



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD AGENDA
TUESDAY, JULY 7, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET**

1. **CHAIR INTRODUCTION**
2. **OLD BUSINESS**
 - A. **Meeting Minutes – June 16, 2026**
 - B. **Adoption of Findings & Decisions for 205 Corporate Drive**
3. **NEW BUSINESS**
 - A. **Land Development Code Amendments**
 - i. **Amending the Land Development Code, § 165-121, to Add Flexibility for Manufactured Home Parks Existing as of January 1, 2026**
 - B. **Land Development Permits**
 - i. **Land Development Permit -- Planned Group Development – 557 Stillwater Avenue – ERG Realty --** Land Development Permit Application – Planned Group Development to create an Integrated Shopping Center to add additional signage for a potential fourth building at property located at 557 Stillwater Avenue, Map-Lot R62-006, in the Shopping and Personal Services District (S&PS). Applicant/Owner: ERG Realty LLC.
 - ii. **Land Development Permit – Minor Subdivision – 200 & 210 State Street – Brett Soucy --** Land Development Permit Application – Minor Subdivision Modification to create a mixed-use development with 10 dwelling units and 1 commercial space. This site was previously approved for 8 dwelling units and 3 commercial spaces and is located at 200 & 210 State Street, Map-Lot 048-256 and 048-256-A, in the Urban Service District (USD). Owner/Applicant: Brett Soucy.
 - iii. **Land Development Permit – Major Site Development and Minor Subdivision – Milford Street Extension – Map-Lot 045-032- Penquis CAP**

City of Bangor Planning Division

Planning Board Agenda -- Tuesday, July 7, 2026

Zoom meeting information posted day of the meeting at bangormaine.gov

== Land Development Permit Application – Major Site Development and Minor Subdivision for the construction of a 41-unit multi-story building with associated parking at property located at Milford Street Extension, Map-Lot 046-032, in the Multifamily and Service District (M&SD). Applicant/Owner: Penquis CAP, Inc.

4. OTHER BUSINESS

A. Follow-Up/Thoughts on Land Use Plan Updates

B. Adjournment



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

PLANNING BOARD MEMO
TUESDAY, JULY 7, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL, 73 HARLOW STREET

1. CHAIR INTRODUCTION

2. OLD BUSINESS

A. Meeting Minutes – June 16, 2026

B. Adoption of Findings & Decisions for 205 Corporate Drive

3. NEW BUSINESS

A. Land Development Code Amendments

i. Amending the Land Development Code, § 165-121, to Add Flexibility for Manufactured Home Parks Existing as of January 1, 2026

Currently, the more flexible alternative development standards listed in the manufactured home park chapter of the Land Development Code only apply to parks existing before September 13, 1971. This poses issues for parks that were developed in the decades that followed 1971 since they have to follow the standards for new parks. In some cases, this is preventing the placement of homes on vacant lots, which affects the supply of affordable housing. The proposed ordinance amendment would apply the alternative development standards to all parks existing as of January 1, 2026.

B. Land Development Permits

i. Land Development Permit -- Planned Group Development – 557 Stillwater Avenue – ERG Realty -- Land Development Permit Application – Planned Group Development to create an Integrated Shopping Center to add additional signage for a potential fourth building at property located at 557 Stillwater Avenue, Map-Lot R62-006, in the Shopping and Personal Services District (S&PS). Applicant/Owner: ERG Realty LLC.

- a. The applicant seeks to create an Integrated Shopping Center with a Planned Group Development in order to add another pylon sign which will be used to secure a fourth business on the lot.
 - b. Staff review focused primarily on internal building setbacks and contents of the plan.
 - c. The applicant has satisfied the majority of staff comments; however, staff requests that the Board condition approval of the second sign on the approval of a fourth building. A proposal for the fourth building will need approval by the Board.
 - ii. **Land Development Permit – Minor Subdivision – 200 & 210 State Street – Brett Soucy** -- Land Development Permit Application – Minor Subdivision Modification to create a mixed-use development with 10 dwelling units and 1 commercial space. This site was previously approved for 8 dwelling units and 3 commercial spaces and is located at 200 & 210 State Street, Map-Lot 048-256 and 048-256-A, in the Urban Service District (USD). Owner/Applicant: Brett Soucy.
 - a. The applicant seeks to modify a previous approval of the site for 8 residential units and 3 commercial units to a development with 10 residential units and 1 commercial unit.
 - b. Staff review focused primarily on maintaining the E-Buffer on Forest Ave and State St, ADA parking space design requirements, connectivity between the two parking areas, and Bangor Water District water line sizing. The applicant resolved all questions regarding completeness and compliance for the project and therefore, staff have no further concerns.
 - iii. **Land Development Permit – Major Site Development and Minor Subdivision – Milford Street Extension – Map-Lot 045-032- Penquis CAP** -- Land Development Permit Application – Major Site Development and Minor Subdivision for the construction of a 41-unit multi-story building with associated

parking at property located at Milford Street Extension, Map-Lot 046-032, in the Multifamily and Service District (M&SD). Applicant/Owner: Penquis CAP, Inc.

- a. The applicant seeks to build a 41-unit four story building with associated parking with frontage on both Broadway and Milford Street Extension. Since the project creates 5 or more residential units, it must be considered a minor subdivision.
- b. Staff review focused primarily on creating a pedestrian connection onto Broadway, parking lot safety and required drive aisle size, the location of plantings, the slope of the site next to abutting properties, closing the existing curb cut onto Broadway, and conforming to Bangor Water District standards.
- c. As of the writing of this memo, the applicant has satisfied the majority of staff comments; however, the applicant is still working through concerns with the Water District. Bangor Water District has requested that the Board condition the approval of the road opening permit on the completion of the water line for 35 Milford St Ext, a previously approved Penquis CAP project.

4. OTHER BUSINESS

A. Follow-Up/Thoughts on Land Use Plan Updates

B. Adjournment



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

**PLANNING BOARD
TUESDAY, JUNE 16, 2026, 7:00 P.M.
COUNCIL CHAMBERS, 1ST FLOOR OF CITY HALL
73 HARLOW STREET**

MEETING MINUTES

Board Members Present:

Chair Jonathan Boucher
Janet Jonas
Ted Brush
Trish Hayes (via Zoom)
Greg Hobson
Ken Huhn

City Staff Present:

Matt Altiero, Planning Analyst
Anja Collette, Planning Officer (via Zoom)
Anne Krieg, Community & Economic Development Director
Grace Innis, Assistant City Solicitor
Jefferson Davis, Engineering Director

Chair Boucher called the meeting to order at 7:00 P.M.

OLD BUSINESS

1. **Meeting Minutes** – June 2, 2026

Member Huhn moved to approve the minutes of June 2, 2026. Seconded by Member Hobson. Roll call vote conducted – all voting members in favor, none opposed. Motion passed.

NEW BUSINESS

1. **Land Development Permit – Major Site Development, Conditional Use, and Major SLODA Modification – 205 Corporate Drive – Map-Lot R25-001-A** – Land Development Permit Application – Major Site Development, Conditional Use, and Major SLODA Modification for the construction of a 30-unit permanent supportive housing building with a total floor area of 19,100 square feet at property located at 205 Corporate Drive, Map-Lot R25-001-A, in the Government & Institutional Service District (G&ISD). Applicant: Bangor Housing Development Corporation. Owner: City of Bangor.

Chair Boucher introduced the agenda item.

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Member Jonas moved that the Board finds that the application was deemed complete on June 16, 2026, the applicant paid all applicable fees, and the proposed project is a Major Site Development, Conditional Use, and Major SLODA Modification. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Applicant Representative Dan Diffin presented to the podium.

Chair Boucher asked staff for any comments – there were none.

Chair Boucher asked the Board for any questions.

Member Brush asked what Permanent Supportive Housing is. Applicant Representative Diffin answered to provide housing to unhoused individuals.

Member Brush asked how the project determined their parking space amounts. Applicant Representative Diffin responded it was determined based on City Code. Member Huhn asked how they determined between 11 and 12 parking spaces. Diffin said they asked City staff for guidance. Planning Officer Collette added that the applicant's calculations and responses had been satisfactory.

Chair Boucher asked Applicant Representative Diffin for any comments on sidewalk access. Diffin responded that City staff requested a sidewalk connection to Maine Ave, which was then accommodated in the applicant's comment response.

Chair Boucher opened the public comments – there were none. Public comments closed.

Chair Boucher explained that a standard had been added to be voted on to confirm the project does not require subdivision approval due to being institutional in nature. Boucher asked the Board for any questions – there were none.

Member Huhn moved that the Board finds that, based on Exhibits 2, 11, 16, and 24, the applicant satisfied §165-33.1 of the Land Development Code regarding best management practices of Erosion and Sediment Control. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds, that based on Exhibit 2, the applicant satisfied §165-62 of the Land Development Code regarding providing adequate visual clearance on corner lots, §165-64's requirements for side yard width, and §165-68's requirements of minimum lot frontage. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibit 2, the applicant satisfied §165-72 of the Land Development Code regarding the required number of parking spaces, §165-73's requirements regarding parking area location and screening, and §165-74's requirements regarding parking area design, construction and maintenance. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied §165-76 of the

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Land Development Code regarding the required number of loading spaces, §165-77's requirements regarding loading space sizes, and §165-78's general requirements for loading spaces. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2, 29, 33, and 40, the applicant satisfied §165-79 of the Land Development Code regarding providing the necessary utility services required, §165-80's requirements regarding providing adequate water and sewerage services, and 165-83's requirements regarding providing adequate electrical service. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2 and 17, the applicant satisfied §165-81 of the Land Development Code regarding providing adequate lighting and preventing light pollution and trespass. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2 and 37, the applicant satisfied §165-82's requirements regarding having adequate fire protection. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2, 19-21, 24, 32, 39, and 40, the applicant satisfied §165-84 of the Land Development Code regarding providing adequate storm drainage and stormwater offset. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 22 and 33, the applicant satisfied §165-85 and §165-86 of the Land Development Code regarding providing information on sanitary flows and compliance with sewer regulations. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on Exhibits 2 and 36, the applicant satisfied §165-135 of the Land Development Code regarding height limit, floor area ratio, impervious surface ratio, and buffer yards. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of §165-97B for uses within the Government and Institutional Service District (G&ISD). Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 35, and 40, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration, including the provision for safe pedestrian travel to all on-site uses, and §165-114C's requirement that all proposed access drives are reasonably necessary and safe. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2, 15, 21, 24, 25, 27, 32, and 40, the

applicant satisfied Land Development Code §165-114D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams or brooks, and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2 and 17, the applicant satisfied Land Development Code §165-114E's requirements that all outdoor lighting shall be designed, installed and maintained to avoid unreasonable adverse effects from light pollution. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2 and 35, the applicant satisfied Land Development Code §165-114F's requirements for landscaping. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G, requiring buildings to be situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, based on Exhibits 2, 6-27, 29, 33, 35, and 40, the applicant is in compliance with 38 M.R.S.A §484 and applicable Department of Environmental Protection regulations, which includes Chapters 371-373, 375-377, and 500-502. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on the findings made in Parts 1-4 of Section IV of this document, the applicant satisfied Land Development Code §165-9A(1)'s requirements regarding not requiring a variance of development or other standards. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hobson moved that the Board finds that, based on Exhibits 2 and 5, the applicant satisfied Land Development Code §165-9A(2)'s requirements regarding not creating unreasonable traffic congestion or hazardous conditions on contiguous or adjacent streets. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Huhn moved that the Board finds that, based on the findings made in Parts 1-4 of Section IV of this document, the applicant satisfied Land Development Code §165-9A(3)'s requirements for providing and maintaining adequate and appropriate utilities, fire protection, drainage, parking and loading and other necessary site improvements. Seconded by Member Brush. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Brush moved that the Board finds that, based on Exhibits 2, 5, and 9, the applicant satisfied Land Development Code §165-9A(4)'s requirements regarding the proposed use being appropriate for the location in which it is sought because it conforms to the general physical development pattern of the immediate area. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Jonas moved that the Board finds that, pursuant to Exhibits 2, 5, and 9, the use of this property is institutional in nature, so subdivision approval is not required. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

Member Hayes moved that the Board finds that the project meets the requirements for a Land Development Permit for a Major Site Development, Conditional Use, and Major SLODA Modification and therefore, the Board grants the Land Development Permit for the proposed project. Seconded by Member Huhn. Roll call vote conducted – all in favor, none opposed. Motion passed.

2. Amending the Land Development Code, §165-30, to Add a New Accessory Use for Farmstands and to Exempt Agricultural and Outdoor Recreational Uses from Paving Requirements

Chair Boucher introduced the agenda item.

Planning Officer Anja Collette presented on the proposed Land Development Code Amendment. She explained it would exempt farmstands less than 200 square feet in the Rural Residence and Agricultural, Neighborhood Service District, and Urban Service District from land development permitting. Collette explained the amendment would also exempt agricultural and outdoor recreational uses from paving their parking areas.

Chair Boucher asked the Board for any questions.

Member Brush asked how the size of a farmstand is determined. Planning Officer Collette responded that the 200 square feet solely includes the table or structure where items are being sold, and the metric does not include parking.

Chair Boucher opened public comment.

Lisa Clark, resident of 670 Ohio Street, discussed how under the current ordinance, she is not allowed to sell flowers. She expressed support for the ordinance being under consideration. Planning Officer Collette clarified that currently, Clark's situation would require a site plan review, but if the amendment passes, it would no longer require a site plan review.

Public comment closed.

Chair Boucher asked the Board for any questions or discussion – there were none.

Member Brush moved that the Board finds that the City Council ought to pass the amendment of the Land Development Code §165-30 to add a new accessory use for farmstands and to exempt agriculture and outdoor recreational uses from paving requirements. Seconded by Member Hobson. Roll call vote conducted – all in favor, none opposed. Motion passed.

3. Amending the Land Development Code, §165-26, to Add a New Seasonal Storage Use and to Add Flexibility for Temporary Storage Uses

Chair Boucher introduced the agenda item.

Planning Officer Collette presented on the proposed Land Development Code Amendment, explaining it would add new seasonal storage use. She added it would change the approval process to only require a Certificate of Occupancy rather than requiring a presentation to the Board of Appeals. Collette also confirmed that the Building Code prevent these from being used as residential structures, so no clarification in the drafted amendment is needed.

Chair Boucher asked the Board for any questions – there were none.

Chair Boucher opened the public comments – there were none. Public comments closed.

Chair Boucher asked the Board for any further discussion – there was none.

Member Huhn moved that the Board recommend that City Council ought to pass amending the Land Development Code §165-26 to add flexibility for temporary storage uses. Seconded by Member Jonas. Roll call vote conducted – all in favor, none opposed. Motion passed.

OTHER BUSINESS

1. Workshop on Proposed Changes to Manufactured Home Ordinance

Chair Boucher introduced the agenda item.

Planning Officer Collette presented on the proposed Land Development Code Amendment. She explained it would expand the current set of alternative requirements applying to mobile home parks built prior to 1971 to mobile home parks built prior to January 2026 in order to increase flexibility.

Chair Boucher asked the Board for any questions.

Member Jonas pointed out a difference between the dates listed in the memo and the ordinance. Jonas asked for clarification on if it would apply to mobile home parks built prior to June 1, 2026, or January 1, 2026. Planning Officer Collette confirmed both documents should say January 1, 2026 as the official date.

Chair Boucher asked if this would be presented again at a later meeting. Planning Officer Collette confirmed it is set to appear to Planning Board on July 7.

2. Follow-Up/Thoughts on Land Use Plan Updates

Chair Boucher introduced the agenda item.

Planning Officer Collette shared about staff processes in reviewing the Land Use Plan updates. She emphasized the priority of collaboration across staff with different expertise.

Meeting adjourned at 7:52 PM.

City of Bangor Planning Division
Planning Board Meeting Minutes – Tuesday, June 16, 2026

Respectfully submitted,

Kayleigh Rienas
Development Assistant
Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

July 7, 2026

Bangor Planning Board

Findings and Decision

Applicant: Bangor Housing Development Corporation
Attn: Cindy Witas
86 Davis Road, Bangor, ME

Owner: City of Bangor
73 Harlow Street, Bangor, ME

Property Address: 205 Corporate Drive, Map-Lot R25-001-A

Zoning District: Government & Institutional Service District (G&ISD)

Permit Request: Land Development Permit for Conditional Use, Major Site Development, and Major SLODA Modification

Description: Proposal to construct a 30-unit permanent supportive housing building with a total floor area of 19,100 square feet

Public Hearing Date: June 16, 2026

Permitting Requirements: §165.111A(1)(5) and 38 M.R.S.A. §481-488

Board Members Present: Chair Boucher; Vice Chair Jonas; Members Brush, Hayes, Hobson, and Huhn

Board Vote: Motion carried 6-0 to approve the Land Development Permit

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit application, submitted by Bangor Housing Development Corporation on 05.01.2026
2. Revised Plan Set, submitted on 05.29.2026
3. Proof of payment, submitted by Bangor Housing Development Corporation on

05.01.2026

4. Cover Letter, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
5. Revised Project Description and Site Map, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
6. Revised SLODA Narrative, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
7. [Deleted]
8. Department of Agriculture, Conservation, and Forestry response letter, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
9. Architectural Narrative, Drawings, and Renderings, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
10. BWD Capacity letter, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
11. Revised Construction Stormwater Pollution Prevention Plan, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
12. Deed & Interest, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
13. FEMA Map, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
14. Financial Capacity Letter, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
15. Department of Inland Fish and Wildlife Letter, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
16. Revised Inspection Checklist and Report Form, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
17. Lighting Details, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
18. Maine Historic Preservation Commission Letter, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
19. Revised Pre-development HydroCAD Calculations, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
20. Revised Post-development HydroCAD Calculations, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
21. Revised Redevelopment and Stormwater Summary and BMP Sizing, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
22. Sewer Capacity Letter, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
23. Revised NRCS SOIL REPORT, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
24. Revised Stormwater Management Report, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
25. Wetlands and Protected Natural Resources Report, submitted by Sevee & Maher Engineers, Inc. on 05.01.2026
26. Autoturn Figure, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
27. Urban Impaired Stream Watershed Maps, submitted by Sevee & Maher Engineers, Inc. on 05.29.2026
28. Land Development Permit checklist, sent to Sevee & Maher Engineers, Inc on 05.13.2026
29. Bangor Water District sign-off, received via email on 05.13.2026
30. Fire Comments, sent to Sevee & Maher Engineers, Inc on 05.13.2026
31. Fire Comments regarding clearance for trucks, sent to Sevee & Maher Engineers, Inc on 05.13.2026

32. Engineering Comments, sent to Sevee & Maher Engineers, Inc on 05.14.2026
33. Engineering Sewer Capacity Verification, received via email on 05.14.2026
34. Forestry Division Correspondence, received via email on 05.14.2026
35. Response to Staff Comments, submitted by Sevee & Maher Engineers, Inc on 05.29.2026
36. Code sign-off, received via email on 05.29.2026
37. Fire Prevention sign-off, received via email on 05.29.2026
38. Additional Planning Comments, sent to Sevee & Maher Engineers, Inc on 06.04.2026
39. Additional Engineering Comments, sent to Sevee & Maher Engineers, Inc on 06.04.2026
40. Engineering Sign-off and Correspondence, received via email on 06.10.2026
41. List of abutters within 500 ft of the subject property, generated by staff on 06.04.2026
42. Public notice sent to abutters within 500 ft on 06.05.2026
43. Notice of mailing by Walter Ryan via email on 06.05.2026
44. BDN Ad Proof, run by BDN on 06.06.2026

II. Project Description and Permit Requirements

The Project will consist of constructing a 30-unit permanent supportive housing building with a total floor area of 19,100 square feet. The property is located at 205 Corporate Drive, Map-Lot R25-001-A, in the Government & Institutional Service District (G&ISD). This project will result in 84,750 square feet of developed area and 37,339 square feet of net new impervious area (due to the demolition of an existing walkway and paved turnaround on the site).

As a conditional use in the Government and Institutional Service District, per §165-97B, the project must also meet the requirements of Article II through XII, any applicable development standards of Article XIX, and the Conditional Use standards of Chapter 165-9.

This project must also meet the land development approval standards in §165-114 and as a SLODA modification, the requirements of §38 M.R.S.A. § 484 and Department of Environmental Protection regulations, Chapters 371, 372, 373, 375, 376, 377, 500, 501, and 502. The SLODA permit being modified is the Post 1971 Bangor International Airport (BIA) Site Location of Development Permit, with local file number SLODA-BGR-00040 and DEP file number #L-2976-18-B-N.

III. Procedural Background

1. The Application was deemed complete on June 16th, 2026.
2. The Applicant paid all applicable fees (Exhibit 3).
3. The proposed Project is a Major Site Development, Conditional Use, and Major SLODA Modification.
4. The Board finds that, pursuant to Exhibits 2, 5, and 9, the use of this property is institutional in nature, so subdivision approval is not required.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the requirements of Articles II through XII

1. The Board finds that, based on Exhibits 2, 11, 16, and 24, the applicant satisfied §165-33.1 of the Land Development Code regarding best management practices of Erosion and Sediment Control.
2. The Board finds, that based on Exhibit 2, the applicant satisfied §165-62 of the Land Development Code regarding providing adequate visual clearance on corner lots, §165-64's requirements for side yard width, and §165-68's requirements of minimum lot frontage
3. The Board finds that, based on Exhibit 2, the applicant satisfied §165-72 of the Land Development Code regarding the required number of parking spaces, §165-73's requirements regarding parking area location and screening, and §165-74's requirements regarding parking area design, construction and maintenance.
4. The Board finds that, based on Exhibit 2, the applicant satisfied §165-76 of the Land Development Code regarding the required number of loading spaces, §165-77's requirements regarding loading space sizes, and §165-78's general requirements for loading spaces.
5. The Board finds that, based on Exhibits 2, 29, 33, and 40, the applicant satisfied §165-79 of the Land Development Code regarding providing the necessary utility services required, §165-80's requirements regarding providing adequate water and sewerage services, and 165-83's requirements regarding providing adequate electrical service.
6. The Board finds that, based on Exhibits 2 and 17, the applicant satisfied §165-81 of the Land Development Code regarding providing adequate lighting and preventing light pollution and trespass.
7. The Board finds that, based on Exhibits 2 and 37, the applicant satisfied §165-82's requirements regarding having adequate fire protection.
8. The Board finds that, based on Exhibits 2, 19-21, 24, 32, 39, and 40, the applicant satisfied §165-84 of the Land Development Code regarding providing adequate storm drainage and stormwater offset.
9. The Board finds that, based on Exhibits 22 and 33, the applicant satisfied §165-85 and §165-86 of the Land Development Code regarding providing information on sanitary flows and compliance with sewer regulations.

Part 2 – The Project meets the District Site Development Standards under Article XIX

The Board finds that, based on Exhibits 2 and 36, the applicant satisfied § 165-135 of the Land Development Code regarding height limit, floor area ratio, impervious surface ratio, and buffer yards.

Part 3 – The Project meets the requirements of § 165-97 – Government and Institutional Service District (G&ISD)

The Board finds that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of §165-97B for uses within the Government and Institutional Service District (G&ISD).

