

## PLANNING BOARD AGENDA

TUESDAY, FEBRUARY 16, 2016, 7:00 P.M.

THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

### PUBLIC HEARINGS

- 1. ZONING AMENDMENT**  
**Chapter 165-17, 18, 20, & 111**  
**Nonconformities Sections of the Land**  
**Development Code -- City of Bangor**  
  
To amend the Land Development Code – Chapter 165, Sections 165-17, 18, 20, & 111 – Nonconformities; Discontinuance, Restoration, Change, & those requiring a Land Development Permit. City Bangor, applicant. C.O. #16-088.

### NEW BUSINESS

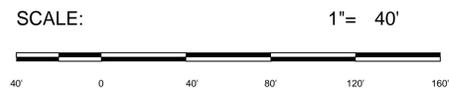
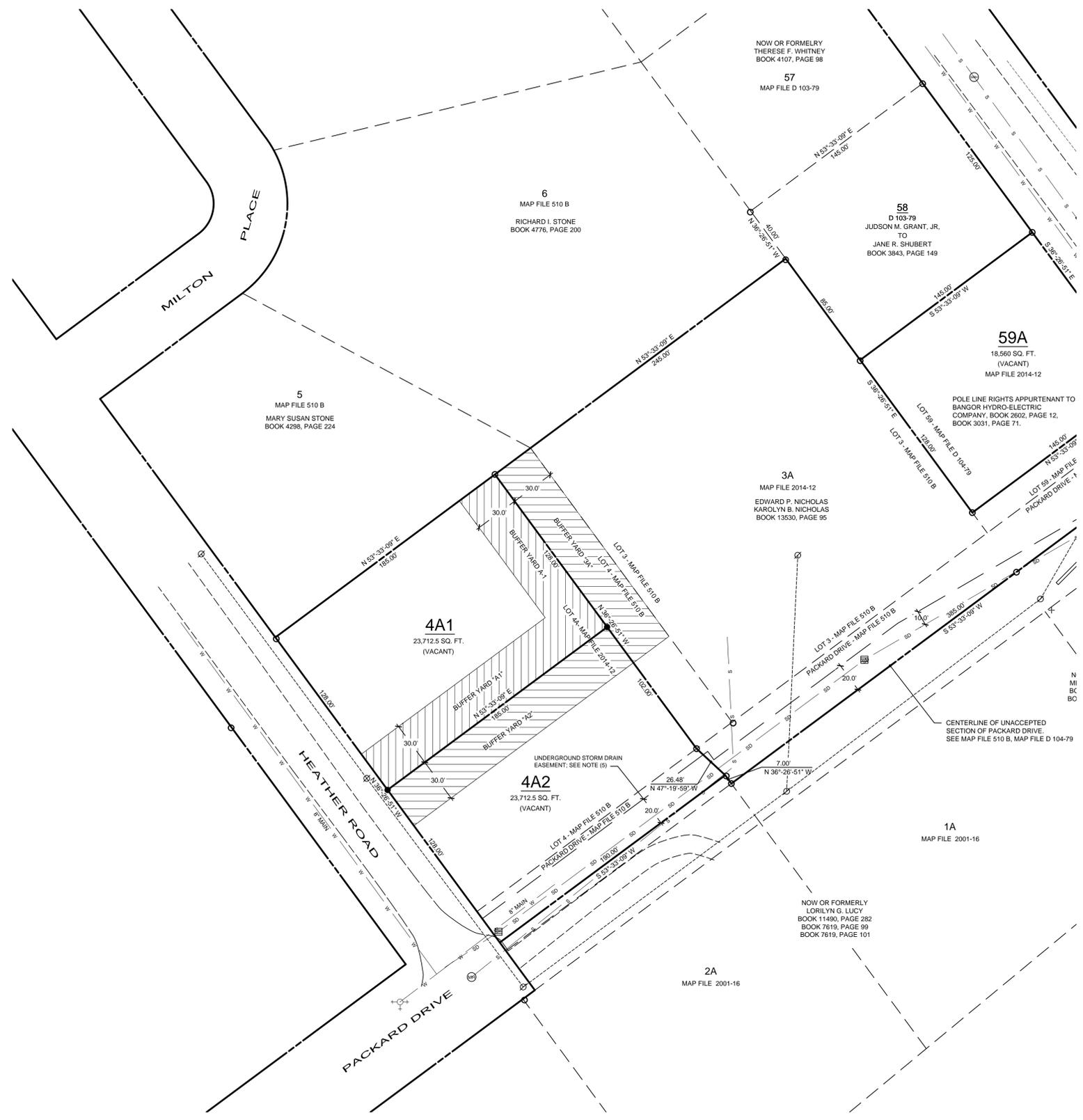
- 2. FINAL SUBDIVISION PLAN**  
**& SITE LOCATION OF**  
**DEVELOPMENT**  
**MODIFICATION**  
**Heather Road – Richard Stone and**  
**Edward and Karolyn Nicholas**  
  
Final Subdivision Plan revision and Site Location of Development Modification of Judson Heights to split one lot into two lots on Heather Road in a Low Density Residential District. Richard Stone and Edward and Karolyn Nicholas, applicants.

### APPROVAL OF MINUTES

- 3. PLANNING BOARD**  
**APPROVAL**  
  
Planning Board Approval of Minutes.



GRID NORTH, JUDSON HEIGHTS



**APPROVAL**

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404 (AS AMENDED), THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

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DATED: \_\_\_\_\_

THE PLANNING BOARD, CITY OF BANGOR, MAINE.

