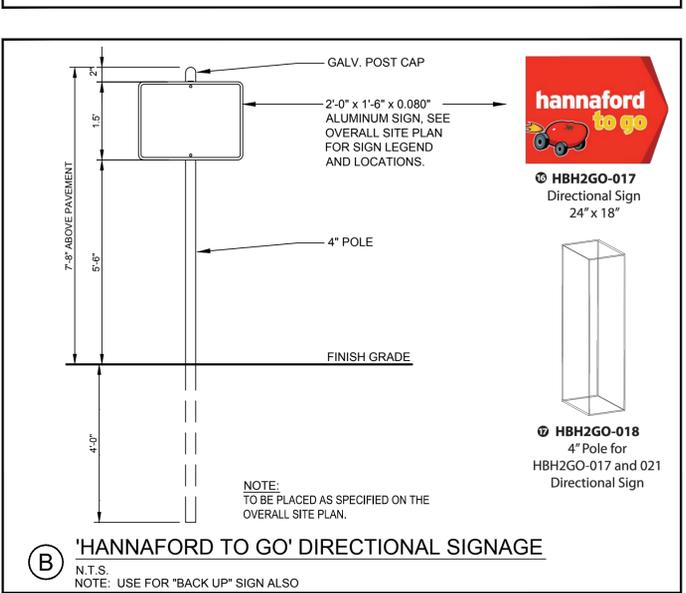
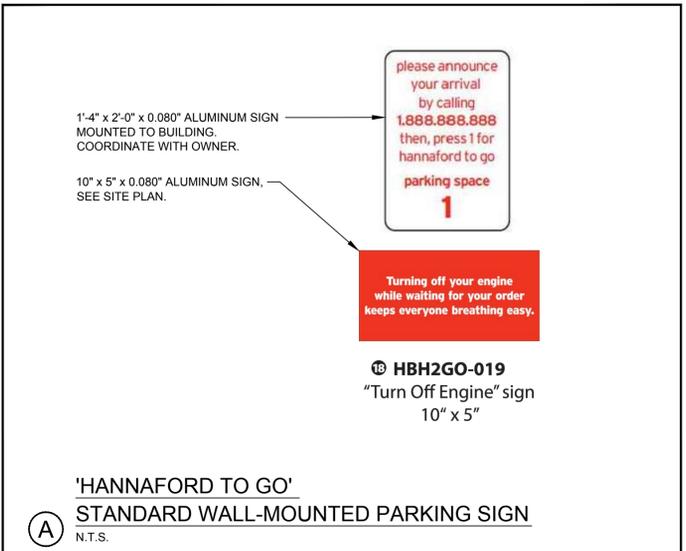
PROJECT: **"HANNAFORD TO GO"**
BANGOR, MAINE

OVERALL SITE PLAN

CLIENT: **HANNAFORD SUPERMARKETS**

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
ENGINEERS • PLANNERS • SCIENTISTS
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

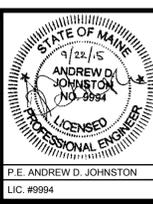
DRAWN: CDD DATE: JULY 2015
DESIGNED: ARF SCALE: 1" = 60'
CHECKED: ADJ JOB NO. SB-M130
FILE NAME: SB-M130 BASE
SHEET C-1



NOTES:
 ALL MATERIALS AND INSTALLATION TO BE IN ACCORDANCE WITH STATE OF MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (2014) AND STANDARD DETAIL SHEETS
 ALL STRIPING AND SIGNAGE TO BE IN ACCORDANCE WITH MUTCD STANDARDS

PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION
5	09.22.15	REISSUED PERMIT SET
4	09.15.15	UPDATED PERMIT SET PER LANDLORD COMMENTS
3	08.11.15	UPDATED PERMIT SET PER LANDLORD COMMENTS
2	08.11.15	UPDATED PER CITY COMMENTS AND RE-ISSUED PERMIT SET
1	07.21.15	PERMIT SET



PROJECT
'HANNAFORD TO GO'
 BANGOR, MAINE

DETAILS

CLIENT
HANNAFORD SUPERMARKETS

FST 100 YEARS
FAY, SPOFFORD & THORNDIKE
 ENGINEERS • PLANNERS • SCIENTISTS
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: CDD DATE: JULY 2015
 DESIGNED: ARF SCALE: NOTED
 CHECKED: ADJ JOB NO. SB-M130
 FILE NAME: SB-M130 DETAILS
 SHEET: C-3