Part 4 – The Project meets the requirements of §165-114 – Land Development Approval Standards

1. The Board finds that, based on Exhibits 2, 35, and 40, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration, including the provision for safe pedestrian travel to all on-site uses, and §165-114C's requirement that all proposed access drives are reasonably necessary and safe.
2. The Board finds that, based on Exhibits 2, 15, 21, 24, 25, 27, 32, and 40, the applicant satisfied Land Development Code §165-114D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams or brooks, and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects.
3. The Board finds that, based on Exhibits 2 and 17, the applicant satisfied Land Development Code §165-114E's requirements that all outdoor lighting shall be designed, installed and maintained to avoid unreasonable adverse effects from light pollution.
4. The Board finds that, based on Exhibits 2 and 35, the applicant satisfied Land Development Code §165-114F's requirements for landscaping.
5. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G, requiring buildings to be situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way.

6. The Board finds that, based on Exhibits 2, 6-27, 29, 33, 35, and 40, the applicant is in compliance with 38 M.R.S.A §484 and applicable Department of Environmental Protection regulations, which includes Chapters 371-373, 375-377, and 500-502.

Part 5 – The Project meets the criteria for a Conditional Use under of §165-9A

1. The Board finds that, based on the findings made in Parts 1-4 of Section IV of this document, the applicant satisfied Land Development Code §165-9A(1)'s requirements regarding not requiring a variance of development or other standards.
2. The Board finds that, based on Exhibits 2 and 5, the applicant satisfied Land Development Code §165-9A(2)'s requirements regarding not creating unreasonable traffic congestion or hazardous conditions on contiguous or adjacent streets.
3. The Board finds that, based on the findings made in Parts 1-4 of Section IV of this document, the applicant satisfied Land Development Code §165-9A(3)'s requirements for providing and maintaining adequate and appropriate utilities, fire protection, drainage, parking and loading and other necessary site improvements.
4. The Board finds that, based on Exhibits 2, 5, and 9, the applicant satisfied Land Development Code §165-9A(4)'s requirements regarding the proposed use being appropriate for the location in which it is sought because it conforms to the general physical development pattern of the immediate area.

V. Decision

The Board finds that the project meets the requirements for a Land Development Permit for a Major Site Development, Conditional Use, and Major SLODA Modification and therefore, the Board grants the Land Development Permit for the proposed project.

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- C. Applicant must commence construction within one year from the date of approval and complete the project by June 16, 2028, unless extensions of time are granted per the provisions of Chapter 165-113E.

- D. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).

- E. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

- F. No change shall be made to a property approved for a conditional use that would cause the property to fail to comply with the details of the Board's approval under the standards of §165-9A, unless approved by the Planning Board through a review of the changed conditional use.
 - (a) Building details. Changes to building elevations which impact the elements reviewed and approved by the Board may only be approved by the Planning Board. Changes to architectural details not within the scope of § **165-9A(4)** do not require Planning Board approval.

 - (b) Traffic analysis. Changes to trip generation or peak hour of generation do not require Planning Board approval if the following standards are met as determined by the Code Enforcement Officer in consultation with the City Engineer:
 - (1) The number of trips during the peak hour does not increase.
 - (2) The peak hour does not change to a different hour.
 - (3) The peak hour does not change from a weekday to a weekend day, or vice versa.

- G. Conditional uses which are discontinued for more than 12 consecutive months are deemed abandoned.

Failure to comply with the conditions listed above constitutes a violation of the Bangor Land Development Code as prescribed in Chapter 165-10G.

This If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____
_____	_____

CC: City of Bangor Planning Division
City of Bangor Code Enforcement Division

Building Permit and Certificate of Occupancy Checklist

Before applying for a Building Permit:

- Please contact the Code Enforcement and Engineering Departments for any other permits that may be necessary.
- Please contact the Engineering Department for an E-911 address.

Before applying for a Certificate of Occupancy:

- Digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.



CITY COUNCIL ACTION

Council Meeting Date: 6/22/2026

Item No:

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: N/A

Title, Ordinance

Amending Chapter 165, Land Development Code by Adding Flexibility for Manufactured Home Parks Existing as of January 1, 2026

Summary

This ordinance amendment would amend the Land Development Code by allowing manufactured home parks existing as of January 1, 2026 to use more flexible development standards. Currently, the alternative development standards listed in this chapter only apply to parks existing before September 13, 1971. This poses issues for parks that were developed in the decades that followed 1971 since they have to follow the standards for new parks and in some cases, this is preventing the placement of homes on vacant lots, which affects the supply of affordable housing.

Committee Action

Committee: Planning Board

Meeting Date: 7/7/2026

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: 6/22/2026

Assigned to Councilor:

ORDINANCE, Amending Chapter 165, Land Development Code by Adding Flexibility for Manufactured Home Parks Existing as of January 1, 2026;

WHEREAS, at present, the current ordinance for manufactured home parks limits the more flexible, alternative development standards to parks existing before September 13, 1971;

WHEREAS, at present, this poses issues for parks that were developed in the decades that followed 1971 that have to meet the standards for new parks;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 165 of the Code of the City of Bangor is amended as follows:

§ 165-121 Existing mobile home parks.

...

- B. Any mobile home park in existence prior to January 1, 2026 ~~the effective date of this chapter, but after September 13, 1971~~ must meet the development requirements of §165-121D below. ~~§165-120.~~
- C. ~~Any application for the reconstruction of an mobile home park under this chapter shall comply with the provisions of Article XVI and this article, are permitted to use the alternative development requirements outlined in Subsection E below.~~
- D. Any existing mobile home park developed prior to January 1, 2026 ~~September 13, 1971~~, may be reconstructed in its entirety in accordance with the provisions of this subsection.

...

Additions are underlined, deletions ~~struck through~~.

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7th, 2026, beginning at 7 p.m. in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following amendments to the Land Development Code:

To amend the Land Development Code, §165-121, to Add Flexibility for Manufactured Home Parks Existing as of January 1, 2026.

To receive a copy of the proposed amendments or to submit comments, please call 207.992.4257 or email planning@bangormaine.gov. Please submit any comments by 4 p.m. on July 6th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff. Bangor City Hall is open to attend the meeting in person. Interested parties may also attend the meeting on Zoom. Public comments are allowed over Zoom; however, you must register before 9 a.m. on July 7th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The meeting may also be streamed live via the City of Bangor's YouTube page; however, comments are not enabled on this page. Please call our office if you have questions about the process or participation in the hearing process.



Anja Collette,
Planning Officer

Newspaper advertisement dates June 25 & 30, 2026

Legal Notices



CITY OF BANGOR

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7th, 2026, beginning at 7 p.m. in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following amendments to the Land Development Code:

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A handwritten signature in black ink, appearing to read "Anja Collette".

Anja Collette
Planning Officer

July 25, 30, 2026



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

July 21, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner:

ERG Realty LLC
Attn: Carol Epstein
PO Box 2400
Bangor, Maine 04402-2400

Agent:

Plymouth Engineering, Inc.
8 Main St, Unit C
Newport, ME 04953

Property Address:

557 Stillwater Ave, Map-Lot R62-006

Zoning District:

Contract Shopping & Personal Service (S&PS)

Permit Request:

Land Development Permit for Planned Group Development

Description:

Proposal to create an Integrated Shopping Center to add additional signage for a potential fourth building

Planning Board Review Date: July 7, 2026

Permitting Requirements: §165-111.A.(6) & §165-69

Board Members Present:

Board Vote:

Motion carried to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit Application, submitted by Plymouth Engineer, Inc. on 06.08.26
2. Revised Site Plans, submitted by Plymouth Engineer, Inc. on 06.29.26

3. Payment received by Planning staff on 06.08.26
4. Letter of Transmittal, submitted by Plymouth Engineer, Inc. on 06.08.26
5. Deed, submitted by Plymouth Engineer, Inc. on 06.23.2026
6. Code Enforcement comments, received via email on 06.23.2026
7. Staff comments, sent to Plymouth Engineer, Inc. via email on 06.24.2026
8. Staff and applicant comments, sent to Plymouth Engineer, Inc. via email on 06.26.2026
9. Public Notice, sent to abutters within 100 ft of the subject property on 06.25.2026
10. Notice of Mailing, generated by staff on 06.25.2026
11. List of abutters within 100 ft of the subject property, generated by staff on 06.24.2026

II. Project Description and Permit Requirements

The Project creates an Integrated Shopping Center to add additional signage for a potential fourth building as a Planned Group Development. The project will take place on Map-Lot R62-006, which is in the Shopping & Personal Service District (S&PS)

As the project consists of creation of three or more lots on a parcel, the proposal must meet the requirements for Land Development Permit. Additionally, since the created lots will share the driveways, parking, and common areas/open spaces and the development spans three parcels, this project must be considered a Planned Group Development, and must therefore meet the requirements of §165-69.

III. Procedural Background

1. The application was deemed complete on July 7, 2026.
2. The applicant paid all applicable fees (Exhibit 3).
3. The proposed project is a Planned Group Development.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the requirements of §165-69 Planned Group Development

1. The Board finds that, based on Exhibit 2, the applicant satisfied §165-69 of the Land Development Code regarding the requirements for planned group developments.

V. Decision

The Board finds that the project meets the requirements for a Planned Group Development and therefore, the Board grants the Land Development Permit for the proposed Project.

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.
- C. The applicant must contact the Engineering Office for E911 addresses for the new dwelling units.
- D. Applicant must commence construction within one year from the date of approval and complete the project by July 7, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision which has not been recorded in the Penobscot County Registry of Deeds.
- F. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision until all infrastructure needed to support said structure has been constructed, installed, and inspected by the appropriate City authority. Infrastructure includes, but is not limited to, public and private roads; sewer, water and electric mains; and stormwater infrastructure designed to treat water from the subdivision.
- G. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including, but not limited to, building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).
- H. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved plan.

Failure to comply with the conditions listed above constitutes a violation of the Bangor Land Development Code as prescribed in Chapter 165-10G.

This If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____
_____	_____

CC: City of Bangor Planning Division
City of Bangor Code Enforcement Division

Building Permit and Certificate of Occupancy Checklist

Before applying for a Permit from Code Enforcement:

- The Planned Group Development must be recorded at the Registry of Deeds.

Payment received
6/8/26 by MA

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: _____
Date: _____

Site Development Plan: _____ *Conditional Use: _____ *Both: _____
Subdivision Development: _____ *Preliminary: _____ Final: _____
*Mobilehome Park: _____

Applicant: ERG REALTY LLC Telephone No.: 207.945.6222
Address: PO BOX 2400, BANGOR, ME 04402-2400
Location of Site: 557 STILLWATER AVE. Map: 62 Lot: 006
Watershed: Penjawoc Total Area Proposed to be Disturbed: 0
Owner of Site if different from applicant: _____ Zoning District: S&PS
Address: _____

Primary Contact Person: Carol Epstein

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):
Owner If not owner include copy of said agreement
Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):
Converting previously separate approvals of Cinema Center, Chipotle, Retail Building into an Integrated Shopping Center as a Planned Group Develop.
Addition of a second pylon sign as allowed in the Land Development Code. Proposed sign is >100' from existing Cinema Sign

LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.
Were LID techniques used on this project? Yes If not, why? _____

Projected Starting Date: _____ Projected Completion Date: _____

Signature of applicant(s) or agent:  Printed Name: Fred S. Marshall

Submittal Requirements

Submittal Requirements of development types are described in the Land Development Code for:

- 1. Site Development Plan, Chapter 165, Article XVI, Section 112
- 2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
- 3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: _____ Advertising Fees: _____

A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION. PLEASE KNOW OUR FEE SCHEDULE IS AVAILABLE ON THE CITY'S WEBSITE, AND WE ALWAYS REQUIRE FEES UP FRONT BEFORE REVIEWING AN APPLICATION, NOT AFTER IT'S BEEN PUT ON A PLANNING BOARD AGENDA.

Date Received by Planning Division Office: _____

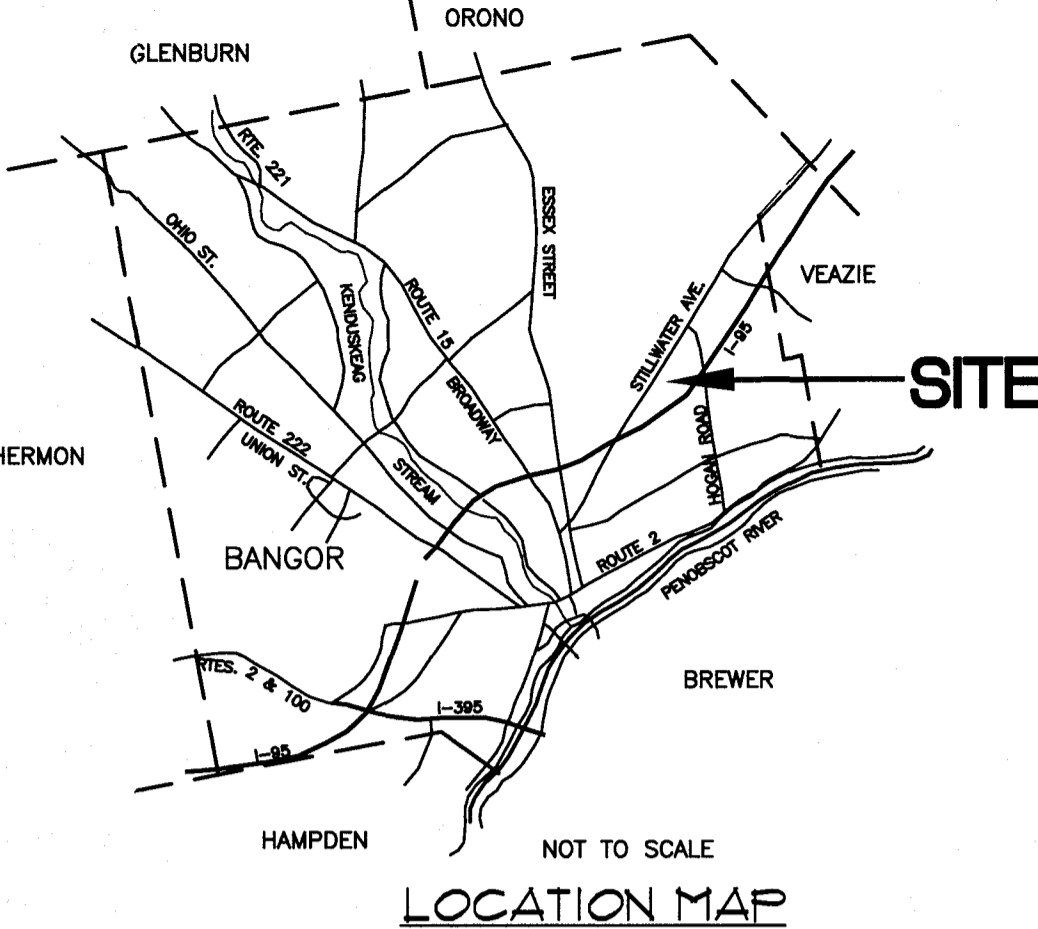
Decision and reason of Code Enforcement Office for Conditional Use: _____

Action taken by Planning Board: _____

* Any advertising costs above the amount listed in Schedule of Fees must be paid by applicant
* There is no guarantee a project will be on a certain Planning Board meeting; agenda assignments depend on timing of application submission and extent of application completeness

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINE
- 124--- EXISTING MINOR CONTOUR
- 124--- EXISTING MAJOR CONTOUR
- 124--- PROPOSED CONTOUR
- SD--- EXISTING STORMDRAIN
- SD--- PROPOSED STORMDRAIN
- S--- EXISTING SANITARY SEWER
- S--- PROPOSED SANITARY SEWER
- W--- EXISTING WATER LINE
- W--- PROPOSED WATER LINE
- G--- EXISTING GAS LINE
- G--- PROPOSED GAS LINE
- UD--- EXISTING UNDERDRAIN
- UD--- PROPOSED UNDERDRAIN
- FM--- EXISTING FORCEMAIN
- FM--- PROPOSED FORCEMAIN
- OHE--- EXISTING OVERHEAD ELECTRIC & TELEPHONE
- OHE--- PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- UGE--- EXISTING UNDERGROUND ELECTRIC & TELEPHONE
- UGE--- PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF WATER
- EXISTING TREE LINE
- PROPOSED TREE LINE
- CHAIN LINK FENCE
- BARB WIRE FENCE
- STOCKADE FENCE
- PROPOSED FENCE
- MATCH LINE
- ZONE LINE
- STREAM
- SOIL BOUNDARY
- RAILROAD
- EXISTING GUARDRAIL
- PROPOSED GUARDRAIL
- SF --- SILT FENCE
- TP-A --- TEST PIT
- MW-8 --- EXISTING MONITORING WELL
- MW-8 --- PROPOSED MONITORING WELL
- B-9 --- EXISTING BORING
- B-9 --- PROPOSED BORING
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING TRANSFORMER
- PROPOSED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- EXISTING WELL
- PROPOSED WELL
- x 30.20 --- EXISTING SPOT GRADE
- x 30.20 --- PROPOSED SPOT GRADE
- SURVEY CONTROL POINT
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING IRON PIPE
- PROPOSED IRON PIPE
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CONCRETE PAD
- PROPOSED CONCRETE PAD
- WETLAND AREA
- ROCK OUTCROP
- RIPRAP
- EXISTING PAVEMENT AREA
- PROPOSED PAVEMENT AREA



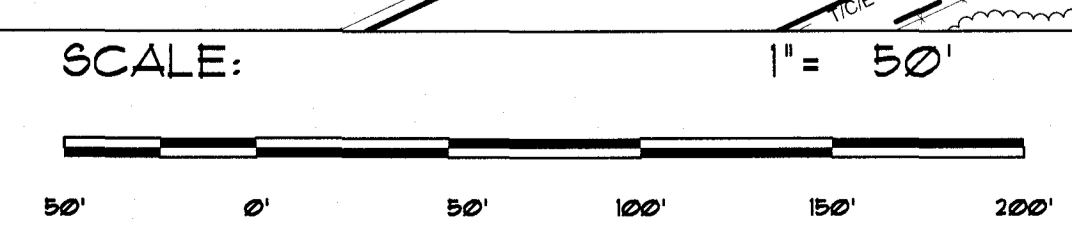
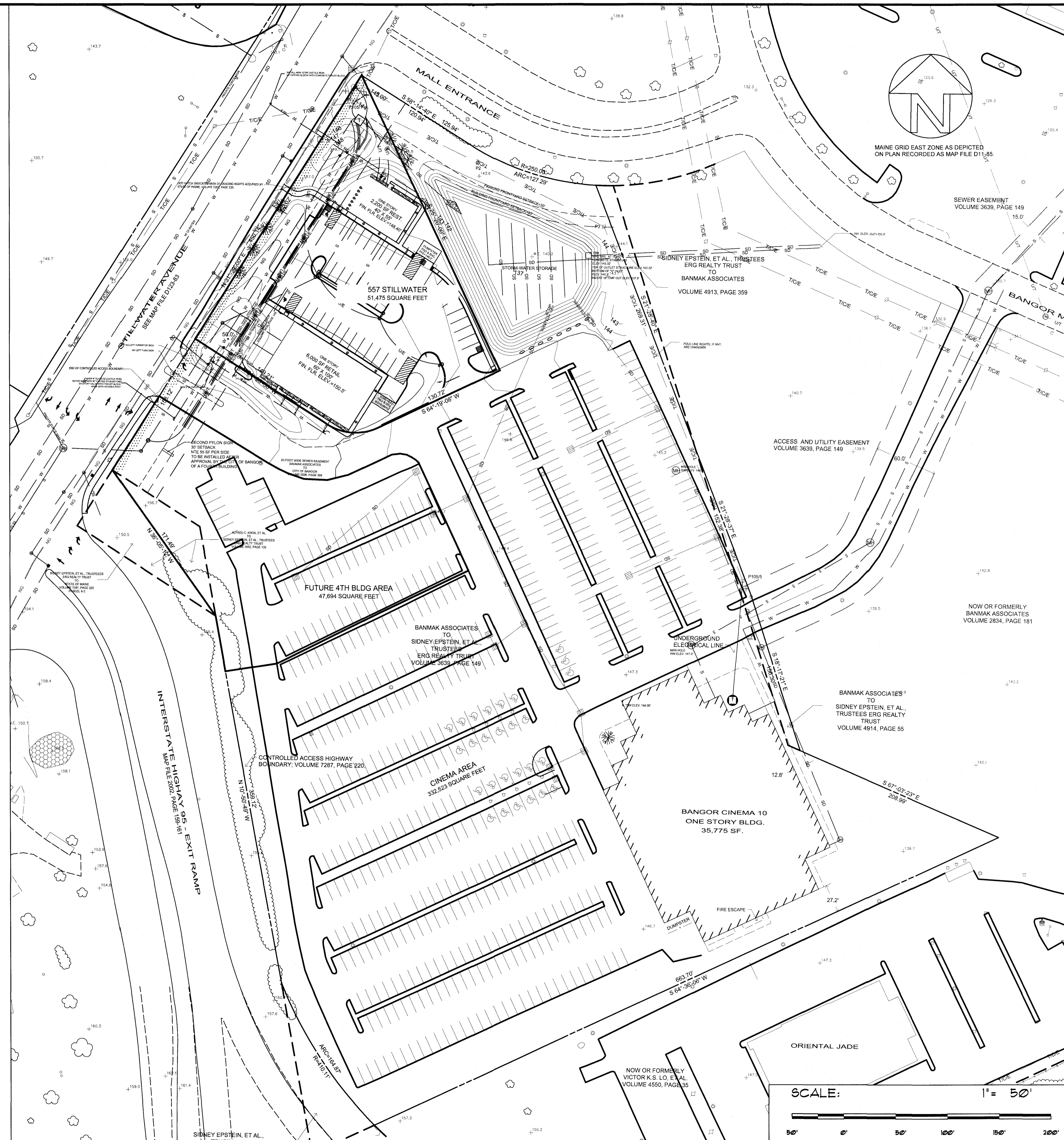
STATE OF MAINE
PENOBSCOT COUNTY SS REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

PLANNING BOARD APPROVAL BLOCK
THIS IS TO CERTIFY THAT AFTER REVIEWING THE PLANNED GROUP DEVELOPMENT SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN CHAPTER 165, LAND DEVELOPMENT CODE, ARTICLE IX, CHAPTER 165.69, PLANNED GROUP DEVELOPMENT, THE UNDERSIGNED HAVING MADE FINDINGS OF FACT ESTABLISHING THAT THE PROPOSED PLANNED GROUP DEVELOPMENT MEETS ALL OF THE CRITERIA SET FORTH THEREON AND THEREFORE THE PLANNED GROUP DEVELOPMENT IS APPROVED.

DATE _____
CHAIRPERSON _____

- SITE PLAN NOTES:**
- THE PURPOSE OF THIS DRAWING IS TO DOCUMENT THE PROPERTY AS A PLANNED GROUP DEVELOPMENT AS DEFINED BY THE CITY OF BANOR LAND DEVELOPMENT CODE.
 - AS A PLANNED GROUP DEVELOPMENT, CURRENT AND FUTURE LEASE HOLDERS WILL HAVE SHARED ACCESS TO THE DRIVEWAYS, PARKING AND COMMON AREAS/OPEN SPACES.
 - LEASE AREAS ARE SUBJECT TO MODIFICATION WHEN AGREED UPON BETWEEN THE ERG REALTY LLC AND EACH LEASE HOLDER.