RECORD OWNER:  
JANE R. SHUBERT  
P.O. BOX 159  
SEAL HARBOR, ME 04675

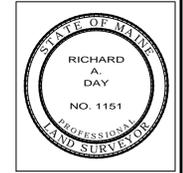
**NOTES**

- DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
  - LOTS 4A1 AND 4A2 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.
  - BALSAM ROAD IS AN ACCEPTED PUBLIC WAY; SEE BOOK 2719, PAGE 114
  - THE 66-FOOT WIDE STRIP OF LAND ADJOINING THE SOUTHEASTERLY BOUNDARY LINES OF LOTS 3, 4, AND 59, IS A SECTION OF PACKARD DRIVE SHOWN ON THE ORIGINAL SUBDIVISION PLAN RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, MAP FILE 510 B. THIS SECTION OF PACKARD DRIVE HAS NOT BEEN ACCEPTED AS A PUBLIC WAY BY THE CITY OF BANGOR. THE ORIGINAL CONVEYANCES OF LOTS 3, 4, AND 59, WERE MADE PRIOR TO SEPTEMBER 29, 1987, WITHOUT AN EXPRESS RESERVATION BY THE GRANTOR TO THE TITLE IN THE ADJOINING, UNACCEPTED STREET. FOR THE PURPOSES OF BOUNDARY LOCATION IT IS ASSUMED THAT, BY OPERATION OF STATUTE (33 M.R.S.A. 400-A), TITLE TO THE CENTERLINE OF THE UNACCEPTED SECTION OF PACKARD DRIVE WAS EFFECTIVELY CONVEYED BY THE OPERATIVE DEEDS FOR LOTS NUMBERED 3, 4, AND 59.
  - LOT 4A2 IS SUBJECT TO AN EASEMENT BENEFITING THE CITY OF BANGOR TO ENTER, MAINTAIN, REPAIR AND REPLACE EXISTING UNDERGROUND STORM DRAIN EXTENDING FROM BALSAM ROAD TO PACKARD DRIVE.
  - THE LOCATION OF UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED UPON THE LOCATION OF SURFACE FIXTURES AND LIMITED UTILITY MAPPING.
  - THE AREAS OF THE LOTS SHOWN BY THIS PLAN THAT ARE DESIGNATED AS A "BUFFER YARD" ARE SUBJECT TO THE FOLLOWING RESTRICTIONS: (A) STRUCTURES OF ANY TYPE WITHIN THE AREA DESIGNATED AS A BUFFER YARD ARE PROHIBITED AND, (B) CUTTING AND/OR REMOVAL OF LIVE TREES WITH A HEIGHT GREATER THAN 6 FEET WITHIN THE AREA DESIGNATED AS A BUFFER YARD IS PROHIBITED.
- BUFFER YARD "A1" IS ESTABLISHED AS A NEGATIVE EASEMENT AFFECTING LOT 4A1 FOR THE BENEFIT OF LOT 4A2, AS SAID LOTS ARE SHOWN BY THIS PLAN AND FOR THE BENEFIT OF LOT 3A SHOWN ON THE PLAN RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, MAP FILE 2014-12.
- BUFFER YARD "A2" IS ESTABLISHED AS A NEGATIVE EASEMENT AFFECTING LOT 4A2 FOR THE BENEFIT OF LOT 4A1, AS SAID LOTS ARE SHOWN BY THIS PLAN.
- BUFFER YARD "3A" IS ESTABLISHED AS A NEGATIVE EASEMENT AFFECTING LOT 3A SHOWN ON THE PLAN RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS, MAP FILE 2014-12, FOR THE BENEFIT OF LOT 4A1, AS SAID LOT IS SHOWN BY THIS PLAN.

LOT AREA SUMMARY			
ORIGINAL LOT	AREA	REVISED LOT	AREA
4A	49,450 S.F.		
		4A-1	23,712.5 S.F.
		4A-2	23,712.5 S.F.
TOTALS	49,450 S.F.		49,450 S.F.

**SURVEY STANDARD**

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.



RICHARD A. DAY, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 1151

**SYMBOLS LEGEND**

- (FEATURES ARE EXISTING UNLESS NOTED)
- EXISTING IRON ROD/BOLT
  - GRANITE MONUMENT
  - ⊕ UTILITY POLE
  - ⊕ GUYANCHOR
  - ⊕ CATCH BASIN
  - ⊕ MANHOLE
  - IRON ROD (48" No. 6 REBAR) TO BE SET
  - PRIOR LOT BOUNDARY
  - PARCEL BOUNDARY LINE
  - OVERHEAD WIRES
  - EXISTING SANITARY SEWER
  - EXISTING STORM DRAIN
  - EXISTING WATER MAIN
  - /// BUFFER YARD; SEE NOTE (7)

**LOTS 4A1 & 4A2**

**JUDSON HEIGHTS**  
REVISING AND REPLACING  
LOT 4A - SECTION 1  
SHOWN BY FIRST RECORD  
PENOBSCOT REGISTRY OF DEEDS, MAP FILE 2014-12  
HEATHER ROAD - BANGOR, MAINE

APPLICANTS/SUBDIVIDERS:  
RICHARD I. STONE  
EDWARD NICHOLAS  
KAROLYN NICHOLAS

<b>PLISGA &amp; DAY</b> LAND SURVEYORS 72 MAIN STREET BANGOR, ME 04401 (207) 947-0019	PROJECT:	13052	SHEET:  <b>1 of 1</b>
	DATE:	01-22-2016	
	SCALE:	1"=40'	