

PLANNING BOARD AGENDA

TUESDAY, APRIL 21, 2015, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, BANGOR CITY HALL

PUBLIC HEARINGS

1. ZONE CHANGE

300 Forest Avenue – Duprey Enterprises

To amend the Land Development Code by changing a parcel of land located at 300 Forest Avenue from Urban Residence One District to Government and Institutional Service District. Said parcel of land containing approximately .52 acres. Duprey Enterprises, Inc., applicant. C.O. 15-139.

2. CONDITIONAL USE/SITE DEVELOPMENT PLAN

Venture Way and Maine Avenue – Bangor Federal Credit Union

Conditional Use and Site Development Plan approvals to construct a 4,700 sq. ft. building located on Venture Way and Maine Avenue for use as a credit union with a drive-thru window in a Technology and Service District. Bangor Federal Credit Union, applicant.

3. CONDITIONAL USE/SITE DEVELOPMENT PLAN

1049 Union Street – G.D.G

Conditional Use and Site Development Plan approvals to demolish the existing building at 1049 Union Street and replace it with a 3,391 sq. ft. building with a drive-thru window in a Shopping and Personal Service District. G.D.G., applicant.

4. ZONING AMENDMENT

Chapter 165-99 – Low Density Residential District and Chapter 165-100 – High Density Residential District – City of Bangor.

To amend the Land Development Code – Chapter 165-99 – Low Density Residential District and Chapter 165-100 – High Density Residential District and Schedule B related to the Low Density Residential District and High Density Residential District. City of Bangor, applicant. C.O. # 15-137.

5. ZONING AMENDMENT

Chapter 165-13 – Definitions; Chapter 165-72 – Required Number of Spaces and Chapter 165-105 – Rural Residence and Agricultural District. City of Bangor.

To amend the Land Development Code – Chapter 13 – Definitions – Landscaping Services; Chapter 165-72V. – Required Number of Spaces and Chapter 165-105 – Rural Residence and Agricultural District to add Landscaping Services as a permitted Use. City of Bangor, applicant. C.O. # 15-138.