- SITE PLAN NOTES:**
- PLAN REFERENCES:**
- CULTURAL FEATURES AND TOPOGRAPHY COMPILED BY STANDARD PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY DATED APRIL 29, 2001. TOPOGRAPHIC INFORMATION OF THE "LANDLORD'S RESERVE AREA" DEVELOPED BY PUSGA & DAY LAND SURVEYORS, BANGOR, MAINE, PROJECT NUMBER 03082 DATED OCTOBER 7, 2013. ELEVATIONS ARE REFERENCED TO BANGOR CITY DATUM.
 - THIS PLAN IS BASED UPON A PLAN TITLED "LAND TITLE SURVEY, PROPERTY OF TRUSTEES OF ERG REALTY TRUST, PENOBSCOT COUNTY REGISTRY OF DEEDS, VOLUME 3592, PAGE 128, VOLUME 3639, PAGE 149, 557 STILLWATER AVENUE, BANGOR, MAINE" BY PUSGA & DAY LAND SURVEYORS, 72 MAIN STREET, BANGOR, MAINE 04401. PROJECT NUMBER 03082, DATED APRIL 30, 2003.
 - THE BEARINGS AND NORTH ORIENTATION ARE BASED ON NAD 1983 MAINE EAST ZONE. CONTOURS AND ELEVATIONS ARE BASED ON NGVD 1929.
 - SITE LOCATION ORDERS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION RECORDED IN VOLUME 2958, PAGE 153, VOLUME 2976, PAGE 305, VOLUME 4829, PAGE 96, AND VOLUME 4875, PAGE 85, PERTAIN TO THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY IS A PORTION OF LOT 21 AS SHOWN ON SUBDIVISION PLANS RECORDED AS MAP FILE D5-82 AND D11-85.
 - 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.

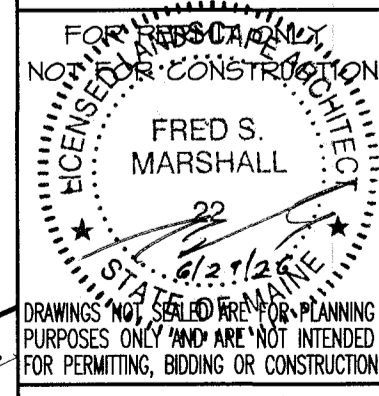


NO.	DATE	REVISIONS	DESCRIPTION

PROJECT NAME:
BANGOR MALL CINEMAS 10
557 STILLWATER AVENUE
Bangor, Maine
Planned Group Development

DESIGNED: FSM
DRAWN: FSM
CHECKED: SEB
APPROVED: ---
DATE ISSUED: June 23, 2025
CLIENT: ERG Realty, LLC
Bangor, Maine 0442-2400

Plymouth Engineering, Inc.
P.O. Box 46 30 Lower Detroit Road
Plymouth, Maine 04969
Tel: (207) 257-2071 Fax: (207) 257-2130
info@plymouthengineering.com
www.plymouthengineering.com



DRRAWINGS NOT TO BE USED FOR CONSTRUCTION PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION

SHEET 1 OF 1

C1

NOTES

RECEIPT

NO. **019053**

DATE 6/8/26

RECEIVED FROM Fred Marshal

ADDRESS 141 Smithfield Rd.
NorrIDGEwook, ME 04957

\$ 732.00

FOR Planned Group Development

Check no: 7844

AMT. OF ACCOUNT	HOW PAID		
	CASH	CHECK	MONEY ORDER
AMT. PAID		<u>732.00</u>	
BALANCE DUE			

BY MA



Plymouth Engineering, Inc.

8 Main St., Unit C
Newport, ME 04953
info@plymouthengineering.com
tel: (207) 257-2071 fax: (207) 257-2130

LETTER OF TRANSMITTAL

To: Planning Department
City of Bangor
77 Harlow Street
Bangor, Maine

Project: Bangor Cinema Center
PE Project No.: 24261
Date: June 8, 2026

Att: Anja Collette, AICP

From: Fred Marshall

Cc.

Enclosed: Six copies of Land Development Application and supporting surveys

Comments:

Anja,

This application is what I had talked with you previously and with Brenda Bilotta about changing the Cinema Center into a Planned Group Development to allow a second sign near Stillwater Avenue in the southwest corner of the parcel near the interstate off ramp. The second sign is indicated on our drawing.

I believe you were thinking the fee would be similar to a minor subdivision. If you can let me know what it is, I'll have Epstein Properties get a check over to your office.

If we don't have to show the Landlord Reserve area on the plan because they are all owned by ERG Realty, I can amend the plan to just show the existing buildings, site layout and sign locations.

Thank you.

QUITCLAIM DEED WITH COVENANT

BANMAK ASSOCIATES, a Maine general partnership with an office at 234 Goddard Boulevard, King of Prussia, Pennsylvania, for consideration paid, grants to SIDNEY EPSTEIN, of Bangor, Penobscot County, Maine, HARMON RIFKIN, of Hingham, Massachusetts and MALCOLM C. GREEN, of Wayland, Massachusetts, all as Trustees of ERG Realty Trust under Declaration of Trust dated October 23, 1984, with Quitclaim Covenant, the land in Bangor, Penobscot County, Maine described as follows:

Beginning at an iron pin set in the ground in the generally southeasterly sideline of Stillwater Avenue, which iron pin marks the southwesterly corner of the first parcel of land described in a deed from Banmak Associates to the State of Maine dated September 25, 1981 and recorded in Penobscot Registry of Deeds in Volume 3279, Page 334; thence North $31^{\circ} 39' 00''$ East on and along the southeasterly sideline of Stillwater Avenue a distance of Four Hundred Fifty and Fourteen One Hundredths (450.14) feet to an iron rod marking the intersection of the southwesterly sideline of an access road serving Bangor Mall with the southeasterly sideline of Stillwater Avenue; thence South $58^{\circ} 14' 40''$ East along the southwesterly sideline of said access road One Hundred Twenty-Five and Ninety-Four One Hundredths (125.94) feet to a point; thence continuing along the southeasterly sideline of said access road along a curve to the left having a radius of Two Hundred Fifty (250) feet a distance of One Hundred Forty-Four and One Tenth (144.1) feet to a point; thence South $18^{\circ} 5' 31''$ East Five Hundred Sixty-Three and Fifty-Five One Hundredths (563.55) feet to a point; thence South $67^{\circ} 3' 23''$ East Two Hundred Twenty-One and Sixty-Three One Hundredths (221.63) feet to a point; thence South $64^{\circ} 36' 6''$ West Seven Hundred Twenty-Nine and Ninety-Seven One Hundredths (729.97) feet to a point in the generally easterly sideline of land now or formerly owned by Queen City Mobile Home Park, Inc.; thence North $10^{\circ} 50' 49''$ West on and along the easterly sideline of land conveyed to Queen City Mobile Home Park, Inc. by deed of Forrest H. Grant, et al. dated August 1, 1966 and recorded in Book 2078, Page 6 and the easterly sideline of land described in the deed of Lee Robinson to Judson H. Grant, Jr. dated October 6, 1970 and recorded in Book 2197, Page 229 and along the easterly sideline of the premises described in the deed of Bangor Savings Bank to Alfred C. Knox, et ux. dated August 11, 1981 and recorded in Book 3215, Page 1 a distance of Six Hundred Thirteen and Thirty-One One Hundredths (613.31) feet to an iron pipe; thence North $57^{\circ} 49' 10''$ West on and along the north-easterly sideline of the aforesaid premises

described in Book 3215, Page 1 a distance of One Hundred and Three One Hundredths (100.03) feet to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to the Grantor herein by deed of Bangor Associates dated February 8, 1978 and recorded in Book 2834, Page 181.

The above-described premises are conveyed SUBJECT TO a sewer easement granted by Banmak Associates to the City of Bangor by deed dated December 30, 1977 and recorded in Book 2826, Page 356 of the Penobscot County Registry of Deeds.

FURTHER SUBJECT to the Declaration of Easements of Banmak Associates dated August 31, 1977 and recorded in Book 2834, Page 137, and to an Acknowledgment of Easements dated February 1, 1978 and recorded in Book 2834, Page 167 to the extent such acknowledgment affects the premises hereby conveyed.

ALSO SUBJECT to rights and easements granted by Banmak Associates to Bangor Hydro-Electric Company by instrument dated December 11, 1981 and recorded in Book 3252, Page 5.

SUBJECT TO the terms and conditions of a Site Location Order of the Maine Department of Environmental Protection dated November 18, 1981 and recorded in Book 3246, Page 217 as the same may be amended by virtue of amendment of the Subdivision Plan of lot 21 in Bangor Mall.

SUBJECT TO the terms and conditions of a Site Location Order of the Maine Department of Environmental Protection dated February 12, 1979 and recorded in Book 2958, Page 153, as amended by Order dated May 4, 1979 and recorded in Book 2976, Page 305, to the extent such Orders apply to the premises hereby conveyed.

FURTHER SUBJECT TO a lien in favor of Floyd Jenkins, d/b/a Jenkins Drywall Company evidenced by Notice of Lien Claim dated August 29, 1978 and recorded in Penobscot County Registry of Deeds Book 2905, page 72.

The premises hereby conveyed shall also be SUBJECT TO the following restrictions, limitations and obligations, all of which shall be covenants running with the land:

A. That until February 27, 1989, no portion of the premises shall be used for a supermarket business, a butcher shop, a poultry shop, meat market, a fish or seafood market, a convenience food store, a grocery store or any combination of the foregoing.

B. That the premises shall be subject to the following set back and sign restrictions:

No building, sign (except for traffic signs approved by the then owner of the shopping mall now known as Bangor Mall, which approval shall not be unreasonably withheld or delayed, and one sign as specifically permitted hereby) or other structure of any kind whatsoever shall be constructed, erected, fabricated, placed or maintained at any point in or on the premises other than a point which is greater than 50 feet of any point of the boundary of the premises adjacent to Stillwater Avenue.

Within such permitted area, only one sign (except for the traffic signs referred to above) may be erected, constructed, placed, fabricated or maintained and shall conform to the following criteria:

(1) The sign shall contain only the name and customary logo of the then occupant of the premises.

(2) The highest point of the sign (which shall be deemed to include the top of any pole on which the sign is erected or decoration on any such pole or on the sign) shall be no more than 15 feet from any point of the ground on which such sign is placed erected, constructed, placed, fabricated or maintained.

(3) Each face of the sign shall not exceed 40 square feet in total area.

(4) Exposed neon tubing, exposed lamps and flashing, blinking or animated type signs shall not be permitted.

(5) Such sign shall contain no exposed raceways, ballast boxes or electrical transformers.

(6) Subject to a provision of any applicable local ordinances or code requiring exposure, sign company names or stamps shall be concealed.

(7) All signs shall be internally illuminated, with the exception of exposed decorative lighting.

C. That, notwithstanding the restrictions with respect to the Grantees' signs set forth in Paragraph B above, and subject to the conditions set forth below, Grantees shall have the right, at their own cost and expense to place and thereafter maintain an attraction board on the pylon sign advertising Bangor Mall. Grantees shall submit to Grantor for Grantor's approval, which approval may be unreasonably withheld, plans and specifications showing the size, configuration, color scheme and materials to be used in the construction of the attraction board and the location of the attraction board on the pylon sign. If Grantees desire that the sign be larger than that permitted by the applicable ordinances, rules and regulations, Grantor shall have the right to approve such larger sign. If Grantor fails to object to such larger sign within twenty (20) days of receipt of a request thereof, such request shall be deemed approved. To the extent of such approval by Grantor, Grantor agrees to cooperate with Grantees and to use Grantor's reasonable best efforts in aiding Grantees to obtain all necessary governmental consents and approvals required for Grantees to maintain such larger sign on the aforesaid pylon sign.

The conditions referred to in the preceding paragraph are as follows:

(1) Grantees shall advise Grantor, in writing, of the date that Grantees contemplate completion of the construction of the movie theater and related improvements, and Grantees' right to place such board upon the aforesaid pylon shall arise on the ninetieth (90th) day prior to such completion date or the date of such notice, whichever is later and such right shall thereafter be perpetual; subject, however, to the continued maintenance of such pylon sign by the then owner of the Bangor Mall; and subject to further revocation by the then owner of Bangor Mall if such construction is not completed within one hundred fifty (150) days after the contemplated completion date set forth in the aforesaid notice or if at any time after completion, the movie theater is not operated, as such, for a period of sixty (60) consecutive calendar days, subject in either event to fire or other cause beyond Grantees' reasonable control, provided that Grantees are using their best efforts to complete such construction and/or recommence such operation,

as the case may be. If the then owner of Bangor Mall elects to terminate this right, such owner shall have the option of removing the attraction board at Grantees' cost and expense and Grantees shall reimburse such owner, upon demand. The aforesaid periods of one hundred fifty (150) days and sixty (60) days shall, however, be extended for such additional time as may be reasonably required by the holder of any mortgage on the premises, or anyone claiming by, through or under such holder, for the purpose of enabling such holder (or successor) to exercise its remedies under such mortgage or after foreclosure thereof and, thereafter, complete construction or resume operation of the movie theater.

(2) Grantees shall, at their own cost and expense, maintain the aforesaid attraction board in a condition of good order and repair; provided that in the event Grantees default in the obligation to maintain the attraction board and fail to cure such default within twenty (20) days after receipt of written notice thereof from the then owner of Bangor Mall, such owner shall have the right, at its election, to cure such default and Grantees shall reimburse such owner the cost of the curative action on demand.

(3) Grantees shall pay all costs of the electricity consumed by such attraction board to the then owner of Bangor Mall, with such consumption to be determined either by a meter to be installed at Grantees' cost and expense, if permitted by applicable utility regulations or, if not permitted, by other mutually agreeable engineering computations and, in either event, the cost of such electricity shall be determined by the cost which Grantees would otherwise pay for such consumption, as a retail customer of the public authority or utility then furnishing electricity to Bangor Mall.

D. That the premises shall be subject to the following parking ratio limitations:

Notwithstanding any present or future rule or regulation relating to parking ratios or any variance obtained therefrom, at no time, regardless of whether before or after the expiration of the restriction set forth in paragraph E below, shall the parking ratio for the uses set forth below be less than the respective ratio set forth for such use.

(1) Any office building or research and development facility (other than medical or dental) - 2.5 parking spaces for each 1,000 square feet of "gross leasable area" (as hereinafter defined).

(2) Medical or dental facilities - 4.0 parking spaces for each 1,000 square feet of gross leasable area.

(3) Theater - 1.0 parking spaces for each four seats in the theater.

(4) Facilities for the sale of goods and/or services, at retail - 5.5 parking spaces for each 1,000 square feet of gross leasable area.

For the purposes of computing the required parking ratios the words "gross leasable area" shall mean with respect to each building or structure on the premises, the number of square feet of floor area at each level or story (including mezzanines and basements other than those which are not used for sales) within the exterior faces of exterior walls (except party walls as to which the center line, not the exterior faces shall be used) excluding, however, utility enclosures, mechanical and electrical equipment rooms and areas used in common by all occupants such as common corridors and stairs.

(5) Single or multi-family dwellings - 1.0 parking spaces for each two units.

E. That for a period of five (5) years from the date of this deed, the Grantees shall construct and operate on the premises a movie theater (the "Initial Use") and only such buildings and other improvements related to such use, all in accordance with the "Preliminary Drawings" (as defined and referred to in paragraph G below) as reviewed and approved by Seller, and for such five (5) year period neither the premises nor any part thereof shall be used for any purpose except the Initial Use.

F. That the premises shall not be used at any time for a flea market, outdoor sales or storage, liquid propane sales or storage, a drive-in movie theater, a junk yard, the sale of materials or paraphernalia which are, or may reasonably be construed to be intended for use in connection with narcotics or other unlawful substances, or in the Grantor's reasonable opinion, any other obnoxious or offensive uses which are similar in kind or impact upon Bangor Mall and its Convenience Center; provided, however, that if there is a dispute between the parties as to whether any use not herein specified is noxious or offensive as aforesaid, the dispute shall be determined by arbitration as provided in the Agreement of Sale between Banmak Associates and Bangor Operating Company dated October 4, 1984.

G. That prior to commencing any construction on the premises, the Grantees shall, at their sole cost and expense deliver to Grantor for Grantor's review and approval, preliminary design development drawings ("Preliminary Drawings") for all buildings and all other improvements to be erected on the premises.

Such Preliminary Drawings shall show, among other things (1) the location of each such building and improvements (including those referred to in clause (5) below) and, in particular, the specific setback thereof from Stillwater Avenue and the portions of the land currently owned by Seller which is adjacent to the premises, (2) dimensions, elevations and initial and future heights of each such building and improvements, (3) the architectural design concept illustrating the character, appearance and principal materials to be used in the construction of each such building and such other improvements on the premises (4) the size, location and design of all exterior signs, (5) all interior boundary walls or fences, entrance driveways, interior roadways, parking areas and parking ratios, all as may be required by governing codes, and as set forth herein, and (6) such other matters as Grantor may reasonably request. The Preliminary Drawings shall also include, among other things, proposed landscaping and grading both shown in sufficient detail to permit Grantor to determine the aesthetic appearance of the landscaping and the compatibility of the proposed elevations with the proposed and existing improvements on the adjacent parcels. Grantees agree that any and all buildings and all other improvements erected or placed upon the premises, shall conform to Preliminary Drawings which are approved by Grantor and this covenant of Grantees shall survive for a period of five (5) years from the date of this deed and the then owner of Bangor Mall shall have a specific right to enjoin any violation of this covenant within such time period.

In the event of a breach or threatened breach of the foregoing restrictions, limitations, covenants and obligations relating to the use of the premises, the then owner of Bangor Mall shall have the right, in addition to all other rights at law, in equity or otherwise, to obtain an injunction against such breach or threatened breach; provided that the foregoing shall not be construed to give Grantor the right to specifically enforce upon Grantees an affirmative obligation to construct such building and improvements or to use the same for the Initial Use.

and water

FURTHER CONVEYING* to the Grantees easements and a right-of-way for all purposes of a way over, across and under a portion of the land owned by the Grantor described in the Deed of Bangor Associates dated February 8, 1978 and recorded in Book 2834, Page 181 for the purposes of providing access to the premises hereby conveyed, and to permit the Grantees herein to connect with sewer and water lines located on land retained by the Grantor, provided that the Grantees' rights to connect with the existing sewer shall be ~~for sewage~~ related to the Initial Use only, unless Grantor's written consent to such connection ~~for sewage~~ from another permitted use is first obtained. Such easements shall include, but not by way of limitation, the right to enter on the property hereinafter described with men and equipment for the purposes of installing, cleaning, maintaining and repairing a system of pipes and appurtenances as may be required to provide water and sewer services to the premises hereby conveyed. Notwithstanding the Grantees' rights hereunder, the Grantor herein, its successors and assigns, shall be responsible for the maintenance and repair of the existing sewer lines (unless the need for such maintenance or repair shall arise as the result of any action or inaction of any occupant of the premises or agent, servant, employee, contractor or business invitee of any such occupant, in which event Grantees shall be obligated for such repair or maintenance) until the earlier of the date when such maintenance and repair responsibilities are accepted by a public utility or municipal authority or the date the existing force main across the premises (which force main is now part of the existing public sanitary sewer system) becomes part of a public gravity sanitary sewer system, and the applicable public utility or municipal authority permits Grantees to connect with such system on terms and conditions which are not discriminatory against Grantees, and such obligation of the Grantor shall be an appurtenance to the premises and shall be binding upon the owner of the land on which Bangor Mall is located. With respect to the aforesaid date when Grantor's maintenance and repair obligation shall terminate, if the cause of such termination shall be as a result of such force main becoming part of a gravity sewer system, as aforesaid, Grantees at Grantees' own cost and expense shall connect with such public sewer system and disconnect from the existing sewer. At the time such easement terminates Grantees shall deliver to Grantor an instrument prepared by Grantor and reasonably satisfactory to Grantees, in recordable form, evidencing such termination.

The rights of way and easements hereinabove granted shall be over, across and under land retained by the Grantors (hereinafter sometimes referred to as the "Access Road") and shall be sixty (60) feet in width and lying thirty (30) feet on either side of the following described line:

To locate the beginning point of the center line of the easement, begin at an iron rod set in the ground in the southeasterly line of Stillwater Avenue so called, at the Southwesterly corner of the first described parcel of land conveyed to the State of Maine by Banmak Associates by Deed dated September 25, 1981 and recorded in the Registry of Deeds for Penobscot County in Volume 3279, Page 334, thence North Thirty-One degrees Thirty-Nine minutes no seconds East (N 31° 39' 00" E) along the Southeasterly line of said Stillwater Avenue a distance of four hundred fifty and fourteen hundredths (450.14) feet to an iron rod set in the ground in the Southwesterly line of an access road serving the Bangor Mall, thence South Fifty-Eight degrees fourteen minutes forty seconds East (S 58° 14' 40" E) along the Southwesterly line of said access road a distance of one hundred

Twenty-Five and Ninety-Four hundredths (125.94) feet to the point of curvature of a two hundred fifty and no hundredths (250.00) foot radius curve to the left, thence in a Southeasterly and Easterly direction along the Southwesterly and Southeasterly line of said curve to the left a distance of one hundred Forty-Four and ten hundredths, (144.10) feet to a point; thence South eighteen degrees five minutes Thirty-One seconds East (S 18° 05' 31" E) a distance of four hundred Thirty-Six and Forty-One hundredths (436.41) feet to the point of beginning of the aforesaid center line;

Thence North Sixty-Four degrees Thirty-Six minutes six seconds East (N 64° 36' 06" E) a distance of Seventy-Nine and Forty-Two hundredths (79.42) feet to the point of curvature of a one hundred and no hundredths (100.00) foot radius curve to the left;

Thence in a Northeasterly direction along the arc of said curve a distance of Seventy-Two and Seventy-One hundredths (72.71) feet to the point of tangency of said curve;

Thence North Twenty-Two degrees Fifty-Six minutes Thirty-Seven seconds East (N 22° 56' 37" E) a distance of two hundred Twenty-Eight and Twenty-Two hundredths (228.22) feet to a point in the Southwesterly line of the land occupied by the Bangor Mall in January 1985, said point being two hundred Seventy-Three and Twenty-Nine hundredths (273.79) feet along the Southwesterly line of said Bangor Mall's land from the its intersection with the Southeasterly line, at its terminus, of said access road to the Bangor Mall.

ALSO GRANTING the rights, privileges and easement to construct a road for purposes of providing ingress and egress for vehicular traffic over the Access Road, at the Grantees' sole cost and expense, except as otherwise hereinafter provided, from the premises hereby conveyed over land of the Grantor to the Ring Road, so called, of Bangor Mall. Such easement shall be non-exclusive for the benefit of the Grantees, their agents, servants, employees and customers, and shall be subject to revocation by Grantor as hereinafter provided. The Access Road shall be located within the bounds of the above-described Access Road, and shall be constructed in accordance with the applicable requirements of any federal, state and local governmental and quasi-governmental authorities having jurisdiction thereover, and shall be designed to accommodate the maximum foreseeable traffic for use of the premises as a movie theater. The Grantees' rights and easement with respect to the Access Road shall be subject to the following limitations and restrictions:

(a) If a qualified traffic consultant shall recommend any alterations and/or improvements to the Ring Road by reason of the maximum foreseeable traffic pertaining to the premises, (whether or not the premises remain subject to the restriction as to Initial Use limitation as required herein), such alterations and/or improvements shall be made at the sole cost and expense of Grantees. In addi-

tion, after the expiration of the Initial Use restriction contained herein, if Grantees shall make any use of the premises which, in the opinion of a qualified traffic consultant selected by the then owner of Bangor Mall, shall result in the traffic over the aforesaid road being increased over the level contemplated in the recommendations of the traffic consultant as to the initial construction of the access road, the easement granted hereby shall terminate unless and until any recommendations of such consultant as to the access road, its connection with the Ring Road and/or the Ring Road are implemented at the sole expense of Grantees. Grantor represents to Grantees that the traffic consultant which it shall use for the purposes contemplated by this paragraph shall be Raymond Keyes, P.E., so long as he shall be available to serve as such.

(b) Grantor shall have the unilateral right to terminate the easement relating to the access road and sewer and water easements automatically if and when Grantor, at Grantor's sole cost and expense, (i) constructs a road comparable to that constructed by Grantees, as aforesaid, across another portion of adjacent land of Grantor to a point on such Ring Road (as the same shall be located at the time such substitute road shall be constructed) both as shall be reasonably determined by Grantor and (ii) provides adequate substitute water and sewer lines, granting the Grantees easements as hereinabove described for access to and maintenance and repair of such water and sewer lines. Upon the completion of such substitute road and sewer and water lines and subject to compliance with the title provisions hereinafter set forth, Grantor shall grant to Grantees a perpetual non-exclusive easement (limited and qualified to the same extent as the original easement described herein) for the benefit of Grantees, their agents, servants, employees and customers to use such substitute road for its intended purpose and Grantees shall execute and deliver to Grantor an Agreement, in recordable form, terminating the access road easement referred to above, which easement shall nevertheless terminate automatically upon Grantor's delivery to Grantee of a substitute easement as provided for herein. The Grantor's rights to relocate the access road and sewer and water lines as herein provided shall be conditioned on the Grantor's conveying good and merchantable record title to such substitute easements. The easements initially granted herein shall not terminate unless title to all substitute easements is insurable by a title company authorized to do business in Maine.

(c) Grantees shall, at their sole cost and expense, maintain the access road (or any substitute road) in a condition of good order and repair and to keep the same clear of debris and plow the road as reasonably required for vehicular access.

The rights hereinabove granted to enter land of the Grantor now know as Bangor Mall for the purposes of installing a sewer line and connecting with existing sewer lines shall further include, and there are hereby granted, all such easements and rights as to the following described land:

Beginning at an iron rod set in the ground in the southeasterly line of Stillwater Avenue so called, at the Southwesterly corner of the first described parcel of land conveyed to the State of Maine by Banmak by Deed dated September 25, 1981 and recorded in the Registry of Deeds for Penobscot County in Volume 3279, Page 334; thence North thirty-one degrees thirty-nine minutes no seconds East (N 31° 39' 00" E) along the Southeasterly line of said Stillwater Avenue a distance of four hundred fifty and fourteen hundredths (450.14) feet to an iron rod set in the ground in the Southwesterly line of an access road serving the Bangor Mall; thence South fifty-eight degrees fourteen minutes forty seconds East (S 58° 14' 40" E) along the Southwesterly line of said access road a distance of one hundred twenty-five and ninety-four hundredths (125.94) feet to the point of curvature of a two hundred fifty and no hundredths (250.00) foot radius curve to the left, thence in a Southeasterly, Easterly and Northeasterly direction along the Southwesterly, Southerly and Southeasterly line of said curve to the left a distance of two hundred forty-five and twenty-eight hundredths (245.28) feet to the point of tangency of said curve; thence North sixty-five degrees thirty two minutes twenty-eight seconds East (N 65° 32' 28" E) along the Southeasterly line of said access road a distance of thirty-one and twenty-nine hundredths (31.29) feet to a point in the southwesterly line of the land of Banmak Associates now occupied by the Bangor Mall; thence in a Southeasterly direction along the Southwesterly line of said Bangor Mall's land and along the arc of a three hundred thirty-five and no hundredths (355.00) foot radius curve to the left a distance of one hundred ninety eight and twenty-nine hundredths (198.29) feet to the point of tangency of said curve; thence South sixty-seven degrees three minutes twenty-three seconds East (S 67° 03' 23" E) along the Southwesterly line of said Bangor Mall a distance of seventy five and no hundredths (75.00) feet to a point;

1) thence North twenty-two degrees fifty-six minutes thirty-seven seconds East (N 22° 56' 37" E) a distance of thirty and no hundredths (30.00) feet to a point;

2) thence North forty-three degrees seven minutes eight seconds East (N 43° 07' 08" E) a distance of two hundred forty-three and thirty-two hundredths (243.32) feet to the second to the last existing sanitary sewer man hole located in the Bangor Mall on the Southwesterly side of the J. C. Penney Building.

Meaning and intending to describe the center line of a fifteen (15) foot easement whose sidelines are of equal distance from said center line.

This easement is conveyed together with the right to go upon said land and land adjoining thereto and the right to cut trees, bushes, shrubs, remove roots, pavement and earth and to do any other work necessary for the purposes of constructing, maintaining, operating, repairing and replacing said sewer line and related structures.

The Grantees hereby agree to restore the land insofar as practicable to its original condition upon the completion of any work requiring entry upon this land for the purposes of constructing, maintaining, operating, repairing and replacing said sewer line and related structures.

The rights and easements hereinabove granted to enter land occupied by Bangor Mall for the purposes of installing and maintaining a water line connecting with existing water lines shall also include, and there are hereby granted, all such easements and rights as to the following described land:

Beginning at an iron rod set in the ground in the southeasterly line of Stillwater Avenue so called, at the Southwesterly corner of the first described parcel of land conveyed to the State of Maine by Banmak by Deed dated September 25, 1981 and recorded in the Registry of Deeds for Penobscot County in Volume 3279, Page 334, thence North thirty-one degrees thirty-nine minutes no seconds East (N 31° 39' 00" E) along the Southeasterly line of said Stillwater Avenue a distance of four hundred fifty and fourteen hundredths (450.14) feet to an iron rod set in the ground in the Southwesterly line of an Access Road serving the Bangor Mall; thence South fifty-eight degrees fourteen minutes forty seconds East (S 58° 14' 40" E) along the Southwesterly line of said Access Road a distance of one hundred twenty-five and ninety-four hundredths (125.94) feet to the point of curvature of a two hundred fifty and no hundredths (250.00) foot radius curve to the left; thence in a Southeasterly, Easterly and Northeasterly direction along the Southwesterly, Southerly and Southeasterly line of said curve to the left a radius of two hundred forty-five and twenty-eight hundredths (245.28) feet to the point of tangency of said curve; thence North sixty-five degrees thirty-two minutes twenty-eight seconds East (N 65° 32' 28" E) along the Southeasterly line of said access road a distance of thirty-one and twenty-nine hundredths (31.29) feet to a point in the southwesterly line of the land now occupied by the Bangor Mall; thence in a Southeasterly direction along the Southwesterly line of said Bangor Mall's land and along the arc of a three hundred thirty-five and no hundredths (335.00) foot radius curve to the left a distance of one hundred ninety-eight and twenty-nine hundredths (198.29) feet to the point of tangency of said curve; thence South sixty-seven degrees three minutes twenty-three seconds East (S 67° 03' 23" E) along the Southwesterly line of said Bangor Mall a distance of eighty-five and no hundredths (85.00) feet to a point;

1) thence North forty-three degrees seven minutes eight seconds East (N 43° 07' 08" E) a distance of one hundred eighty-six (186) feet

to an existing twenty (20) inch water line located in the Bangor Mall Southeasterly of the J. C. Penney Building.

Meaning and intending to describe the center line of a fifteen (15) foot easement whose sidelines are of equal distance from said center line.

This easement is conveyed together with the right to go upon said land and land adjoining thereto and the right to cut trees, bushes, shrubs, remove roots pavement and earth and to do any other work necessary for the purposes of constructing, maintaining, operating, repairing and replacing said water line and related structures.

The Grantees hereby agree to restore the land insofar as practicable to its original condition upon the completion of any work requiring entry upon this land for the purposes of constructing, maintaining, operating, repairing and replacing said water line and related structures.

By their acceptance of this Deed, the Grantees specifically agree to keep and maintain the premises and the buildings and improvements erected thereon, as well as the Access Road in a clean, orderly and safe condition and otherwise operate their business in a manner which is in keeping with the level at which Bangor Mall and the Convenience Center are maintained and operated.

In the event that Grantor and Grantees are in disagreement as to whether the premises are so maintained and operated, within ninety (90) days from the date Grantees are first specifically notified by Grantor that Grantees have failed to so maintain the premises, the standard for a default in this respect being the reasonable opinion of Grantor, the matter shall be submitted to binding arbitration in accordance with the rules of the American Arbitration Association. The cost of any such arbitration shall be borne equally between Grantor and Grantees.

In the event that Grantees fail to comply with the binding determination of any such arbitration within such time period as may be set in connection therewith, and such non-compliance continues for a period of thirty (30) days after written notice from Grantor, in addition to Grantor's other remedies hereunder, at law or equity, Grantor may (but shall not be obligated to) cure such noncompliance on behalf of Grantees without any liability to Grantees, their agents, servants, employees, contractors or subcontractors, for damage to Grantees' merchandise, fixtures or other property, or to Grantees' business by reason thereof, and Grantees shall reimburse Grantor upon demand for any sums paid or costs incurred in connection with curing such noncompliance, plus administrative costs in a sum equal to fifteen (15%) percent of such sums and/or costs.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed, under and subject as aforesaid.

The Grantees' mailing address is: 131 Main Street, Bangor, Maine 04401.

IN WITNESS WHEREOF, Banmak Associates has caused this instrument to be signed and sealed by its general partners, Bangor Associates and The Equitable Life Assurance Society of the United States this 17th day of February, 1985.

It is the intent of the Grantor that the granted premises and all portions and the granted easements shall remain subject to the restrictions, conditions, limitations, and reservations set forth in this deed and the Grantee for itself, its successors and assigns, shall include in any deed of conveyance of the granted premises or any portion thereof, appropriate language subjecting such conveyance to the restrictions, limitations, conditions, and reservations to the extent applicable.

IN WITNESS WHEREOF, the undersigned Banmak Associates has caused this instrument to be executed and delivered by its two partners, both hereunto duly authorized this 14th day of February, 1985.

WITNESSES:



BANMAK ASSOCIATES,
A Maine General Partnership
By: BANGOR ASSOCIATES,
A Pennsylvania limited
partnership, Partner

By: Kravco, Inc. General
Partner of Bangor Associates

By: [Signature]
its

And By: [Signature]
Richard B. Jacoby
General Partner of
Bangor Associates

And

By: Equitable Life Assurance
Society of the United States,
A New York corporation, Partner

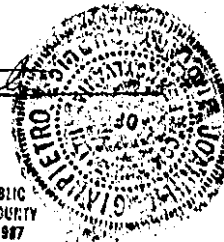
By: [Signature] UP
its

Commonwealth of Pennsylvania
County of Montgomery, ss.

February 14, 1985

Personally appeared the above named RICHARD A. JACOBY of Kravco, Inc., General Partner of Bangor Associates, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of Kravco, Inc., as general partner, the free act and deed of Bangor Associates, and the free act and deed of Banmak Associates. Before me,

[Signature]
Notary Public



"Maine Real Estate Transfer Tax Paid"

JOANNE B. GIANPIETRO, NOTARY PUBLIC
UPPER MERION TWP., MONTGOMERY COUNTY
MY COMMISSION EXPIRES JULY 27, 1987
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania
County of Montgomery, ss.

February 14, 1985

Personally appeared the above named Richard A. Jacoby, General Partner of Bangor Associates, and acknowledged the foregoing to be his free act and deed in said capacity, the free act and deed of said Bangor Associates, and the free act and deed of Banmak Associates. Before me,

JOANNE B. GIAMPIETRO, NOTARY PUBLIC
UPPER MERION TWP., MONTGOMERY COUNTY
MY COMMISSION EXPIRES JULY 27, 1987
Member, Pennsylvania Association of Notaries

Joanne B. Giampietro
Notary Public



State of ~~New York~~ PENNSYLVANIA
County of ~~New York~~, ss.
PHILADELPHIA

February 19, 1985

Personally appeared the above named *WARREN G. BEVAN, JR.* Vice President of Equitable Life Assurance Society of the United States, General Partner of Bangor Associates, and acknowledged the foregoing to be his free act and deed in said capacity, the free act and deed of Equitable Life Assurance Society of the United States and the free act and deed of Banmak Associates. Before me

JACQUELINE CONAWAY, NOTARY PUBLIC
PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES SEPT. 26, 1988
Member, Pennsylvania Association of Notaries

Jacqueline Conaway
Notary Public



PENOBSCOT, SS. REC'D MAR 25 1985 3:40 PM

Re: PDG Review - 557 Stillwater Ave - ERG Realty

From Collette, Anja <anja.collette@bangormaine.gov>

Date Tue 6/23/2026 11:47 AM

To Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

We can do that



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

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From: Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>

Sent: Tuesday, June 23, 2026 11:40 AM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Collette, Anja <anja.collette@bangormaine.gov>

Subject: Re: PDG Review - 557 Stillwater Ave - ERG Realty

My issue with this is that they are permitted one freestanding sign per primary use building. All existing businesses advertise on the existing sign. If we could condition it so that the sign could be installed for and after a future building is approved and constructed I would be okay with that.

Re: Land Development Application for Plannd Group Development, Bangor Cinema

From Collette, Anja <anja.collette@bangormaine.gov>

Date Wed 6/24/2026 11:29 AM

To Fred Marshall <fred@plymouthengineering.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Hi Fred, our only remaining comments are that the buildings will need to meet the building code-required 5-foot minimum setback from the internal property lines, and if you could add a legend, that would be very helpful.



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Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: RE: Land Development Application for Plannd Group Development, Bangor Cinema

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Anja and Mathew,

Attached is the Deed as well as an updated plan with the revisions suggested.

I'll try to get the six paper copies to you soon.

Thanks for your patience.

Fred

From: Collette, Anja <anja.collette@bangormaine.gov>

Sent: Tuesday, June 23, 2026 4:01 PM

To: Fred Marshall <fred@plymouthengineering.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: Land Development Application for Plannd Group Development, Bangor Cinema

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Thank you Matthew,

When do you need the updated drawings?

Best regards,

Fred

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Tuesday, June 23, 2026 12:42 PM

To: Fred Marshall <fred@plymouthengineering.com>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: Land Development Application for Plannd Group Development, Bangor Cinema

Good afternoon,

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- The note about the owners should make sure to clarify that owners of all the parcels involved have that access
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Also, Code Enforcement has requested that a condition be on the approval that the sign could be installed for and after a future building is approved and constructed. If you have any questions, feel free to reach out.

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

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To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Subject: Land Development Application for Plannd Group Development, Bangor Cinema

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Good morning, Mathew,

Nice meeting you on Monday and I appreciate your assistance in getting this application submitted.

I was out yesterday so did not get a chance to send the PDF version of the application.

As I noted in my transmittal to Anja, We might want to submit a revised site plan eliminating the annotation of "Landlord's Reserve" since that is more of demarcation for the owners. But that is something you and Anja can let me know your preference.

Please let me know if you.

Fred

Fred S. Marshall
Project Manager
Plymouth Engineering, Inc.
8 Main Street, Unit C
Newport, ME 04953
207-257-2071
207-257-2130 (fax)
207-408-9718 (cell)

Re: Land Development Application for Plannd Group Development, Bangor Cinema

From Collette, Anja <anja.collette@bangormaine.gov>
Date Wed 6/24/2026 3:17 PM
To Fred Marshall <fred@plymouthengineering.com>
Cc Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

It would be ideal to show the setback on the drawings



CITY OF BANGOR

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Community & Economic Development
Planning Division

73 Harlow Street
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anja.collette@bangormaine.gov
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Cc: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: Re: Land Development Application for Plannd Group Development, Bangor Cinema

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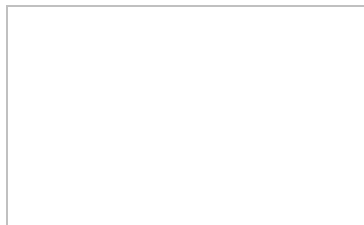
Do you need the 5' building setback from the lease line added to the notes?

We'll add the Legend too.

Fred

On Jun 24, 2026 11:30, "Collette, Anja" <anja.collette@bangormaine.gov> wrote:

Hi Fred, our only remaining comments are that the buildings will need to meet the building code-required 5-foot minimum setback from the internal property lines, and if you could add a legend, that would be very helpful.



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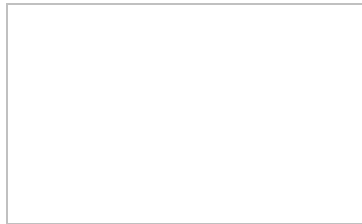
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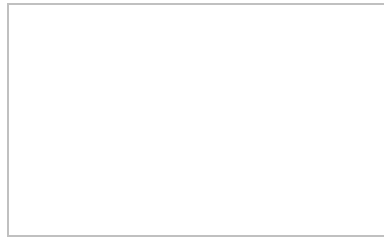
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Project Manager
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207-257-2071
207-257-2130 (fax)



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

June 25, 2026

Dear Property Owner,

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7th, 2026, beginning at 7 PM in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Planned Group Development to create an Integrated Shopping Center to add additional signage for a potential fourth building at property located at 557 Stillwater Avenue, Map-Lot R62-006, in the Shopping and Personal Services District (S&PS). Applicant/Owner: ERG Realty LLC.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, July 6th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, June 7th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
207-992-4280
planning@bangormaine.gov



Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

73 HARLOW STREET, BANGOR, ME 04401
TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
WWW.BANGORMAINE.GOV



COMMUNITY & ECONOMIC DEVELOPMENT

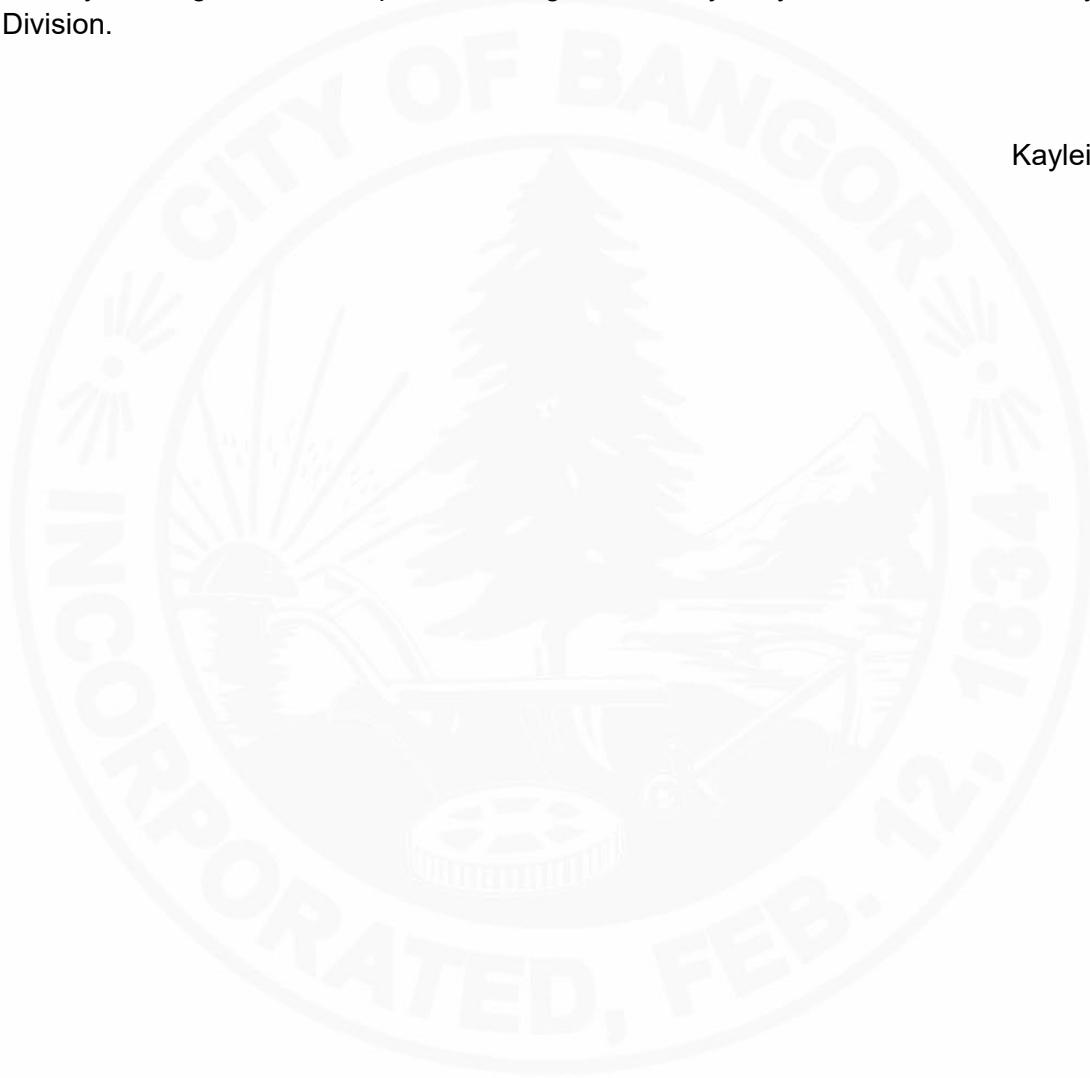
CITY OF BANGOR

PLANNING DIVISION

Re: PGD – 557 Stillwater Ave – ERG Realty – Notice of Mailing

On June 25, 2026, the Public Notice for 557 Stillwater Ave – ERG Realty, advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7, 2026, was mailed by the Planning Division.

Kayleigh Rienas



Owner	Owner 2	Owner Address 1	Owner Address 2
LO VICTOR KS 1/2 INT GRANT REALTY CORPORATION BANGOR RETAIL MANAGEMENT LLC BANGOR MALL REALTY LLC ERG REALTY LLC 605 STILLWATER AVENUE, LLC	TAUN, TAN KUNG 1/4 INT & HUI, TAN CHI 1/4/INT Bangor CH, LLC & Bangor Nassim, LLC	152 SARATOGA AVENUE C/O PARAMOUNT REALTY SERVICES ATTN: MARTY SAFCHIK 30200 TELEGRAPH ROAD SUITE 205 ATTN: NAMDAR REALTY GROUP 150 GREAT NECK ROAD SUITE 304 PO BOX 2400 3280 SUNRISE HIGHWAY, STE 77	BANGOR ME 04401 LAKEWOOD NJ 08701 BINGHAM FARMS MI 48025 GREAT NECK NY 11021 BANGOR ME 04402-2400 WANTAGH NY 11793



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

July 21, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner:

2L Holding LLC
Attn: Brett Soucy
11 Tall Pine Lane
Dedham, ME 04429

Agent:

Plisga & Day
Attn: Jonathan Steward
72 Main Street
Bangor, ME 04401

Property Address:

200 & 210 State Street, Map-Lot 048-256 & 048-256-A

Zoning District:

Urban Service District (USD)

Permit Request:

Land Development Permit for Minor Subdivision Modification

Description:

Proposal to create a mixed-use development with 10 dwelling units and 1 commercial space. This site was previously approved for 8 dwelling units and 3 commercial spaces.