APPROVAL OF MINUTES

6. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes

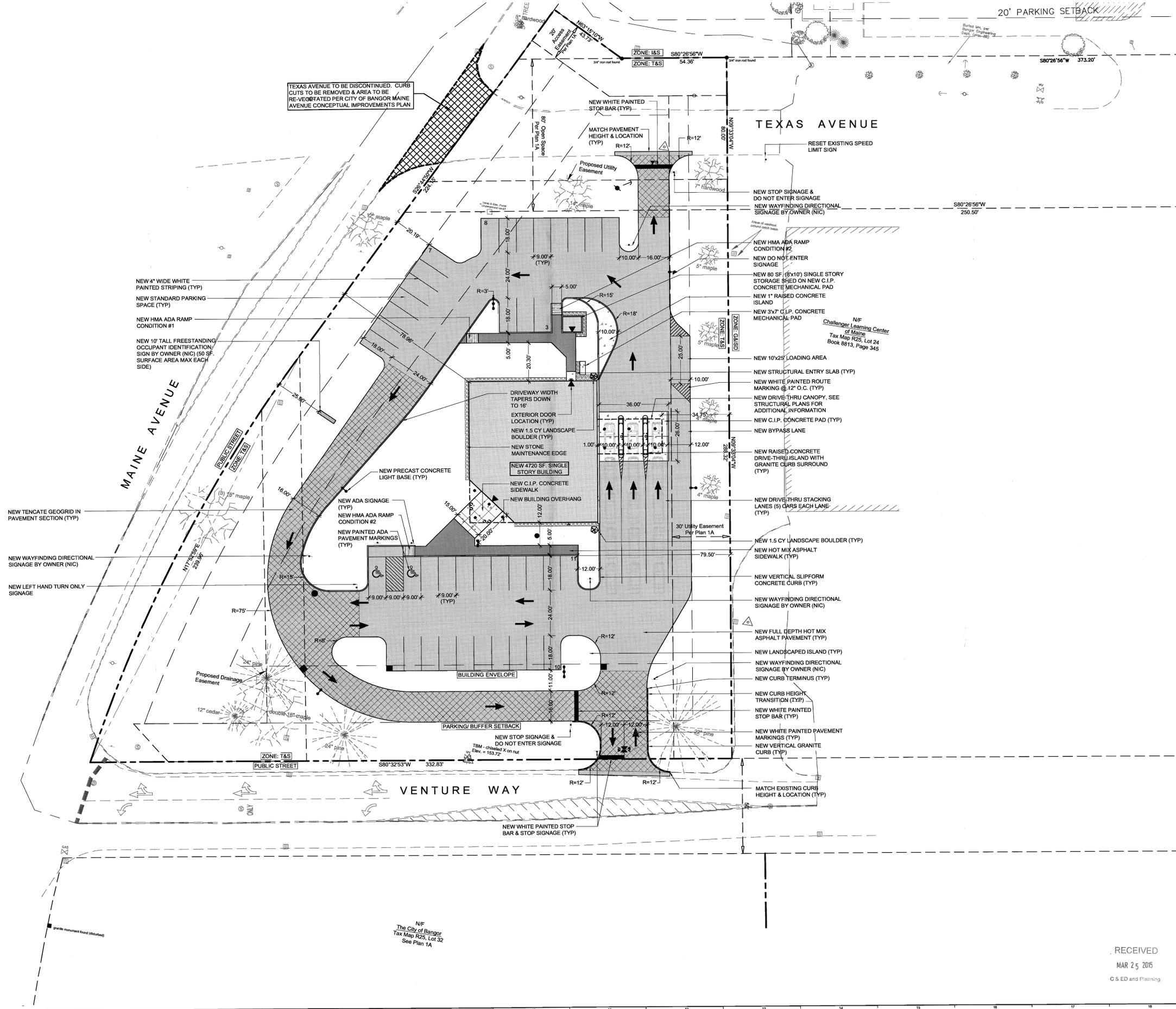
MISCELLANEOUS BUSINESS

7. PLANNING BOARD REVIEW

Planning Board Review of Correspondence and Other Communications from the Planning Office.

FRONT SETBACK	30'-0"	34.75'
SIDE SETBACK	30'-0"	NA
REAR SETBACK	30'-0"	NA
PARKING SPACES		
FRONT SETBACK	20'-0"	20.19'
SIDE SETBACK	20'-0"	79.50'
REAR SETBACK	20'-0"	NA
BUILDING HEIGHT	50'-0"	24'-3"
PARKING SPACES	16 SPACES	39 SPACES
H.C. PARKING SPACES	1 SPACE	2 SPACES
LOT SIZE	40,000 SF.	87,013 SF.
MAX. LOT COVERAGE	35%	5.5%
IMPERVIOUS SURFACE RATIO	.65	.47
MAX. FLOOR AREA RATIO	.6	.05

LOT DATA	
ZONE:	T&S
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	BANK/ DRIVE-IN BUSINESS
LOT SIZE:	2 ACRES
TAX MAP #:	25
LOT #:	33
PRE DEVELOPMENT IMPERVIOUS AREA:	3,433 SF.
POST DEVELOPMENT IMPERVIOUS AREA:	40,594 SF.
NET CHANGE:	37,161 SF.
NET DISTURBED AREA:	75,668 SF.



EXTERIOR DOOR LOCATIONS. FIELD ADJUST AS REQUIRED.

4. REFER TO STRUCTURAL SHEETS FOR NEW FOUNDATION LAYOUT. COORDINATE LAYOUT WITH FOUNDATION CONTRACTOR.

5. SEE SHEET CU101 FOR ADDITIONAL INFORMATION RELATED TO THE LAYOUT OF SITE LIGHTS AND UTILITY POLES AND THEIR RESPECTIVE CONDUIT AND WIRING. COORDINATE LAYOUT WITH THE ELECTRICAL CONTRACTOR.

EXISTING	LEGEND	PROPOSED
	GUY WIRE/UTILITY POLE	
	STREET LIGHTING	
	BUILDING LIGHTING	
	WATER SHUTOFF / GATE VALVE	
	MANHOLE	
	SEWER MANHOLE	
	CATCH BASIN	
	FIRE HYDRANT	
	GAS VALVE	
	SIGN	
	HMA PAVEMENT	
	HMA SIDEWALK	
	GEORGRID REINFORCED PAVEMENT	
	CONCRETE PAVEMENT	
	CONCRETE CURBING	
	GRANITE CURBING	
	PROPERTY SETBACK	
	PROPERTY LINE	
	ADJUTING PROPERTY LINE	
	DECIDUOUS TREE	
	EVERGREEN TREE	

REV.	DESCRIPTION	DATE

APPROVAL DRAWINGS
03.19.15

CURRENT ISSUE STATUS:



WBRC
ARCHITECTS • ENGINEERS
WWW.WBRC.COM
BANGOR, MAINE 20-96-05
PORTLAND, MAINE 80-58-05
SARASOTA, FLORIDA 96-70-08

BFCU
NEW BANGOR BRANCH
BANGOR, MAINE

SITE LAYOUT PLAN

SHEET TITLE:	401200-SP101.DWG
WBRC CAD FILE:	401200-SP101.DWG
PROJECT No:	401200
SCALE:	1"=20'
PROJECT MANAGER:	MLW
DRAWN BY:	JWB
CHECKED BY:	PAM
SHEET No:	CP101

RECEIVED
MAR 25 2015
C & ED and Planning

Mar 18, 2015 - 10:29am
I:\MO01-100\MO1200 BFCU - New Bangor Branch\Design\Site\401200-SP101.dwg jwb/brc

SCHEDULE OF PLANTS

BUFFERYARD WEST OF ENTRANCE (36')

- 1 DECIDUOUS TREES
- 1 EVERGREEN TREES
- 1 EXISTING SHRUB

BUFFERYARD EAST OF ENTRANCE (53')

- 1 DECIDUOUS TREES
- 1 EVERGREEN TREES
- 1 EXISTING SHRUB

BUFFERYARD WEST LINE (275')

- 4 DECIDUOUS TREES
- 6 EVERGREEN TREES
- 11 SHRUBS

BUFFERYARD EAST LINE (275')

- 4 DECIDUOUS TREES
- 6 EVERGREEN TREES
- 11 SHRUBS

BUFFERYARD REAR LINE (130')

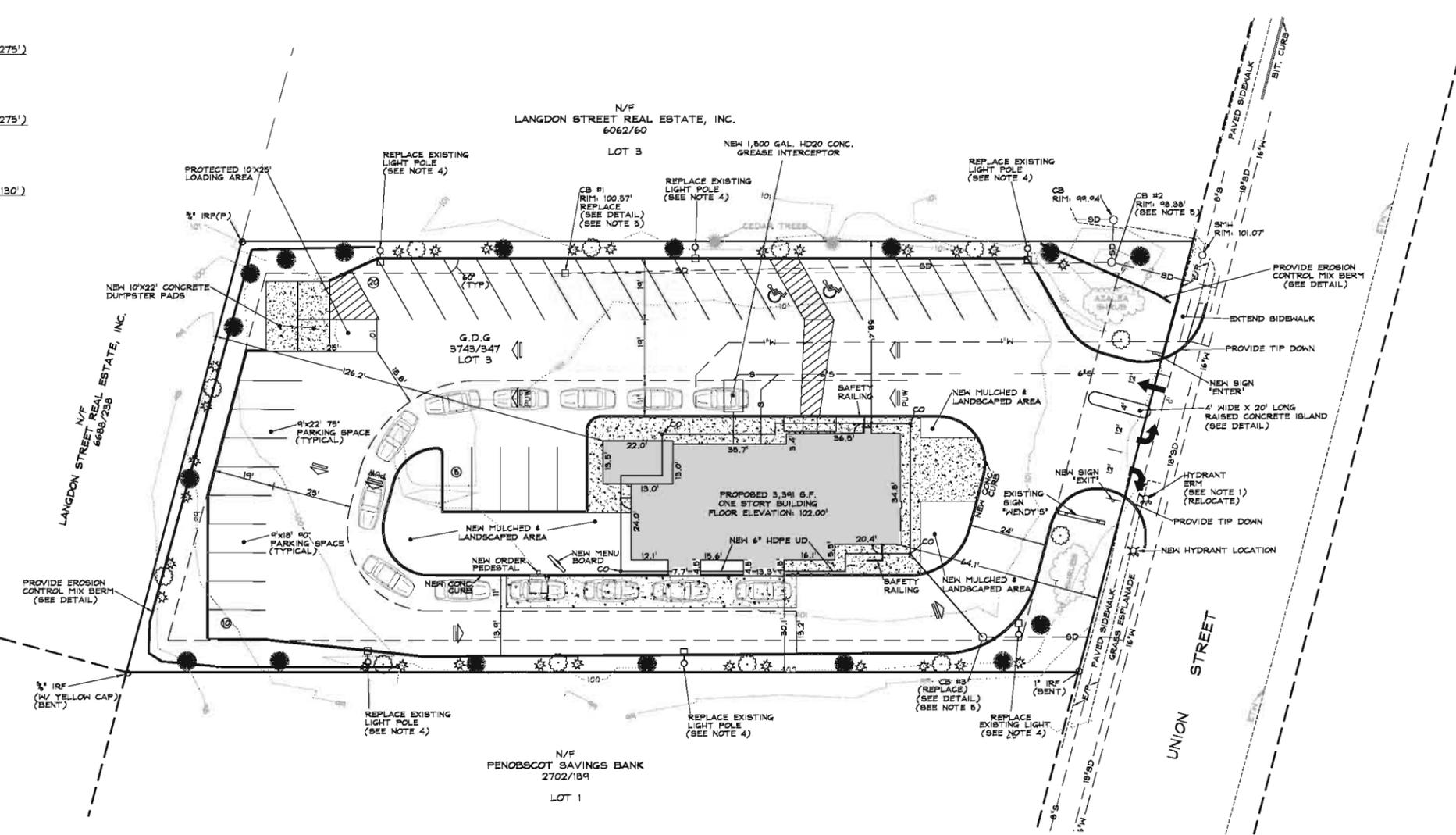
- 2 DECIDUOUS TREES
- 3 EVERGREEN TREES
- 6 SHRUBS