Planning Board Review Date: July 7, 2026

Permitting Requirements: §165-111.A.(6) & §165-126

Board Members Present:

Board Vote: Motion carried to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit Application, submitted by Plisga & Day on 06.22.2026
2. Revised Subdivision Plan, submitted by Plisga & Day on 07.01.2026
3. Payment Receipt, created by Planning staff on 06.22.2026
4. Deed, submitted by Plisga & Day on 06.22.2026
5. Declaration of Environmental Covenant, submitted by Plisga & Day on 06.22.2026
6. Land Development Permit Checklist, sent to Plisga & Day via email on 06.22.2026
7. E Buffer comments, sent to Plisga & Day via email on 06.25.2026
8. Response to E Buffer Comments, received via email on 06.25.2026
9. Code Enforcement comments and sign-off, received via email on 06.23.2026
10. Engineering comments, received via email on 06.24.2026
11. Fire sign-off, received via email on 06.23.2026
12. Response to staff comments, received via email on 06.25.2026
13. Bangor Water District sign-off, received via email on 06.29.2026
14. Engineering sign-off, received via email on 06.30.2026
15. Engineer’s report, received via email on 06.30.2026
16. List of abutters within 100 ft of the subject property, generated by staff on 06.25.2026
17. Public Notice, sent to abutters within 100 ft on 06.26.2026
18. Notice of Mailing, generated by staff on 06.26.2026

II. Project Description and Permit Requirements

The Project creates a mixed-use development with 10 dwelling units and 1 commercial space. This site was previously approved for 8 dwelling units and 3 commercial spaces and is located at 200 & 210 State Street, Map-Lot 048-256 and 048-256-A, in the Urban Service District (USD). This project proposes to use the affordable housing density bonuses (Article XXI) to create more dwelling units than would normally be allowed by right in this district (up to six units are normally allowed; up to 15 units are allowed while using the bonus). Therefore, the project must meet the requirements of Article XXI and at least 51% of the units must be affordable to households make at or below 80% of the local area median income.

As the project consists of creation of five or more dwelling units in a 5-year period on a parcel, the proposal must meet the requirements for Land Development Permit as a Minor Subdivision. Additionally, as a use in the Urban Service District, per §165-92B, the project must also meet the requirements of Article II through XII, any applicable development standards of Article XIX.

III. Procedural Background

1. The application was deemed complete on July 7, 2026.
2. The applicant paid all applicable fees (Exhibit 3).
3. The proposed project is a Minor Subdivision.
4. The City Engineer reviewed the final subdivision plat and provided a written report on June 30, 2026.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the requirements of Articles II through XII

1. The Board finds, that Articles VIA, VII, VIII, and XI are not applicable to the project.
2. The Board finds, that based on Exhibit 2, the applicant satisfied §165-62 of the Land Development Code regarding providing adequate visual clearance on corner lots, §165-64's requirements for side yard width, and §165-68's requirements of minimum lot frontage
3. The Board finds that, based on Exhibit 2, 12, 14, and 15, the applicant satisfied §165-72 of the Land Development Code regarding the required number of parking spaces, §165-73's requirements regarding parking area location and screening, and §165-74's requirements regarding parking area design, construction and maintenance.
4. The Board finds that, based on Exhibits 2 and 13, the applicant satisfied §165-79 of the Land Development Code regarding providing the necessary utility services required, §165-80's requirements regarding providing adequate water and sewerage services, and 165-83's requirements regarding providing adequate electrical service.
5. The Board finds that, based on Exhibits 2 and 11, the applicant satisfied §165-82's requirements regarding having adequate fire protection.

Part 2 – The Project meets the District Site Development Standards under Article XIX

The Board finds that, based on Exhibits 2, 8, and 9, the applicant satisfied § 165-135 of the Land Development Code regarding buffer yards.

Part 3 – The Project meets the requirements of § 165-92 – Urban Service District (G&ISD)

The Board finds that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of §165-92B for uses within the Urban Service District (G&ISD).

Part 4 – The Project meets the requirements of §165-114 – Land Development Approval Standards

1. The Board finds that, based on Exhibits 2, 12, 14, and 15, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration, including the

provision for safe pedestrian travel to all on-site uses, and §165-114C's requirement that all proposed access drives are reasonably necessary and safe.

2. The Board finds that, based on Exhibits 2 and 8, the applicant satisfied Land Development Code §165-114F's requirements for landscaping.
3. The Board finds that, based on Exhibit 2, the applicant satisfied Land Development Code §165-114G, requiring buildings to be situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way.

Part 5 – The Project meets the requirements of §165-126 – Minor Subdivision

1. The Board finds that based on Exhibits 2 and 15, the Project meets the requirements of Land Development Code §165-126F(1), regarding compliance with State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. §4404.
2. The Board finds that based on Exhibits 2, 9, and 15, the Project meets the requirements of Land Development Code §165-126F(2) regarding conforming to the existing lot dimension and area regulations of the zoning district, §165-126F(3)'s requirement of abutting an existing improved public road, and 165-126F(4)'s requirement on the angle of side lot lines to street lines.
3. The Board finds that based on Exhibit 2, the Project meets the requirements of Land Development Code §165-126F(6), regarding the plat containing all information required in 165-126D(1-8).

V. Decision

The Board finds that the project meets the requirements for a Minor Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, with the condition that an affordable housing agreement be executed with the City according to the requirements of Article XXI of the Land Development Code, that the agreement is recorded with the Registry of Deeds prior to issuance of a Certificate of Occupancy.

VI. General Permit Requirements:

- A. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- B. Prior to construction, the applicant should contact the Code Enforcement Office and Engineering Office for any additional permits that may be required.

- C. The applicant must contact the Engineering Office for E911 addresses for the new dwelling units.
- D. Applicant must commence construction within one year from the date of approval and complete the project by July 7, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- E. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision which has not been recorded in the Penobscot County Registry of Deeds.
- F. No building permit shall be issued by the Code Enforcement Division for the construction of any structure within a subdivision until all infrastructure needed to support said structure has been constructed, installed, and inspected by the appropriate City authority. Infrastructure includes, but is not limited to, public and private roads; sewer, water and electric mains; and stormwater infrastructure designed to treat water from the subdivision.
- G. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including, but not limited to, building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).
- H. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved plan.

Failure to comply with the conditions listed above constitutes a violation of the Bangor Land Development Code as prescribed in Chapter 165-10G.

This If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____
_____	_____

CC: City of Bangor Planning Division
City of Bangor Code Enforcement Division

Building Permit and Certificate of Occupancy Checklist

Before applying for a Permit from Code Enforcement:

- The Minor Subdivision must be recorded at the Registry of Deeds.

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: _____
Date: _____

Site Development Plan: _____ *Conditional Use: _____ *Both: _____
Subdivision Development: *Preliminary: _____ Final: _____
*Mobilehome Park: _____

Applicant: MR. BRETT SOUCY FOR 2L HOLDING LLC Telephone No.: 207.947.4594
Address: 11 TALL PINE LANE, DEDHAM, ME 04429
Location of Site: 200 & 210 STATE STREET, BANGOR, ME 04401 Map: 48 Lot: 256+256A
Watershed: _____ Total Area Proposed to be Disturbed: 0
Owner of Site if different from applicant: _____ Zoning District: USD
Address: _____

Primary Contact Person: JONATHAN M. STEWART, PLS # 2327, PLISGA & DAY, LAND SURVEYORS
72 Main Street, Bangor, ME 04401, 207.947.0019, jstewart@WeMapIt.com

Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):
DEED SEE BOOK 17763, PAGE 143 If not owner include copy of said agreement
Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):
Former drug and convenience store converted to apartments on bussinees suite (1500 sf).. In June 2025
approved for 8 apartments and 3 business suites, now applicant proposing 10 apartments and 1 business suite, see plan attached.

LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.
Were LID techniques used on this project? _____ If not, why? ↓

Projected Starting Date: July 2025, Projected Completion Date: July 31, 2026

Signature of applicant(s) or agent: *Jonathan M. Stewart* Printed Name: Jonathan M. Stewart, PLS # 2327

Submittal Requirements

Submittal Requirements of development types are described in the Land Development Code for:

- 1. Site Development Plan, Chapter 165, Article XVI, Section 112
- 2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
- 3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: _____ Advertising Fees: _____

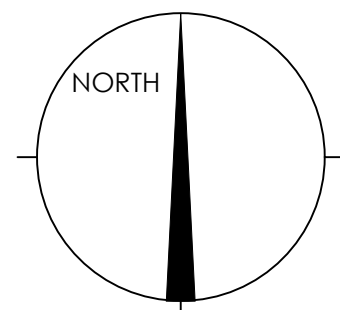
A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION. PLEASE KNOW OUR FEE SCHEDULE IS AVAILABLE ON THE CITY'S WEBSITE, AND WE ALWAYS REQUIRE FEES UP FRONT BEFORE REVIEWING AN APPLICATION, NOT AFTER IT'S BEEN PUT ON A PLANNING BOARD AGENDA.

Date Received by Planning Division Office: _____

Decision and reason of Code Enforcement Office for Conditional Use: _____

Action taken by Planning Board: _____

* Any advertising costs above the amount listed in Schedule of Fees must be paid by applicant
* There is no guarantee a project will be on a certain Planning Board meeting; agenda assignments depend on timing of application submission and extent of application completeness

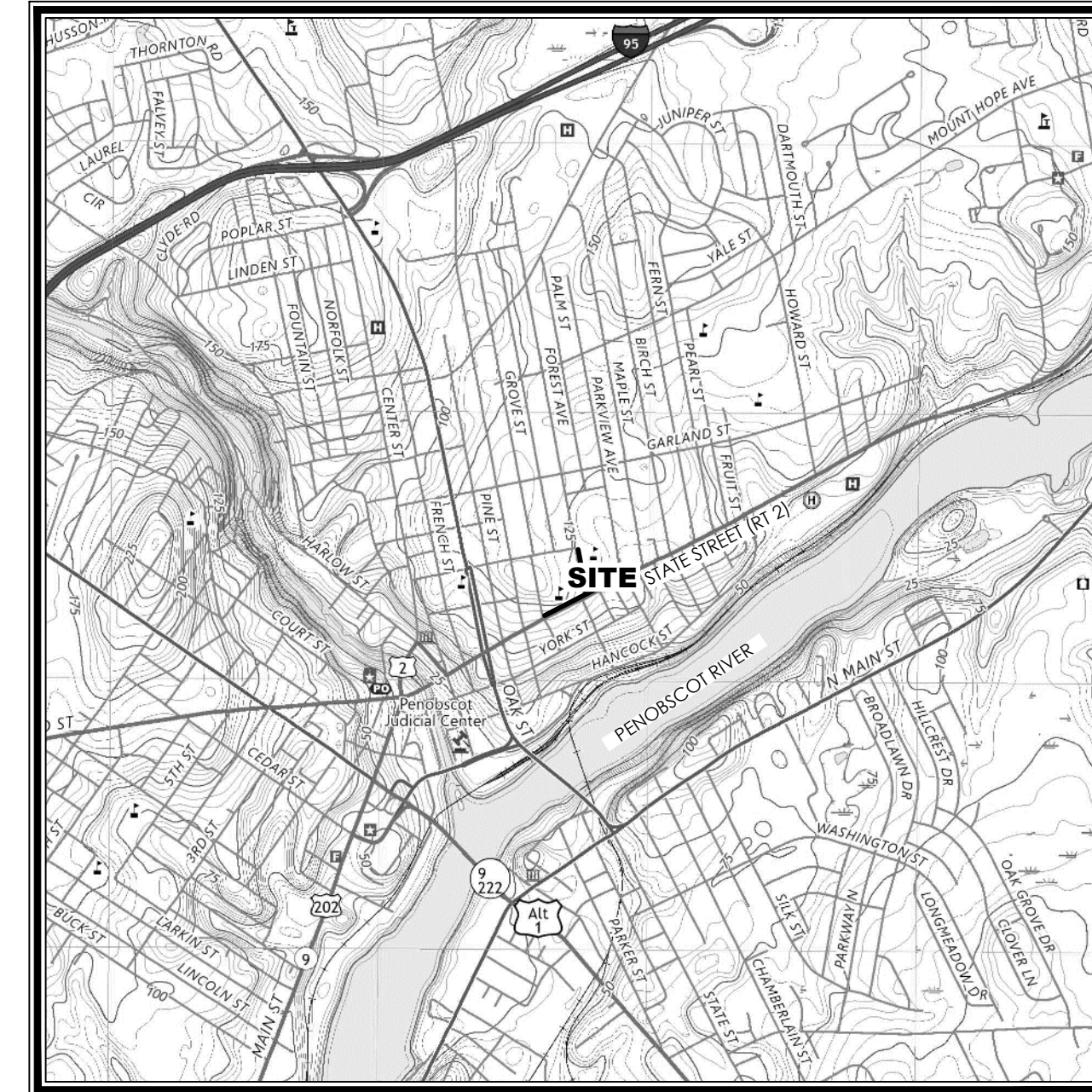


GRID NORTH
 MAINE COORDINATE SYSTEM
 OF 1983, EAST ZONE
 NAD83(2011) (EPOCH: 2010.0000)

Site Location
 Latitude: 44.80539° North
 Longitude: 68.76238° West

LOCUS MAP

SCALE: 1" = 2,000'

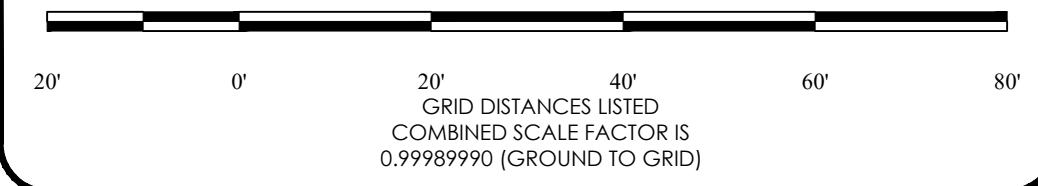


BASE IMAGE: USGS 7.5 MINUTE SERIES QUARTER-QUADRANGLE (2024)

NOTES

- BOOK AND PAGE CITATIONS SHOWN HEREON REFER TO THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
- COORDINATES AND NORTH ORIENTATION BASED ON MAINE COORDINATE SYSTEM OF 1983, EAST ZONE, NAD83(2011) (EPOCH: 2010.0000). COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERCEDES SAID COORDINATE VALUES.
- SUBJECT PREMISES IS DESCRIBED IN A DEED FROM 2L HOLDINGS LLC TO 2L HOLDINGS LLC, DATED JANUARY 22, 2026, AND RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS BOOK 17763, PAGE 143. PREMISES IS SUBJECT TO AN EASEMENT TO BANGOR HYDRO-ELECTRIC COMPANY, DATED NOVEMBER 2, 1977 AND RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS BOOK 2810, PAGE 71. ADDITIONALLY PREMISES IS SUBJECT TO AN EASEMENT TO BANGOR HYDRO-ELECTRIC COMPANY, DATED DECEMBER 29, 1981 AND RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS BOOK 3255, PAGE 6. PREMISES IS SUBJECT TO A DECLARATION OF ENVIRONMENTAL COVENANT, FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED JULY 16, 2025, AND RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS BOOK 17568, PAGE 173, BEING IN FAVOR OF AND ENFORCEABLE BY THE STATE OF MAINE.
- SUBJECT PREMISES IS APPROXIMATELY DEPICTED ON THE CITY OF BANGOR TAX MAP 48 AS LOT 256 AND 256-A. PREMISES IS CURRENTLY ZONED "UD" AS SHOWN ON THE CITY OF BANGOR ZONING MAP. HISTORICALLY THE SITE HAS BEEN MIXED USE WITH DRUG STORE/CONVENIENCE STORE, DRY CLEANER, APARTMENTS AND HAIR SALON. SEE ZONING INFORMATION TABLE HEREON FOR ADDITIONAL DIMENSIONAL REQUIREMENTS, EXISTING AND PROPOSED.
- STATE STREET IS 78 FEET WIDE WITH THE NORTHERLY SIDELINE DEPICTED BASED ON SEVERAL GRANITE MONUMENTS OBSERVED IN 1992 AND OBSERVED IN 2025 USING GPS. SEE ALSO BANGOR ROAD BOOK VOLUME 2, PAGE 343; VOLUME 3, PAGES 5, 213 AND 257. FOREST AVENUE IS 52 FEET WIDE WITH THE EAST SIDELINE BASED ON GRANITE MONUMENT FOUND IN THE NORTHWEST CORNER OF THE SCHOOL LOT IN 1992. PALM STREET IS 48 FEET WIDE. SEE PLANBOOK 4, PAGE 83 AND SEE ALSO BANGOR ROAD BOOK 2, PAGE 402; BOOK 3, PAGES 82, 133, 364; AND BOOK 4, PAGE 81. BANGOR ROAD BOOKS ARE AVAILABLE AT THE CITY OF BANGOR, ENGINEERING OFFICE IN CITY HALL.
- UNDERGROUND UTILITIES EXIST ON THE SUBJECT PREMISES. LOCATION OF VISIBLE GROUND FEATURES FOR WATER, SEWER, COMMUNICATIONS, DRAINAGE, ELECTRICAL AND GAS ARE SHOWN AS VISUALLY OBSERVED. CALL 1-888-DIG-SAFE, PRIOR TO ANY DIGGING OR GRADING. BUILDINGS SHOWN HEREON ARE CONNECTED TO PUBLIC SEWER, STORMWATER AND WATER SYSTEMS.
- VISIBLE FEATURES SHOWN HEREON WERE LOCATED ON THE GROUND BY PLISGA & DAY LAND SURVEYORS, MARCH 19, 2025 AND UPDATED JUNE 19, 2026 FOR WEST PARKING AREA. USING A NETWORK CORRECTED GPS RTK SYSTEM WITH A ZDRMS HORIZONTAL PRECISION OF 0.1 FEET.
- 1" CONTOURS, SPOT ELEVATIONS, AND BENCHMARKS (BM) REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 WITH UNITS OF FEET. 1" CONTOURS DOWNLOADED FROM NOAA.GOV FROM THE 2021 LIDAR DATASET. SPOT ELEVATIONS LISTED TO THE NEAREST TENTH ARE FROM SAID LIDAR DATASET. SPOT ELEVATIONS TO THE NEAREST HUNDRETH OF A FOOT WERE MEASURED USING RTK GNSS RECEIVER.
- THIS SITE HAS BEEN DEVELOPED FOR DECADES AND THERE ARE CURRENTLY NO OBSERVABLE DEER WINTERING AREAS NOR WETLANDS.
- ANY SPECIES PLANTED FOR LANDSCAPING OR SCREENING WILL BE NATIVE, INVASIVE SPECIES ACCORDING TO THE STATE OF MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY & MAINE NATURAL AREAS PROGRAM INVASIVE PLANT LIST ARE PROHIBITED. CITY OF BANGOR ACCEPTABLE LIST OF SPECIES, PROVIDED TO OWNER.
- THE AFFORDABLE HOUSING DENSITY BONUS IS BEING UTILIZED FOR AT LEAST SIX OF THE TEN PROPOSED RESIDENTIAL UNITS. THE AFFORDABLE HOUSING AGREEMENT WILL BE EXECUTED WITH CITY OF BANGOR. SUCH AGREEMENT SHALL BE RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS AND COPIES OF SUCH AGREEMENT SHALL REMAIN ON FILE AT THE CITY OF BANGOR, PLANNING DEPARTMENT LOCATED IN CITY HALL.
- LIGHTING SHOWN IS EXISTING. ANY REPLACEMENT OR UPDATE TO LIGHTING SHALL BE DOWNCASTING TO PREVENT LIGHTING TRESPASS. PROPOSED EXTERIOR DOORS SHALL BE ILLUMINATED IN PART BY AT LEAST ONE DOWNCAST LIGHT.
- EXISTING WATER SERVICE REMAINED TO SERVICE COMMERCIAL SPACE. 2026 A NEW WATER SERVICE WAS RUN TO SUPPORT PROPOSED 8 APARTMENTS. ADDITIONAL 2 UNITS AND FIXTURES, TO BE REVIEWED AND CONFIRMED BY THE BANGOR WATER DISTRICT.

SCALE: 1" = 20'



PENOBSCOT COUNTY REGISTRY OF DEEDS
 AMENDING PLAN FILE # 2025 - PAGE 65

MINOR SUBDIVISION PLAN AMENDMENT 1

SHOWING PROPERTY KNOWN AS THE
 "MILLER DRUG" LOTS
 #200 & 210 STATE STREET
 BANGOR, MAINE

PENOBSCOT COUNTY REGISTRY OF DEEDS
 BOOK 17763, PAGE 143

FOR
BRETT SOUCY

CURRENT OWNER
 2L HOLDINGS LLC
 11 Tall Pine Lane
 Dedham, ME 04429

ZONING INFORMATION
 City of Bangor - Urban Service District (USD)

ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MIN. LOT AREA	18,000 S.F. *	32,360 S.F.	32,360 S.F.	COMM. + 10 APTS.
MAX. LOT COVERAGE	40%	31.0%	31.0%	NO CHANGE
MAX. LOT WIDTH	80 FEET	200'±	200'±	NO CHANGE
FRONT YARD SETBACK	10 FEET	0'	0'	NO CHANGE
SIDE YARD SETBACK	10 FEET	3.6'	3.6'	NO CHANGE
REAR YARD SETBACK	10 FEET	7.5'	7.5'	NO CHANGE
MAX. IMPERVIOUS	0.8	0.80	0.79	FROM URD-2
MAX. HEIGHT	45 FEET	25'	25'	NO CHANGE
PARKING	27 + 2 HCP	40 + 2 HCP	38 + 2 HCP	2026 NEW PAINT

LEGEND

- No. 6 REBAR OR FLUSH NAIL TO BE SET IN 2025.
- CAPPED "PLS 2327"
- IRON ROD, FOUND
- IRON PIPE, FOUND
- GRANITE/CONCRETE MONUMENT, FOUND
- LIGHT POLE / LAMP
- UTILITY POLE
- + POLE ANCHOR
- MANHOLE
- SEWER MANHOLE
- LAMP POST
- HANDICAP PARKING SPOT
- PROPANE TANK
- CATCH BASIN
- DUMPSTER
- GAS SERVICE
- AIR CONDITIONER
- ROCK
- 200W existing light (wall pack, outward)
- 100W existing light (down)
- 100W existing light (radial/outward)
- SIGN
- WATER HYDRANT
- WATER SHUT-OFF
- CONCRETE ENTRANCE
- EP EDGE OF PAVEMENT
- DAS DOOR AT SILL
- DOOR
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- SHRUB
- SPOT ELEVATION (NAVD88)
- OVERHEAD WIRES
- CURBING
- EDGE OF GRAVEL / PAVEMENT
- FENCE
- ADJOINER
- EASEMENT
- BOUNDARY LINE
- 1" CONTOUR, LIDAR (2021)
- SETBACK
- SANITARY SEWER
- STORMWATER / DRAINAGE
- ELECTRIC UNDERGROUND
- WATER
- NATURAL GAS

PLANNING BOARD 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.

DATED: _____

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 LICENSEURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.



Jonathan M. Stewart
 JONATHAN M. STEWART, MAINE LICENSED PROFESSIONAL LAND SURVEYOR NO. 2327
 EXCEPTIONS: NO WRITTEN REPORT; NO MONUMENTS SET; NO DESCRIPTION WRITTEN.

THE CITY OF BANGOR PLANNING BOARD
 SEE ALSO CITY OF BANGOR PLANNING OFFICE FOR ANY ADDITIONAL CONDITIONS OR REQUIREMENTS OF THIS SUBDIVISION

STATE OF MAINE
 PENOBSCOT, SS.
 REGISTRY OF DEEDS
 RECEIVED AND FILED

_____ 20 _____ M.
 h _____ m _____ M.
 Attest _____ Register
 RECORDED AS MAP FILE:

NOTES

RECEIPT

DATE 6/22/2026

NO. **019055**

RECEIVED FROM DONATHAN STEWARD, PIRAGIA & PAU

ADDRESS 92 Main St \$ 432.00

FOR Land Development Application

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>432.00</u>
BALANCE DUE		MONEY ORDER	

BY WR

RELEASE DEED

2L HOLDINGS LLC, a Maine limited liability company with a principal place of business at 11 Tall Pine Lane, Dedham, Maine 04429, for consideration paid, releases to **2L HOLDINGS LLC**, a Maine limited liability company with a principal place of business at 11 Tall Pine Lane, Dedham, Maine 04429, all right, title and interest in and to the land, together with any buildings and improvements thereon, in Bangor, Penobscot County, State of Maine and Bangor, Penobscot County, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

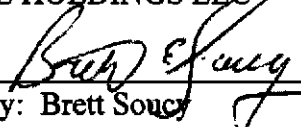
For Grantor's source of title, reference may be had to a Quitclaim Deed with Covenant given by Bernard W. Miller to 2L Holdings LLC, dated July 23, 2025, and recorded in Book 17568, Page 187 of the Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, 2L Holdings LLC has caused this instrument to be signed as an instrument under seal by Brett Soucy, its Member hereunto duly authorized, this 22nd day of January, 2026.

WITNESS



2L HOLDINGS LLC



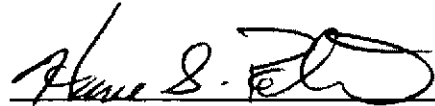
By: Brett Soucy
Its Member
Hereunto Duly Authorized

STATE OF MAINE
COUNTY OF PENOBSCOT

January 22, 2026

Then personally appeared the above-named Brett Soucy and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of 2L Holdings LLC.

Before me,



Notary Public/Maine Attorney-at-law
Type or Print Notary Name: Hans S. Peterson
My Commission Expires: N/A

EXHIBIT A

A certain lot or parcel of land with the improvements thereon situate in the City of Bangor, County of Penobscot, State of Maine, being described in a deed from the Estate of Gloria T. Miller to Bernard W. Miller, dated April 28, 2021, and recorded in the Penobscot County Registry of Deeds Book 16001, Page 343, and shown on a plan titled "Minor Subdivision Plan Showing Property Known as the "Miller Drug" Lots..." dated June 17, 2025, and recorded in the Penobscot County Registry of Deeds as **Planfile # 2025-65**, where the perimeter of the joined parcels is more particularly described as follows:

beginning at the intersection of the northerly sideline of State Street and the easterly sideline of Forest Avenue, which intersection point is marked by a nail set in 2025, which nail is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 415,082.33 U.S. Survey Feet and an Easting of 916,076.85 U.S. Survey Feet and which nail at the POINT OF BEGINNING is located North 62° 36' 55" East a distance of 574.82 feet from a granite monument;

thence along the easterly sideline of Forest Avenue, **North 10° 29' 48" West** a distance of **130.99 feet** to an iron rod set in 2025;

thence along the south line of land formerly of Paul and Dagmar Malicote described in a deed recorded in the Penobscot County Registry of Deeds Book 4261, Page 5, **North 79° 30' 12" East** a distance of **99.99 feet** to an iron rod, capped "PLS 1211," which iron rod is located with reference to the Maine Coordinate System of 1983, East Zone, with a Northing of 415,229.34 U.S. Survey Feet and an Easting of 916,151.30 U.S. Survey Feet;

thence along the east line of land formerly of Malicote (Book 4261, Page 5) and the east line of land formerly of Robert and Roberta Peddicord, described in a deed recorded in the Penobscot County Registry of Deeds Book 2949, Page 102, **North 10° 29' 48" West** a distance of **120.90 feet** to a point in the south line of land of the City of Bangor, known as the Abraham Lincoln School Lot, which point is North 05° 40' 37" East a distance of 0.43 feet from the base of bent iron rod, capped "PLS 1211" found in 2025;

thence along the south line of the City of Bangor, Abraham Lincoln School Lot, **North 78° 05' 33" East** a distance of **99.47 feet** to an iron rod set in 1992 in the westerly sideline of Palm Street;

thence along the westerly sideline of Palm Street, **South 10° 52' 23" East** a distance of **193.48 feet** to a nail set in 2025 in the northerly sideline of State Street, which nail is located South 62° 34' 39" West a distance of 279.83 feet from a granite monument;

thence along the northerly sideline of State Street, **South 62° 37' 59" West** a distance of **209.73 feet** to the POINT OF BEGINNING containing 32,360 square feet.

SUBJECT TO an easement given by State Street Realty Associates to Bangor Hydro-Electric Company (now known as Versant,) dated December 29, 1981, and recorded in the Penobscot County Registry of Deeds Book 3255, Page 6.

Iron rods set in 2025 are three-quarter inch diameter reinforcing rods (known also as No. 6 rebar) with a cap marked "Plisga & Day PLS 2327". Nails set in 2025 are magnetic "PK" nails set flush with a washer marked "Plisga & Day PLS 2327".

Bearings referenced herein are oriented to Grid North referencing the Maine Coordinate System of 1983, East Zone, NAD83(2011)(Epoch:2010.0000), as determined by a survey conducted by Plisga & Day, Land Surveyors in 2025 (reference project number: 92462). Coordinate values identifying the point of beginning are provided as an aid in location of the property and are not intended to control bearings, distances or the positions marked by monuments defining the property boundaries. Distances listed are grid and were computed with a combined scale factor of 0.999899990 (ground to grid).

DECLARATION OF ENVIRONMENTAL COVENANT

This DECLARATION OF ENVIRONMENTAL COVENANT (“Environmental Covenant”) is hereby declared and granted by **BERNARD W. MILLER** of Bangor, Penobscot County, State of Maine (“Grantor”), to the **MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION** (“DEP”, “Department”, or “Holder”) on property located in Bangor, Penobscot County, Maine, as more fully described below.

WHEREAS, Grantor is the owner in fee simple of a certain property of approximately 0.74 acres in size located in **Bangor**, Penobscot County, Maine described in a deed recorded in the Penobscot County Registry of Deeds in **Book 16001, Page 343** and more particularly described in Figure 1 attached hereto and incorporated herein by reference (“Property” or “Site”), being generally depicted in City of Bangor tax records as Lot 256 on Tax Map 48;

WHEREAS, Grantor applied for liability protection under the Voluntary Response Action Program, 38 M.R.S. § 343-E for the Site referred to as “Miller Drug Site (REM # 02401) and Steve’s Cleaners Site (REM # 02264)” in DEP’s remediation records;

WHEREAS, the DEP’s Bureau of Remediation and Waste Management has issued to Grantor a Voluntary Response Action Program (“VRAP”) No Further Action Assurance Letter, which requires that Grantor prepare and record a Declaration of Environmental Covenant consistent with the VRAP No Further Action Assurance Letter and the Maine Uniform Environmental Covenants Act (“UECA”), 38 M.R.S. § 3001 et seq.;

WHEREAS, the environmental response project related to this Environmental Covenant is the voluntary response action plan approved by the DEP and the response actions performed under the law governing the Voluntary Response Action Program, 38 M.R.S. § 343-E;

WHEREAS, Grantor has agreed to activity and use restrictions on the Property; and

WHEREAS, Grantor intends to create and grant an Environmental Covenant pursuant to the Uniform Environmental Covenants Act, 38 M.R.S. §§ 3001 et seq. (“UECA”);

NOW, THEREFORE, Grantor, **BERNARD W. MILLER**, for and in consideration of the facts above recited and the covenants herein contained, and intending to create and be legally bound by a perpetual covenant running with the land, subject to the terms hereof, hereby declares, covenants and agrees as follows:

1. **Declaration of Environmental Covenant.** This instrument is an Environmental Covenant executed pursuant to the UECA.
2. **Property.** This Environmental Covenant concerns the Property as described herein.
3. **Activity and Use Limitations.** The following covenants, conditions and restrictions shall run with the land, and shall be binding in perpetuity on the Property and the Grantor, its successors and assigns, during their respective periods of ownership:
 - a. The extraction of groundwater at the Site is prohibited without the express written permission of the Department.
 - b. The existing pavement and buildings must be maintained as a cover system to prevent contact with contaminated soils remaining at the Site, unless the express written permission of the Department is obtained to cease maintaining them or approving of an alternate cover system. The cover systems must be inspected annually and the results reported to the Department.
 - c. Submit an Environmental Media Management Plan (EMMP) to the Department for review and approval prior to any soil disturbance activity and implement the approved EMMP. The Plan must address the procedures that need to be taken for the proper on-Site and off-Site management and disposal of contaminated soils and groundwater identified at the Site. The EMMP must address identification and/or characterization of potentially contaminated soils, procedures for leaving impacted soils in place, installing/maintaining cover systems, off-Site disposal of soil, stockpiling, best management practices, approved-cover systems, groundwater management and disposal, health and safety, etc. Soil may not be moved off-Site without the express written permission of the Department.
 - d. The Miller Drug Site (210 State Street) building depicted in the attached figure must not be used for residential purposes until a Department-approved sub-slab depressurization system is installed in this Site building or the express written permission of the Department is obtained to not install a system, which would require additional sampling. Any vapor mitigation systems must be maintained and effectively operated in the future unless the express written permission of the Department is obtained to terminate the operation of such systems.
 - e. New buildings constructed at the Site must include a Department-approved vapor barrier and a sub-slab depressurization system that is effectively operated unless the express written permission of the Department is obtained to exclude such a system from the design of a new building or to terminate operation of such a system once installed.
4. **Agency and Holder.** DEP is an environmental agency with enforcement authority pursuant to the UECA and is the only Holder of this Environmental Covenant.

5. **Perpetuity of Covenant.** This Environmental Covenant and each and every covenant herein shall be a covenant running with the land in perpetuity and shall be binding on Grantor and any future owner of any portion of, or interest in, the Property during their respective periods of ownership until amended or terminated in accordance with the UECA.
6. **Representation of Ownership and Encumbrances.** By its execution hereof, Grantor hereby represents that it is the sole owner of the Property and that there are no mortgages, easements or other encumbrances on the Property that would materially adversely affect the effectiveness or enforceability of this Environmental Covenant.
7. **Access.** In addition to any rights already possessed by DEP, this Environmental Covenant grants to DEP, including its authorized employees, agents, representatives and independent contractors and subcontractors, a right of access to the Property, without cost and upon presentation of credentials, for the purposes of monitoring and enforcing this Environmental Covenant.
8. **Notice to Tenants and Others.** Grantor and all subsequent owners of the Property, during the period of their respective ownership of the Property, shall provide notice of this Environmental Covenant to any tenants or lessees thereof and to any other person conducting any activity on the Property that is restricted by this Environmental Covenant, which notice shall be provided prior to such occupancy or activity.
9. **Notice upon Conveyance.** Each instrument hereafter conveying any interest in the Property or any portion thereof including but not limited to deeds, leases and mortgages, shall contain a notice that is in substantially the following form:

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO A
DECLARATION OF ENVIRONMENTAL COVENANT, RECORDED IN THE
PENOBSCOT COUNTY REGISTRY OF DEEDS ON _____, 20__, IN
BOOK _____, PAGE _____, IN FAVOR OF AND ENFORCEABLE BY THE
STATE OF MAINE.
10. **Notice of Noncompliance.** Grantor and all subsequent owners of the Property, during the period of their respective ownership of the Property, shall provide written notice to DEP within ten (10) working days of discovery of any noncompliance with this Environmental Covenant.
11. **Notice Pursuant to Covenant.** Any notice or other communication required pursuant to this instrument shall be in writing and shall be sent by certified mail, return receipt requested, or by any commercial carrier as provides proof of delivery, addressed as follows, or to such other address as each entity may designate from time to time by written notice to the other entities:

To Grantor:
Bernard W. Miller

Miller Drug Site and Steve's Cleaners Site
200 – 210 State Street, Bangor
Declaration of Environmental Covenant
Page 3 of 9

c/o Berney Kubetz
 104 Griffin Road
 Hampden, Maine 04444

To DEP:

Department of Environmental Protection
 Bureau of Remediation and Waste Management
 Attn: VRAP Program Manager
 17 State House Station
 Augusta, Maine 04333-0017

12. **Inspection and Reporting.** The Grantor and any subsequent owners of the Property, during the period of their respective ownership of the Property, shall conduct inspections of the Property every year, starting in 2026, and in any year that the Property is transferred to a new or additional owner, and in any year that there is substantial construction activity on the Property, for compliance with the terms of this Environmental Covenant, and shall report the results to the Holder in writing by June 30th of each year.
13. **Enforcement.** This Environmental Covenant shall be enforceable as authorized by the UECA. Any forbearance as to enforcement of any of the terms hereof shall not be deemed a waiver of the right to seek and obtain enforcement at any time thereafter as to the same violation or as to any other violations.
14. **Amendment or Termination.** The terms and conditions herein may not be amended or terminated except in accordance with the UECA. Grantor waives its right to consent to amendment or termination of this Environmental Covenant in the event that the Grantor no longer owns the Property. *See* 38 M.R.S. § 3010(1)(C). Grantor also waives its right to consent to amendment or termination of this Environmental Covenant in the event that the Grantor's name of contact person, company name, and contact information provided in paragraph 11 above (providing contact information for notices and communication between the Grantor and DEP) were not provided by the Grantor to DEP by certified mail, return receipt requested, or by any commercial carrier as provides proof of delivery, at least ten (10) business days prior to any amendment or termination of the terms and conditions herein. The burden of timely providing the Grantor's contact person, company name, and contact information to DEP is solely on the Grantor. DEP will be required to provide notice to the Grantor's most recently designated contact person using the contact information provided in paragraph 11 above at least twenty (20) business days prior to any amendment or termination of the terms and conditions herein.
15. **Petition to Amend.** Grantor or current owner of the Property may petition the DEP to amend (including, without limitation to, remove) some or all of the covenants, restrictions, agreements and obligations herein. The burden is upon the party seeking DEP approval of the amendment or removal of a restriction to show that the restriction is no longer necessary to protect the public health and safety and the environment. The DEP

- may agree to remove or amend restrictions that, in the exercise of its sole discretion, the DEP determines to be no longer necessary to protect the public health and safety and the environment. Any such amendment or termination of the Environmental Covenant must comply with the UECA and the provisions of this Environmental Covenant.
16. **Administrative Record.** The administrative record for the environmental response project related to this Environmental Covenant is located at the main office of DEP, whose mailing address is 17 State House Station, Augusta, ME 04333-0017, with a street address of Ray Building, 28 Tyson Drive, Augusta, Maine. The administrative record may be found under the name “Miller Drug Site (REM # 02401) and Steve’s Cleaners Site (REM # 02264)” located at 200 – 210 State Street, Bangor.
 17. **Governing Law.** This Environmental Covenant shall be governed and interpreted in accordance with the laws of the State of Maine.
 18. **Liberal Construction.** It is intended that this Environmental Covenant be construed liberally to protect the health and welfare of the public and the quality of the environment from the risk of adverse effects of exposure to contaminants.
 19. **Effect of Failure to Provide Notice.** The validity of this Environmental Covenant is not affected by any failure of Grantor or subsequent owners to provide notice as required in this Environmental Covenant.
 20. **Invalidity.** If any part of this Environmental Covenant shall be decreed to be invalid by any court of competent jurisdiction, all of the other provisions hereof shall not be affected thereby and shall remain in full force and effect.
 21. **Recording.** Grantor shall cause this Environmental Covenant to be duly recorded in the Penobscot County Registry of Deeds within thirty (30) days after the date of the last required signature.
 22. **Notice of Environmental Covenant.** Grantor shall, within thirty (30) days of recording, provide DEP with a copy of such recorded Environmental Covenant, duly certified by the Register of Deeds. Within ninety (90) days of recording the Grantor shall also provide a copy of this Environmental Covenant to each person who signed the covenant, each person holding a recorded interest in the Property, each person in possession of the Property, and each municipality or other unit of local government in which the Property is located.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative as of the day and year acknowledged by signature below.

BERNARD W. MILLER

By: *Bernard J. Kubetz, POA*

Name: Bernard J. Kubetz
Title: Attorney-in-Fact for Grantor
pursuant to a Durable Power of Attorney
dated 01/29/24, to be recorded herewith

STATE OF MAINE
PENOBSCOT COUNTY, ss.

The above-named Bernard J. Kubetz personally appeared before me this 16 day of July, 2025 in his/her capacity as Attorney-in-fact and acknowledged the foregoing to be his/her free act and deed in his/her said capacity.

Jill Marie D'Errico

Notary Public **JILL MARIE D'ERRICO**
Notary Public • State of Maine
My Commission Expires
February 5, 2032

Printed Name

My Commission Expires: _____

ACKNOWLEDGED AND AGREED TO BY:
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: Victoria Eleftheriou for Commissioner Layzin
Name: Victoria Eleftheriou
Title: Deputy Director, BRWM
Dated: July 16, 2025

STATE OF MAINE
KENNEBEC COUNTY, ss.

The above-named VICTORIA ELEFTHERIOU personally appeared before me this 16th day of JULY, 2025 in his/her capacity as DEPUTY DIRECTOR - BRWM of the Maine Department of Environmental Protection Bureau of Remediation & Waste Management and duly authorized delegee for the Commissioner, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity and the free act and deed of the Maine Department of Environmental Protection.

Manalili
Notary Public

MARIA CRISTINA T. MANALILI
Printed Name

My Commission Expires: FEB 24, 2032

Maria Cristina T. Manalili
Notary Public, State of Maine
My Commission Expires Feb. 24, 2032

EXHIBIT A

**Site Figure, Miller Drug Site and Steve's Cleaners Site
200 – 210 State Street, Bangor, Maine**



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Pre-application Meeting Date: ___N/A___

Date submitted: ___06.22.2026___

Date Reviewed: ___06.22.2026___

Initials: ___MRA___

Project: Miller Drug Lots

Project Location: 200 & 210 State St

Applicant: Brett Soucy

Applicant Representative: Jonathan Stewart

Phone Number or Email: jstewart@wemapit.com

Project Zoning District: Urban Service District (USD)

Allowed Use: Mixed-use 10 residential units, 1 commercial

Yes	No	Not applicable / Other	Site Plan Element
X			Scale
X			North Arrow
X			Building/Lot dimensions
X			Building locations/uses
X			Parking/access/loading locations
X			Signage
X			Lighting
X			Screening and Buffer
		X	Erosion and sedimentation
		X	Stormwater
		X	Manholes/catch basins
			Sewer



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
		See Comments	Water
			Fire Hydrants / fire pond
X			Electric/Communication
X			Curbs and gutters
X			Paved/un-vegetated/vegetated areas
		X	Trash
		X	Outdoor display/storage
X			Existing trees
X			Deed or other instrument allowing pursuit of permits
X			Topo
X			Adjacent buildings and features
X			Traffic
X			Location sketch
		X	Post Construction Stormwater Maintenance Plan
			Fire Comments
		X	Shoreland delineation/zoning compliance
		X	Floodplain location
		X	Effects on scenic, etc
		See Comments	Table showing compliance with dimensional Requirements
		See Comments	Table showing compliance with Parking Requirements
		X	Additional Conditional Use General Requirements Traffic Study Support Letter for paragraph (4)
		X	Additional Conditional Use Specific Requirements for Use or District



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

X			Additional Subdivision Requirements Lot lines Existing street connections Open space reservation Abutters Onsite wastewater Easements Soils Wetlands
		X	Additional Solar applications Height Yard Buffers Glare Decommissioning plan Utility Connections Confirmation of use

Staff Comments

The maximum height is 60 feet on this lot because it is in the USD district with frontage on State St (major arterial). Also, the minimum lot size is now only 10,000 sqft. Also, up to 15 units could be done at this point if the applicant wanted (using the affordable density bonus), but that is just for future reference since they've already done most of the work to create the units.

Can you add one more signature line on the Planning Board signature block? A full Board will have 7 members.

The dimensional requirement table references a narrative, but no narrative was submitted.



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

2 ADA spaces are required for parking lots with 26 to 50 spaces. The parking information on the plan says 1 is required.

For the parking adjacent to State Street and Forest Ave, please make sure the E-buffer standards are maintained adjacent to the parking (4 trees per 100 feet of length).

BWD Comments:

The contractor would need to submit a new fixture count form for this project. The 1.5" service line that was recently installed was calculated based off the information they gave us. If that changes, the new service line may need to be increased, but we will not know until we have that information. The contractor can reach out to Patrick with any questions, but we cannot continue without the new fixture count form.
patrick@bangorwater.org

***Please do not submit hard copies until we have notified you that the plans are good to go for a Planning Board agenda.**

RE: 200 State Street - Resubmit Land Dev. Permit App

From Jon Stewart <jstewart@wemapit.com>

Date Thu 6/25/2026 4:16 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Brett Soucy <brettsoucy@gmail.com>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Brett Soucy <brettsoucy@gmail.com>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Thank you, I don't believe this will be an issue, we'll use hardwoods instead. I'll edit on the "final" but wait to hear if anything else.

Regards, Jon – Jonathan M. Stewart, PLS# 2327 (ME)

[Plisga & Day • Land Surveyors](#)

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Thursday, June 25, 2026 2:28 PM

To: Jon Stewart <jstewart@wemapit.com>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Brett Soucy <brettsoucy@gmail.com>

Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

Hello,

This is still being reviewed by the other departments, but I wanted to note that the E Buffer (street trees) along Forest Ave and State St will need to be deciduous trees.

Best,

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

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Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

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Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

Re: 200 State Street - Resubmit Land Dev. Permit App

From Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>

Date Tue 6/23/2026 4:21 PM

To Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>

Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Thanks, I must have been looking at the old plan!

It would recommend removing the barrier between the two parking areas. If they are trying to preserve tenant parking, signage could be used. Ensure the E buffer is met. Other than that I'm ok.

Best Regards,



CITY OF BANGOR

Brenda Hanscom Bilotta

Deputy Director of Code Enforcement

Code Enforcement Office

Phone: 207-992-4224

Fax: 207-992-4196

<http://www.bangormaine.gov>



From: Collette, Anja <anja.collette@bangormaine.gov>

Sent: Tuesday, June 23, 2026 4:14 PM

To: Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

Are you looking at the updated plan they submitted? See attached. It looks like they removed the seasonal windows and have granite blocks between the building and parking, and also removed that parking to the left in front of the duplex.

RE: 200 State Street - Resubmit Land Dev. Permit App

From Davis, Jefferson <jefferson.davis@bangormaine.gov>

Date Wed 6/24/2026 10:47 AM

To Collette, Anja <anja.collette@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>

Cc Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Hi Anja,

All handicap spaces need a minimum 5' wide hatched loading zone.

I don't understand the need for the concrete barriers dividing the lots, but since Palm street dead ends right after the site entrance I'm not too worried about additional traffic.

That is all I have for comments.