PLANTING LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- ✱ SHRUB

LEGEND

- IRF(P) IRON ROD FOUND CAPPED 'PLIBGA # DAY, 1050'
- IRF IRON ROD FOUND
- N/F NOW OR FORMERLY OF
- 3743/347 BOOK 3743, PAGE 347, PENOBSCOT COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
- LOT 2 LOT 2, PER PLAN REFERENCE 1
- S.F. SQUARE FEET
- ± MORE OR LESS
- NET 106 NEW ENGLAND TELEPHONE COMPANY UTILITY POLE NO. 106
- UP UTILITY POLE
- GUY ANCHOR
- OU OVERHEAD UTILITIES
- UE UNDERGROUND ELECTRICAL SERVICE (SEE NOTE 3)
- W WATER VALVE (SEE NOTE 3)
- H HYDRANT
- W WATER LINE (SEE NOTE 3)
- GA GUY ANCHOR
- ERM ELEVATION REFERENCE MARK (SEE NOTE 1)
- 47 EXISTING CONTOUR LINE, ELEV. 47 (SEE NOTE 1)
- INV. INVERT
- BMH SEWER MANHOLE
- S SANITARY SEWER (SEE NOTE 3)
- DI DUCTILE IRON
- PVC POLYVINYL CHLORIDE
- CB CATCH BASIN (PROVIDE OUTLET TRAPS)
- E/P EDGE OF PAVEMENT
- BIT. BITUMINOUS
- CONC. CONCRETE
- □-○ LIGHT POLE
- DEC. DECIDUOUS
- (10) NUMBER OF PARKING SPACES IN ROW
- SD STORM DRAIN (SEE NOTE 3)
- NEW EROSION CONTROL MIX BERM
- (140) NEW CONTOUR LINE, ELEVATION 140' (SEE NOTE 1)
- 97.65 NEW SPOT ELEVATION, ELEVATION 97.65' (SEE NOTE 1)
- 100.42 BOTTOM OF NEW CURB ELEVATION, ELEVATION 100.42' (SEE NOTE 1)
- CO CLEAN OUT
- UD UNDERDRAIN



NOTES:

- 1.) ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. PROJECT ELEVATION REFERENCE MARK IS THE TOP NUT OF THE FIRE HYDRANT LOCATED ON THE SOUTHEASTERN SIDE OF UNION STREET IN FRONT OF WENDY'S RESTAURANT LOCATED AT 1049 UNION STREET. ELEVATION = 102.63 FEET.
- 2.) PROPERTY LINES ARE BASED EXCLUSIVELY ON MONUMENTATION FOUND AND PLAN REFERENCE 1.
- 3.) UNDERGROUND UTILITIES HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY. CONTRACTORS SHALL VERIFY PRIOR TO COMMENCING ANY SUBSURFACE ACTIVITIES.
- 4.) LIGHT POLES SHALL NOT EXCEED 28 FEET IN HEIGHT AND SHALL NOT HAVE FLOOD LIGHTS. ALL EXTERIOR LIGHTING SHALL HAVE FULL-CUTOFF LIGHT FIXTURES IN ACCORDANCE WITH BANGOR ORDINANCES.
- 5.) INSTALL INLET PROTECTION (BAG FILTER) (SEE DETAIL) IN EXISTING CATCH BASINS (CB #1, CB #2 AND CB #3) AT START OF CONSTRUCTION. INSTALL INLET PROTECTION (BAG FILTER) AT INSTALLATION OF REPLACEMENT CATCH BASINS.
- 6.) PLANTS SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
 - (A) TREES AND SHRUBS:
 - (a) TREES:
 - (1) EVERGREEN: MINIMUM HEIGHT OF FOUR FEET.
 - (2) DECIDUOUS: MINIMUM CALIPER OF 1 1/2 INCHES MEASURED SIX INCHES FROM THE ROOT BALL.
 - (b) SHRUBS:
 - (1) EVERGREEN: MINIMUM HEIGHT OF 18 INCHES.
 - (2) DECIDUOUS: MINIMUM HEIGHT OF 24 INCHES.
 - (B) A MINIMUM OF 50% OF THE REQUIRED SHRUBS SHALL BE OF AN EVERGREEN VARIETY. BUFFERYARDS LESS THAN 20 FEET IN WIDTH SHOULD CONSIDER ORNAMENTAL OR UNDERSTORY TREES WHERE SPACE IS LIMITED. STREET TREES ARE RECOMMENDED WHERE A PUBLIC ESPLANADE IS AVAILABLE.
- 7.) PLANT LOCATIONS SHOWN HEREON WITHIN EACH BUFFERYARD MAY BE MODIFIED BY OWNER.

OWNER OF RECORD:
G.D.G., 36 ANTHONY, AUGUSTA, MAINE 04830

DEED REFERENCE:
3743/347 PENOBSCOT COUNTY REGISTRY OF DEEDS

LOT AREA:
40,556 S.F. ±

ZONING:
TAX MAP R24, LOT 11C
SHOPPING & PERSONAL SERVICES DISTRICT (S4PS)

- PLAN REFERENCES:**
- 1.) 'SUBDIVISION PLAN, ALBERT L. & FREDERICK N. BEAN, BANGOR, MAINE', DATED 5/24/77, REVISED THROUGH 6/8/77, RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS PLAN FILE D74-77.
 - 2.) PLAN OF LANGDON STREET REAL ESTATE, INC. PROPERTY BY PLIBGA AND DAY.

BUILDING DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROVIDED
FRONT YARD	40 FEET	60.0 FEET	64.1 FEET
SIDE YARDS	20 FEET	47.3 FEET	30.1 FEET
REAR YARD	75 FEET	132.7 FEET	126.2 FEET
HEIGHT	40 FEET (MAX.)		24 FEET
BUILDING LOT COVERAGE	25% (MAX.)	7%	8.4%
FLOOR AREA RATIO	.4 (MAX.)	.07	.08
IMPERVIOUS AREA RATIO	.7 (MAX.)	.77	.76

BUFFER DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROVIDED
FRONT YARD	20 FEET	18.8 FEET	20.0 FEET
SIDE YARDS	10 FEET	4.3 FEET	4.3 FEET
REAR YARD	10 FEET	13.7 FEET	10.0 FEET

PARKING STATISTICS:

	REQUIRED	EXISTING	PROVIDED
(1 PER 4 SEATS (75 SEATS) RESTAURANT)	19 SPACES	57 SPACES (INCLUDING 2 HANDICAP SPACES)	35 SPACES (INCLUDING 2 HANDICAP SPACES)

EXISTING IMPERVIOUS AREAS:

BUILDING:	2,684 S.F. ±
DRIVEWAYS, PARKING & CONCRETE:	28,568 S.F. ±
TOTAL:	31,252 S.F. ±
EXISTING IMPERVIOUS RATIO:	0.77%

PROPOSED IMPERVIOUS AREAS:

BUILDING:	3,391 S.F. ±
DRIVEWAYS, PARKING & CONCRETE:	27,415 S.F. ±
TOTAL:	30,806 S.F. ±
PROPOSED IMPERVIOUS AREA RATIO:	0.76%



REVISED APRIL 10, 2015: PLANTS, NOTES.

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SITE PLAN
WENDY'S
FOR G.D.G.
1049 UNION STREET
BANGOR, MAINE

Date: MARCH 23, 2015 Drawn by: NM Chkd. by: EBT
Scale: 1" = 20' Drawing # 1 Proj. # 021310