Jefferson Davis, PLA
Director of Engineering
Maine Licensed Landscape Architect
City of Bangor
73 Harlow Street
Bangor, Maine 04401
207-992-4244
jefferson.davis@bangormaine.gov



From: Collette, Anja <anja.collette@bangormaine.gov>

Sent: Tuesday, June 23, 2026 2:56 PM

To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>

Cc: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

Hi, sorry to rush this, but if you could let us know as soon as possible if you have issues with this, we're trying to see if this can make the July 7th meeting.



Fw: 200 State Street - Resubmit Land Dev. Permit App

From Collette, Anja <anja.collette@bangormaine.gov>
Date Tue 6/23/2026 8:53 AM
To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>



CITY OF BANGOR

Anja Collette, AICP
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

*The City of Bangor has recently experienced a scam involving emails that create fake invoices and request payment for application fees, typically after packets containing application materials have been made public. Please note that **the City of Bangor will never ask you to wire funds, do not follow any such instructions.** If you receive an email you believe to be a scam, please contact anja.collette@bangormaine.gov or planning@bangormaine.gov directly.*

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

From: Vachon, Adam <adam.vachon@bangormaine.gov>
Sent: Tuesday, June 23, 2026 8:16 AM
To: Collette, Anja <anja.collette@bangormaine.gov>
Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

No issues from fire.

Adam



CITY OF BANGOR

Adam Vachon

Fire Inspector, CFI-1

Fire Prevention Division

Phone: 207-992-4180

Fax: 207-942-8213

<http://www.bangormaine.gov>

adam.vachon@bangormaine.gov

From: Collette, Anja <anja.collette@bangormaine.gov>

Sent: Monday, June 22, 2026 12:44 PM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Davis, Jefferson <jefferson.davis@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Holmquist, Jim <jim.holmquist@bangormaine.gov>; Miller, John <Johns.Miller@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>; Patrick Later <patrick@bangorwater.org>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

Nevermind actually; it looks like they have proposed some changes to the parking area.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280


RE: 200 State Street - Resubmit Land Dev. Permit App

From Jon Stewart <jstewart@wemapit.com>

Date Thu 6/25/2026 12:55 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Brett Soucy <brettsoucy@gmail.com>

 1 attachment (1 MB)

92462 20260619 Minor Sub (bw) - signed JMS.pdf;

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Please find attached the updated sub plan.

1. I added the HCP aisles 5' min. to the plan. Mr. Soucy will have them painted when the residential paint (Palm Street Lot) is done in the next week or so.)
2. Mr. Soucy would like create a vegetated barrier between the Palm St lot and the State St lot as he's observed drivers "flaying" around the lot. He was concerned for safety and hopes that a vegetated (he needed another 200 SF anyway) barrier will limit access from one lot to the other. There is more than six feet of walking space north and south of proposed island so that pedestrians can pass. This island will be landscaped and most likely have more than the two proposed bushes shown.
3. Mr. Soucy will be in touch with patrick@bangorwater.org to check on the additional two apartments proposed in place of the previous 2 businesses. There is a shared laundry space and hopefully the 2026 water service will be adequate. However we await hearing back from Patrick.
4. Added seventh signature line on PB block.
5. Modified note in the dimensional requirements that instead of "See Narrative" with 2026 new paint. The parking should be painted in the next two weeks.
6. Adjusted ADA to 2 HCP spaces.
7. Buffer E along the State Street and Forest Av supported with the addition of three coniferous trees and one bush. More than likely additional vegetation (flowers, ect) will be added. 2025 vegetation cleared out. He wants to minimize heavy screening as previous bushes were allowing drug use and needles being found.

Let me know if any questions or need of further edits. Once reviewed, please let me know how many paper prints you need and if you need them before meeting. I should be able to print withing one business days' notice. I'm out tomorrow but around all next week. Thank you all again from me and Mr. Soucy! Progress to getting these apartments open.

Regards, Jon – Jonathan M. Stewart, PLS# 2327 (ME)

[Plisga & Day • Land Surveyors](#)

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Wednesday, June 24, 2026 10:52 AM

To: Jon Stewart <jstewart@wemapit.com>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

Hello,

Please see the additional comments from Engineering and Code copied below. If you have any questions, please feel free to reach out.

- All handicap spaces need a minimum 5' wide hatched loading zone.
- It would be recommended to remove the barrier between the two parking areas. If they are trying to preserve tenant parking, signage could be used.

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, June 22, 2026 4:06 PM

To: jstewart@wemapit.com <jstewart@wemapit.com>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Fw: 200 State Street - Resubmit Land Dev. Permit App

Good afternoon,

Please see the attached checklist containing some staff comments. Also, I just want to note that I will most likely be sending a few more comments from staff once I receive them. If you have any questions in the meantime, please feel free to reach out.

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Re: 200 State Street - Resubmit Land Dev. Permit App

From Patrick Later <patrick@bangorwater.org>

Date Mon 6/29/2026 12:15 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Chuck Harrison <chuck@bangorwater.org>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Good Afternoon,

I got the new fixture count form, it appears that the existing 1.5" Service Line will be fine with the updated fixture count. If you need anything else please do not hesitate to reach out. Thanks.

Respectfully,

Patrick Later

*GIS Technician/Project Inspector
Project Management Department
Bangor Water District*

Tel 207-947-4516 ext.502

Cell 207-356-4794

PO Box 1129

Bangor, ME 04402

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, June 29, 2026 11:46 AM

To: Chuck Harrison <chuck@bangorwater.org>; Patrick Later <patrick@bangorwater.org>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: Fw: 200 State Street - Resubmit Land Dev. Permit App

Hi all,

I just wanted to check in on the project on 200 & 210 State St to see if there were any updates. I believe Brett Soucy reached out to you to submit fixture count form, but I will need a signoff from BWD once it gets sorted.

Thank you,

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

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Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Thursday, June 25, 2026 2:12 PM
To: Jon Stewart <jstewart@wemapit.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Brett Soucy <brettsoucy@gmail.com>
Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

Hello, please let us know as soon as possible what the Water District says.

Anja Collette, AICP
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

*The City of Bangor has recently experienced a scam involving emails that create fake invoices and request payment for application fees, typically after packets containing application materials have been made public. Please note that **the City of Bangor will never ask you to wire funds, do not follow any such instructions.** If you receive an email you believe to be a scam, please contact anja.collette@bangormaine.gov or planning@bangormaine.gov directly.*

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about

Re: 200 State Street - Resubmit Land Dev. Permit App

From Patrick Later <patrick@bangorwater.org>

Date Mon 6/29/2026 12:15 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Chuck Harrison <chuck@bangorwater.org>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Good Afternoon,

I got the new fixture count form, it appears that the existing 1.5" Service Line will be fine with the updated fixture count. If you need anything else please do not hesitate to reach out. Thanks.

Respectfully,

Patrick Later

*GIS Technician/Project Inspector
Project Management Department
Bangor Water District*

Tel 207-947-4516 ext.502

Cell 207-356-4794

PO Box 1129

Bangor, ME 04402

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, June 29, 2026 11:46 AM

To: Chuck Harrison <chuck@bangorwater.org>; Patrick Later <patrick@bangorwater.org>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>; Collette, Anja <anja.collette@bangormaine.gov>

Subject: Fw: 200 State Street - Resubmit Land Dev. Permit App

Hi all,

I just wanted to check in on the project on 200 & 210 State St to see if there were any updates. I believe Brett Soucy reached out to you to submit fixture count form, but I will need a signoff from BWD once it gets sorted.

Thank you,

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Thursday, June 25, 2026 2:12 PM
To: Jon Stewart <jstewart@wemapit.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Brett Soucy <brettsoucy@gmail.com>
Subject: Re: 200 State Street - Resubmit Land Dev. Permit App

Hello, please let us know as soon as possible what the Water District says.

Anja Collette, AICP
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about


RE: Engineer's Report for 200-210 State St and Milford St Ext

From Davis, Jefferson <jefferson.davis@bangormaine.gov>

Date Tue 6/30/2026 4:34 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>

 1 attachment (207 KB)

200-210 State Street Engineering Report.pdf;

Hi Matt,

Please see attached report for 200-210 State Street. Engineering is satisfied with the applicants revised plan and has no further concerns.

Jefferson Davis, PLA
Director of Engineering
Maine Licensed Landscape Architect
City of Bangor
73 Harlow Street
Bangor, Maine 04401
207-992-4244
jefferson.davis@bangormaine.gov



From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Tuesday, June 30, 2026 4:08 PM

To: Davis, Jefferson <jefferson.davis@bangormaine.gov>

Cc: Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>

Subject: Re: Engineer's Report for 200-210 State St and Milford St Ext

Hi Jeff,

Just following up on this. Will you be able to get these to us tomorrow morning? We will need to include these in the packets. Also, when you send the one for 200 & 210 State St would you be able to send over Engineering's signoff assuming the most recent set of revisions are satisfactory?

Thanks in advance,



CITY OF BANGOR

JEFFERSON DAVIS, PLA
DIRECTOR OF ENGINEERING

DEPARTMENT OF ENGINEERING

June 30, 2026

City of Bangor Planning Board
73 Harlow Street
Bangor, Maine 04401

Re: Brett Soucy Revised Minor Subdivision Plan
200 and 210 State Street, Bangor, Maine

Dear Planning Board Members,

The Engineering Department of the City of Bangor has completed our review of the proposed subdivision plan at 200 and 210 Sate Street being proposed by Brett Soucy. The plans were prepared and submitted by Jonathan Stewart of Plisga & Day on June 19, 2026.

The revised plan includes the development of eight residential units and one business units in the former Miller Drug building and two residential units in a new 1,757 square foot building. Our review included an evaluation of the overall parking and lot layout, traffic generation, proposed utilities including sanitary sewer and drinking water.

In accordance with Section 165-128 (F), I have determined that the final subdivision plan for the subdivision complies with applicable health, sanitation, and engineering standards.

Sincerely,

Jefferson Davis, PLA
Maine Licensed Landscape Architect
Director of Engineering



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

June 25, 2026

Dear Property Owner,

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7th, 2026, beginning at 7 PM in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Minor Subdivision Modification to create a mixed-use development with 10 dwelling units and 1 commercial space. This site was previously approved for 8 dwelling units and 3 commercial spaces and is located at 200 & 210 State Street, Map-Lot 048-256 and 048-256-A, in the Urban Service District (USD). Owner/Applicant: Brett Soucy.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, July 6th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, July 7th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
207-992-4280
planning@bangormaine.gov



Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

73 HARLOW STREET, BANGOR, ME 04401
TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
WWW.BANGORMAINE.GOV



COMMUNITY & ECONOMIC DEVELOPMENT

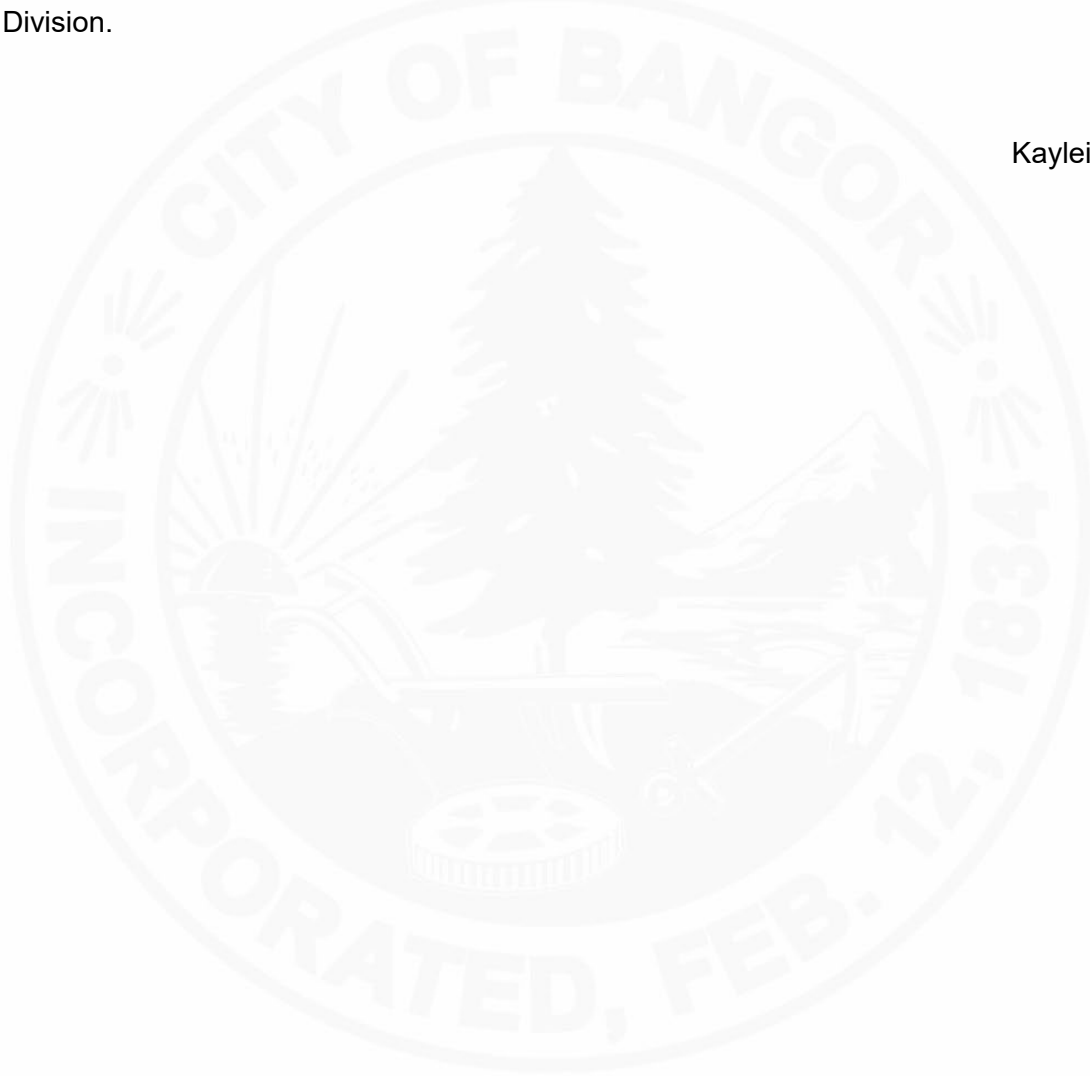
CITY OF BANGOR

PLANNING DIVISION

Re: SUB – 200 & 210 State St – Brett Soucy – Notice of Mailing

On June 26, 2026, the Public Notice for 200 & 210 State St – Brett Soucy, advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7, 2026, was mailed by the Planning Division.

Kayleigh Rienas



Owner	Owner 2	Owner Address 1	Owner Address 2
WEATHERBEE W C & SONS INC		754 STILLWATER AVENUE	BANGOR ME 04401
FRANKS BAKE SHOP INC		199 STATE ST	BANGOR ME 04401
FOREST SOCIETY OF MAINE		209 STATE STREET SUITE 2	BANGOR ME 04401-5484
LOUIE LEWIS PROPERTIES, LLC		19 GARDNER ROAD	ORONO ME 04473
HERNANDEZ DEBRA JEAN		15 FOREST AVENUE	BANGOR ME 04401
GEROW ANTOINE P	GEROW KACIE LYNNE	21 FOREST AVENUE	BANGOR ME 04401
JONES NEIL M	JONES PATRICIA L	366 FRENCH STREET	BANGOR ME 04401
BANGOR CITY OF		ACCT. PAYABLE SCHOOL DEPT. 73 HARLOW STREET	BANGOR ME 04401
SPENCER GARY LEON	SPENCER SHELLINI CATHERINE	18 FOREST AVENUE	BANGOR ME 04401
ADAMS JR PHILIP L		186 STATE STREET	BANGOR ME 04401
2L HOLDINGS LLC		199 STATE STREET	BANGOR ME 04401



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

July 21, 2026

Bangor Planning Board

Findings and Decision

Applicant/Owner:

Penquis CAP, Inc.
262 Harlow Street
Bangor, Maine 04401

Agent:

Carpenter Associates
attn: Randy Bragg
687 Stillwater Avenue
Old Town, Maine 04468

Property Address:

Milford Street Extension, Map-Lot 046-032

Zoning District:

Multifamily and Service District (M&SD)

Permit Request:

Land Development Permit for Major Site Development and
Minor Subdivision

Description:

Proposal for the construction of a 41-unit multi-story building
with associated parking

Public Hearing Date:

July 7, 2026

Permitting Requirements:

§165-111A(3) & (6), §165-126

Board Members Present:

Board Vote:

Motion carried ■ to approve the Land Development Permit.

I. The Record

The Planning Board reviewed the following exhibits:

1. Land Development Permit Application, submitted by Carpenter Associates on 05.21.2026
2. Revised Plan Set, submitted by Carpenter Associates on 06.26.2026

3. Proof of Payment, submitted from Carpenter Associates on 05.21.2026
4. Building Permit Application, submitted by Carpenter Associates on 05.21.2026
5. Certificate of Occupancy, submitted by Carpenter Associates on 05.21.2026
6. Owner-Applicant-Agent Authorization, submitted by Carpenter Associates on 05.21.2026
7. Deed, submitted by Carpenter Associates on 05.21.2026
8. Revised Narrative, submitted Carpenter Associates 06.16.2026
9. Existing Conditions, submitted by Carpenter Associates on 05.21.2026
10. Site Location Map, submitted by Carpenter Associates on 05.21.2026
11. Proof of Interest, submitted by Carpenter Associates on 05.21.2026
12. Financial Ability, submitted by Carpenter Associates on 06.18.2026
13. Technical Ability, submitted by Carpenter Associates on 06.16.2026
14. Revised Stormwater Narrative, submitted by Carpenter Associates on 06.16.2026
15. Sewer Narrative, submitted by Carpenter Associates on 05.21.2026
16. Water Narrative, submitted by Carpenter Associates on 05.21.2026
17. Electrical Narrative, submitted by Carpenter Associates on 05.21.2026
18. Lighting Specs, submitted by Carpenter Associates on 05.21.2026
19. Revised Setbacks Narrative, submitted by Carpenter Associates on 06.16.2026
20. Traffic Narrative, submitted by Carpenter Associates on 05.21.2026
21. Updated Land Development Permit Checklist, sent to Carpenter Associates via email on 06.02.26
22. Bangor Water District Meter Sizing Form, sent to Carpenter Associates via email on 06.02.26
23. Bangor Water District New Construction Information Sheet, sent to Carpenter Associates via email on 06.02.26
24. Fire comments, sent to Carpenter Associates via email on 06.02.26
25. Responses to Land Development Permit Checklist, received via email 06.16.2026
26. Code Enforcement sign-off, received via email on 06.17.26
27. Additional Bangor Water District comments, received via email on 06.22.26
28. Fire sign-off, received via email on 06.23.26
29. Pedestrian connection comments, sent to Carpenter Associates via email on 06.24.26
30. Engineering, Planning, and Forestry comments, sent to Carpenter Associates via email on 06.24.26
31. Additional correspondence to Engineering comments, received Carpenter Associates via email on 06.25.26
32. Responses to staff comments, received via email on 06.26.2026
33. Bangor Water District sign-off on Condition, received via email on 06.26.26
34. Planting clarification amongst staff, correspondence via email on 06.26.26
35. Engineering sign-off, received via email on 06.29.26
36. Engineering Report, received via email on 06.30.26
37. List of abutters within 100 ft of the subject property, generated by staff on 06.05.2026
38. Public Notice, sent to abutters within 100 ft on 06.25.2026
39. Notice of Mailing, generated by staff on 06.25.2026
40. Title 30-A, §4404_ Review criteria

II. Project Description and Permit Requirements

The Project will consist of constructing a 41-unit multi-story building with associated parking. The property is located on Milford St Ext, Map-Lot 046-032-A, in the Multifamily and Service District (M&SD).

As a permitted use in the Multifamily and Service District (M&SD), per §165-90B, the project must also meet the requirements of Article II through XII, any applicable development standards of Article XIX.

Additionally, as a Project that creates 3 or more dwelling units in a 5-year period and creates an off-street parking lot containing 20 or more spaces, the proposed development must meet the requirements for Land Development Permit (§165-111.A(3) and (6)) and for a minor subdivision (§165-126).

III. Procedural Background

1. The Application was deemed complete on July 7, 2025.
2. The Applicant paid all applicable fees (Exhibit 3).
3. The proposed Project is a Major Site Development and Minor Subdivision.
4. The City Engineer reviewed the final subdivision plat and provided a written report on June 30, 2026.

IV. Applicable Provisions and Findings

Part 1 – The Project meets the requirements of Articles II through XII

1. The Board finds that, based on Exhibits 2, 14, and 36, the applicant satisfied Land Development Code §165-33.1's requirements surrounding Erosion and Sediment Control.
2. The Board finds that, based on Exhibits 2, 25, 30, 32, 35, and 36, the applicant satisfied §165-72 of the Land Development Code regarding the required number of parking spaces, §165-73's requirements regarding parking area location and screening, and §165-74's requirements regarding parking area design, construction and maintenance.
3. The Board finds that, based on Exhibits 2, 25, 30, 32, 35, and 36, the applicant satisfied §165-76 of the Land Development Code regarding the required number of loading spaces, §165-77's requirements regarding loading space sizes, and §165-78's general requirements for loading spaces.
4. The Board finds that, based on Exhibits 2, 15-17, 22, 23, 25, 27, and 33, the applicant satisfied §165-79 of the Land Development Code regarding providing the

necessary utility services required, §165-80's requirements regarding providing adequate water and sewerage services, and 165-83's requirements regarding providing adequate electrical service.

5. The Board finds that, based on Exhibits 2 and 18, the applicant satisfied §165-81 of the Land Development Code regarding providing adequate lighting and preventing light pollution and trespass.
6. The Board finds that, based on Exhibits 2, 25, and 28, the applicant satisfied §165-82's requirements regarding having adequate fire protection.
7. The Board finds that, based on Exhibits 2, 14, 25, 30, 31, 32, 35, and 36, the applicant satisfied §165-84 of the Land Development Code regarding providing adequate storm drainage and stormwater offset.
8. The Board finds that, based on Exhibits 2, 15, 25, 35, and 36, the applicant satisfied §165-85 and §165-86 of the Land Development Code regarding providing information on sanitary flows and compliance with sewer regulations.

Part 2 – The Project meets the District Site Development Standards under Article XIX

The Board finds that, based on Exhibit 2 and 25, the applicant satisfied § 165-135 of the Land Development Code regarding height limit, floor area ratio, impervious surface ratio, and buffer yards.

Part 3 – The Project meets the requirements of § 165-90 – Multifamily and Service District (M&SD)

The Board finds that, based on the findings made in Parts 1 and 2 of this document, the Project meets the requirements of § 165-90.B for uses within the Multifamily and Service District (M&SD).

Part 4 – The Project meets the requirements of §165-126 – Minor Subdivision

1. The Board finds that based on Exhibits 2, 11-13, 15, 16, 20, 25-27, 33, 35, 36 and 40, the Project meets the requirements of Land Development Code §165-126F(1), regarding compliance with State of Maine guidelines for subdivision approval contained in 30-A M.R.S.A. §4404.
2. The Board finds that based on Exhibits 2, 26, and 36, the Project meets the requirements of Land Development Code §165-126F(2) regarding conforming to the

existing lot dimension and area regulations of the zoning district, §165-126F(3)'s requirement of abutting an existing improved public road, and 165-126F(4)'s requirement on the angle of side lot lines to street lines.

3. The Board finds that based on Exhibit 2, the Project meets the requirements of Land Development Code §165-126F(6), regarding the plat containing all information required in 165-126D(1-8).

Part 5 – The Project meets the requirements of §165-114 – Land Development Approval Standards

1. The Board finds that, based on Exhibits 2, 21, 25, 29, 30, 32, and 35, the applicant satisfied Land Development Code §165-114B's requirement that the proposed parking and loading layout are arranged in a reasonable and safe configuration, including the provision for safe pedestrian travel to all on-site uses, and §165-114C's requirement that all proposed access drives are reasonably necessary and safe.
2. The Board finds that, based on Exhibits 2, 9, 14, 25, 30, 31, 32, and 35, the applicant satisfied Land Development Code §165-114D's requirement that the proposed development will not have unreasonable adverse effects on abutting or downstream properties or protected resources such as wetlands, lakes, streams or brooks, and that all downstream channels or municipal stormwater collection systems have adequate capacity to carry the flow without significant negative effects.
3. The Board finds that, based on Exhibits 2 and 18, the applicant satisfied Land Development Code §165-114E's requirements that all outdoor lighting shall be designed, installed and maintained to avoid unreasonable adverse effects from light pollution.
4. The Board finds that, based on Exhibits 2, 25, 32, and 34, the applicant satisfied Land Development Code §165-114F's requirements for landscaping.
5. The Board finds that, based on Exhibit 2, 21, 25, 29, 30, 32, 35, and 36, the applicant satisfied Land Development Code §165-114G, requiring buildings to be situated to avoid unreasonable adverse effects on adjacent properties or public rights-of-way.

V. Decision

The Board finds that the project meets the requirements for a Land Development Permit

for a Major Site Development and Minor Subdivision and therefore, the Board grants the Land Development Permit for the proposed Project, with the condition that the 35 Milford Street Extension water line from Penquis CAP, Inc.'s previous Land Development Permit meets Bangor Water District standards prior to issuance of a road opening permit.

VI. General Permit Requirements:

- A. Prior to the issuance of a Road Opening Permit, the applicant must meet Bangor Water District's condition on the approval.
- B. This permit does not relieve the applicant from any other state or federal permits that may be required for the project.
- C. Prior to construction, the applicant should contact the Code Enforcement Office for any additional permits that may be required.
- D. The signed subdivision plan must be recorded at the Registry of Deeds after Planning Board approval.
- E. Applicant must commence construction within one year from the date of approval and complete the project by July 7, 2028, unless extensions of time are granted per the provision of Chapter 165-113E.
- F. No certificate of occupancy for any structure will be issued by the Code Enforcement Division until the property for which the certificate is sought is in compliance with all applicable regulations, including but not limited to building, zoning, and stormwater requirements. A temporary certificate of occupancy may be issued when necessary under the provisions of § [165-113G of the City's Land Development Code](#).
- G. Upon completion, a digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

Failure to comply with the conditions listed above constitutes a violation of the Bangor Land Development Code as prescribed in Chapter 165-10G.

This If you should have any questions or desire further information, please do not hesitate to give the Planning Division a call at 207.992.4280.

Sincerely,

City of Bangor Planning Board

_____	_____
_____	_____
_____	_____
_____	_____

CC: City of Bangor Planning Division
City of Bangor Code Enforcement Division

Building Permit and Certificate of Occupancy Checklist

Before applying for a building permit:

- The subdivision plan for the project must be recorded at the Registry of Deeds.
- The Engineering Office must be contacted for E911 addresses for the dwelling units and any other potential permits that may be needed.
- All infrastructure needed to support said structure(s) has been constructed, installed, and inspected by the appropriate City authority.

Before applying for a Certificate of Occupancy:

- Digital as-built plan or plans shall be submitted to the Code Enforcement Officer. Additionally, a certificate of compliance stamped by a registered professional engineer or a registered land surveyor must be submitted to the Code Enforcement Office indicating that the site development has been completed in accordance with the approved revised plan.

CITY OF BANGOR
LAND DEVELOPMENT PERMIT APPLICATION

Permit No.: _____
Date: _____

Site Development Plan: X *Conditional Use: _____ *Both: _____
Subdivision Development: _____ *Preliminary: _____ Final: _____
*Mobilehome Park: _____

Applicant: Penquis CAP, Inc. Telephone No.: 973-3675
Address: 262 Harlow Street, Bangor, ME 04401
Location of Site: Milford Street Extension Map: 046 Lot: 032
Watershed: Kenduskeag Stream Total Area Proposed to be Disturbed: _____
Owner of Site if different from applicant: _____ Zoning District: M&SD
Address: _____
Description of interest of applicant in site, if not owner (e.g., owner, lease, option, purchase & sales agreement):
 Owner If not owner include copy of said agreement

Describe proposed use and indicate floor area (If combination of uses, give floor area devoted to each):
 Four story housing, 1st floor = 9,744sf, 2nd floor = 8,990sf, 3rd floor = 8,990sf, 4th floor = 8,481sf

LID techniques help retain stormwater on site. They include such things as pervious pavement, rain gardens, bioretention cells, and infiltration systems.
Were LID techniques used on this project? Yes If not, why? _____
 Underdrain soil filters

Projected Starting Date: April 2027 Projected Completion Date: April 2029

Signature of applicant(s) or agent: Randy Briggs - agent

Submittal Requirements

- Submittal Requirements of development types are described in the Land Development Code for:
1. Site Development Plan, Chapter 165, Article XVI, Section 112
 2. Subdivisions, Chapter 165, Article XVIII, Sections 126 and 128
 3. Mobilehome Parks, Chapter 165, Article XVIII, Section 19

Processing Fees: \$1,422 Advertising Fees: _____

A COMPLETED APPLICATION FORM, PLAN SUBMITTALS, EVIDENCE OF STANDING, PROCESSING AND ADVERTISING FEES ARE ALL REQUIRED IN ORDER TO HAVE A COMPLETE APPLICATION.

Date Received by Planning Division Office: _____

Decision and reason of Code Enforcement Office for Conditional Use: _____

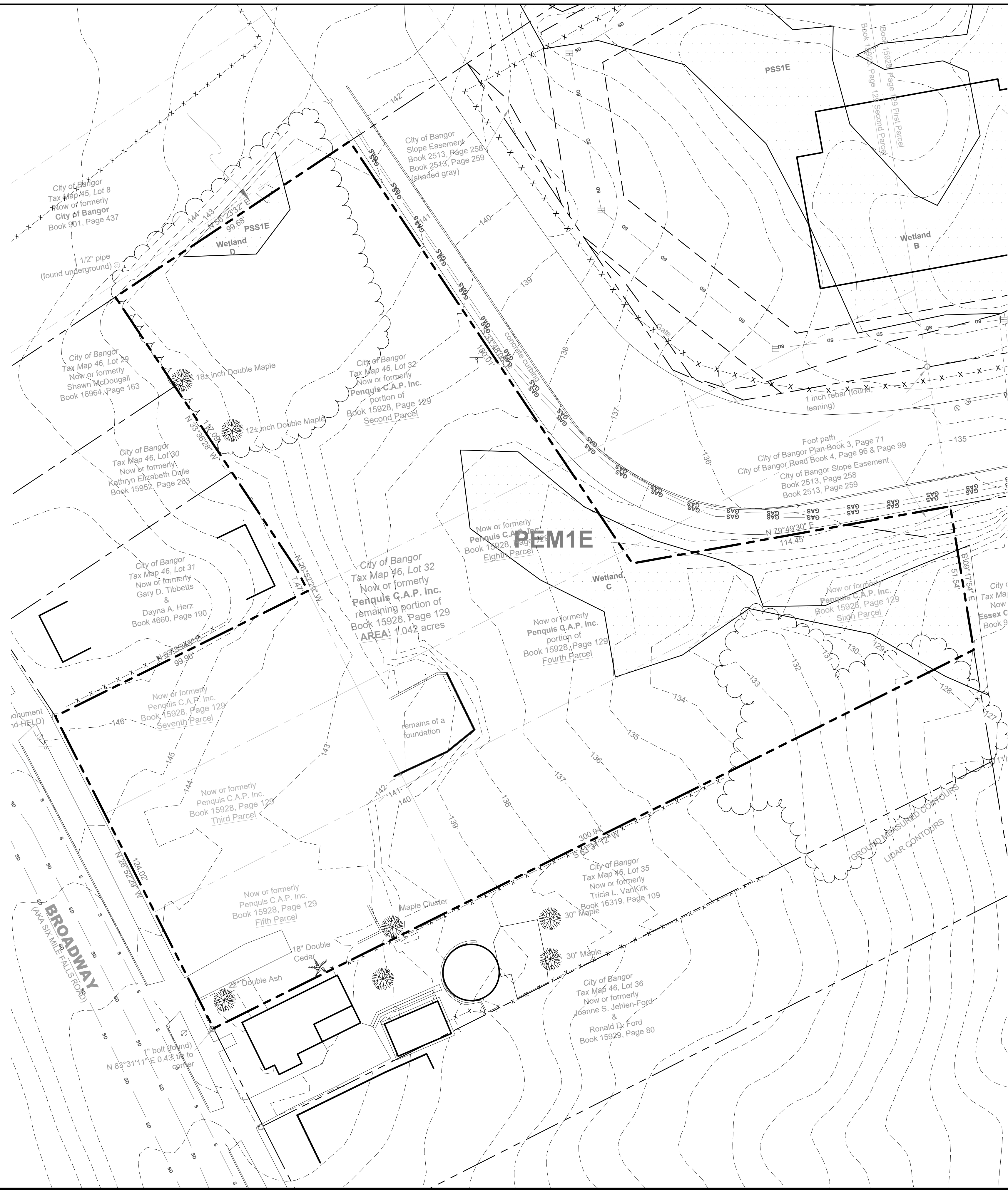
Action taken by Planning Board: _____

* Projects requiring a Public Hearing also require Advertising Fees

LOCATION MAP
BANGOR, MAINE



NOT TO SCALE



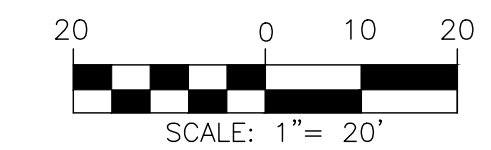
GENERAL NOTES:

1. PLAN BASED ON A SURVEY COMPLETED BY PUSGA & DAY, ZONING M&SD.
2. WETLAND DELINEATION PROVIDED BY LEE BURMAN OF BURMAN LAND & TREE COMPANY, L.L.C.
3. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL FOR THE ENTIRETY OF THE PROJECT INCLUDING COORDINATION WITH THE CITY OF BANGOR AND BANGOR SCHOOL DEPARTMENT SCHEDULES. TRAFFIC CONTROL SHALL BE SUBMITTED PRIOR TO CONSTRUCTION FOR APPROVAL BY THE AFFECTED PARTIES.
4. CONTRACTOR SHALL ADHERE TO BEST MANAGEMENT PRACTICES DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE REVEGETATED AND RECEIVE PROPER EROSION CONTROL MANAGEMENT. 4" LOAM, SEED AND MULCH ALL DISTURBED AREAS.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT SEDIMENT AND OTHER POLLUTANTS FROM ENTERING EXISTING DRAINAGE WAYS AND OTHER STORM WATER CONVEYANCES LOCATED ON THE SITE. CONTRACTOR MUST ADHERE TO BEST MANAGEMENT OF PRACTICES.
6. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION.
7. EROSION CONTROL MESH SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
8. HAY BALE BARRIERS SHALL BE INSTALLED AROUND EXISTING CATCH BASINS, AND PIPE INLETS/OUTLETS DURING CONSTRUCTION.
9. CONSTRUCTION ACTIVITIES OCCURRING AFTER NOVEMBER 15TH SHALL INCORPORATE A WINTER CONSTRUCTION PLAN WHICH SHALL BE APPROVED BY THE CITY OF BANGOR.
10. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF EXISTING UTILITIES WITH ALL UTILITY COMPANIES BEFORE BEGINNING CONSTRUCTION. PROVIDE TEST PITS AT ALL POTENTIAL INTERFERENCES TO VERIFY DEPTH, SIZE, ETC. TO ALL FOR ADJUSTMENT PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL CONTACT DIGSAFE AND/OR SOLICIT A UTILITY LOCATION COMPANY. PRIOR TO ANY EXCAVATION WORK, PROVIDE TEST PITS AT ALL POTENTIAL INTERFERENCES TO VERIFY DEPTH, SIZE, ETC. TO ALL FOR ADJUSTMENT PRIOR TO CONSTRUCTION. REPORT FINDINGS TO ENGINEER TO ALLOW FOR ELEVATION, SLOPE, ETC. ADJUSTMENTS. NOT ALL TEST PIT LOCATIONS ARE CALLED OUT ON THE PLANS; HOWEVER, THE REMAINING LOCATIONS ARE THE CONTRACTOR'S RESPONSIBILITY.
12. ALL SITE WORK INCLUDING SEWER, STORM, ETC. MUST MEET CITY OF BANGOR STANDARDS.
13. ELECTRICAL WORK MUST BE COORDINATED WITH VERSANT.
14. ALL WATER UTILITY WORK MUST BE COORDINATED WITH AND MEET BANGOR WATER DISTRICT STANDARDS.
15. NATURAL GAS WORK MUST BE COORDINATED WITH BANGOR NATURAL GAS.
16. CONTRACTOR TO ADD 4" RIGID INSULATION OVER ALL PIPES LESS THAN 5' BURY, AND CROSSING THE ROADWAY, WALKWAY OR PARKING LOT AREA AND BETWEEN ALL PIPES. MINIMUM 4' WIDTH.
17. INSTALL 4"x4" POST MARKER AND ELECTRICAL DISC AT ALL CAPPED UTILITIES.
18. GRADING SHALL NOT ENCROACH ON NEIGHBORING PROPERTIES.
19. ALL CURB AND PAVEMENT STRIPING RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
20. ALL PLANTINGS SHALL BE NATIVE SPECIES. NO INVASIVE SPECIES WILL BE USED.

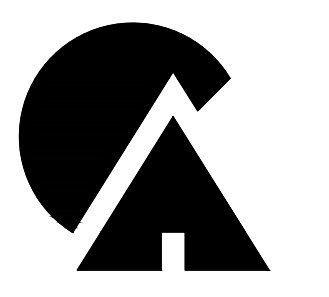
LEGEND

EXISTING	PROPOSED
—	PROPERTY LINE
⊙	UTILITY POLE
— W —	WATER
— S —	SEWER
— SD —	STORM DRAIN
— F —	FOUNDATION DRAIN
— UD —	UNDER DRAIN
— UGE —	UNDERGROUND ELECTRIC
— OHE —	OVERHEAD ELECTRIC
— X — X — X —	FENCING
— GAS —	NATURAL GAS
⊞ ⊞	CATCH BASIN - CB
⊙	DRAIN MANHOLE (DMH)
⊙	SEWER MANHOLE (SMH)
+	SIGNAGE
+	WALL MOUNTED LIGHT
+	POLE MOUNTED LIGHT
+	UTILITY METER
+	TRANSFORMER
+	HYDRANT
⊙	GATE VALVE
⊙	HAY BALES
+	TEMPORARY BENCH MARK (TBM)
+	RIE RAP
+	JUKE MESH
+	NEW SIDEWALK PAVEMENT (3")
+	NEW PARKING LOT PAVEMENT (3")
+	NEW ROADWAY PAVEMENT (4" MIN.)
+	MILFORD STREET EXTENSION OVERLAY (1")
+	STORMWATER DIRECTIONAL FLOW

NOTES:
CONTRACTOR SHALL MATCH EXISTING PAVEMENT THICKNESS FOR MILFORD STREET EXTENSION UP TO 6". CONTRACTOR SHALL MATCH EXISTING GRAVEL THICKNESS, 24" MIN.



FOR REVIEW
06.16.2026



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687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

NO.	DATE	BY	DESCRIPTION



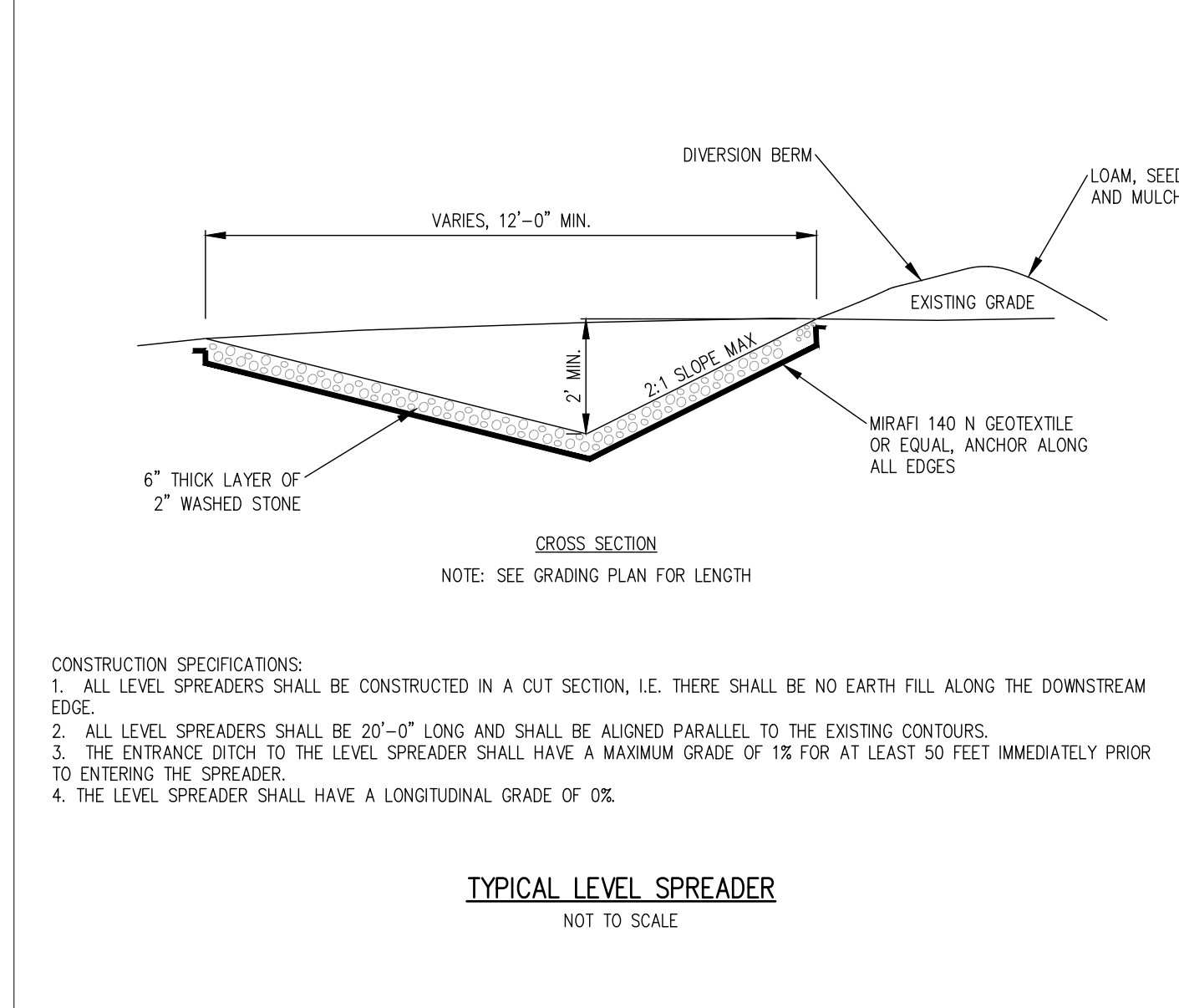
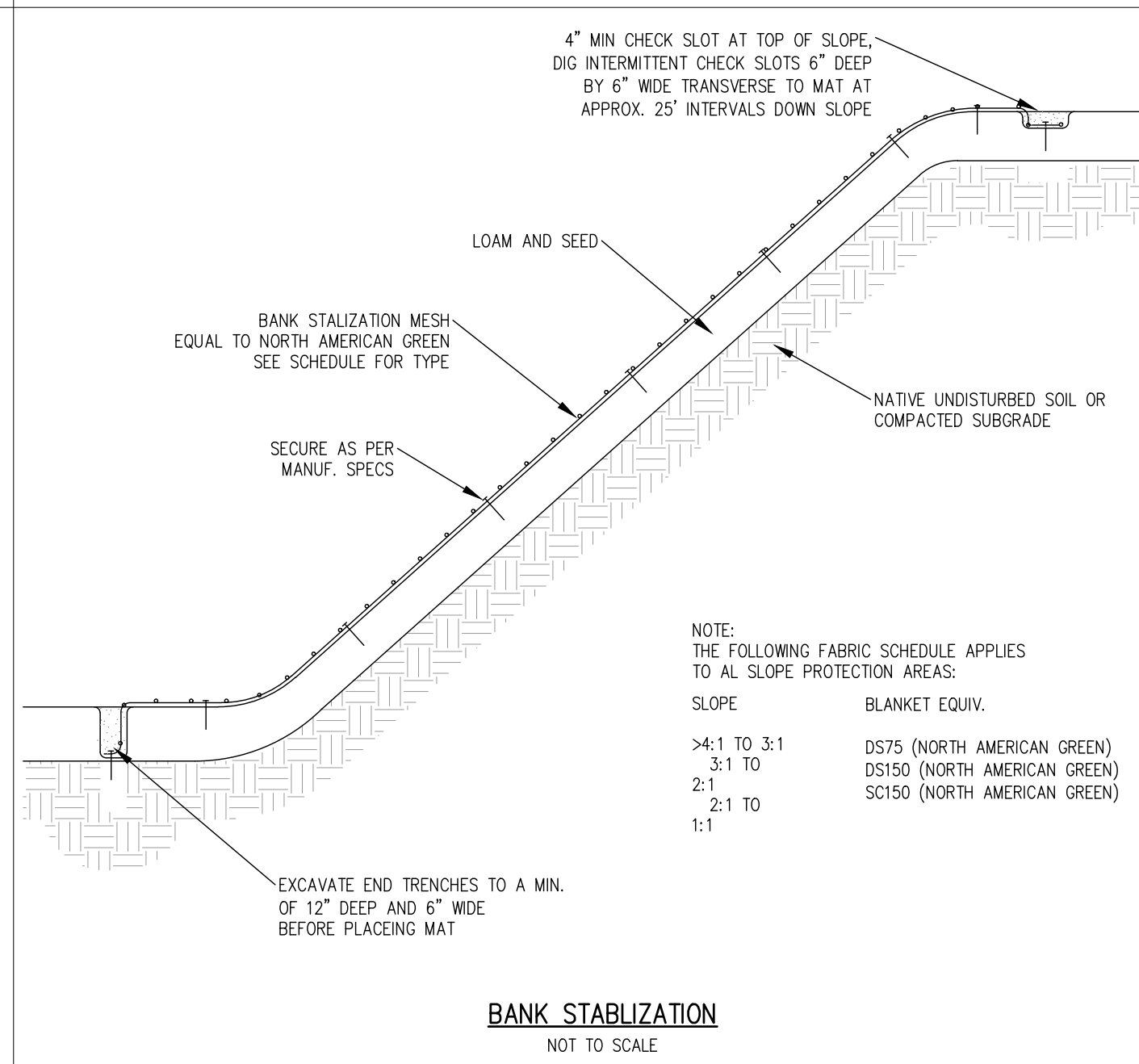
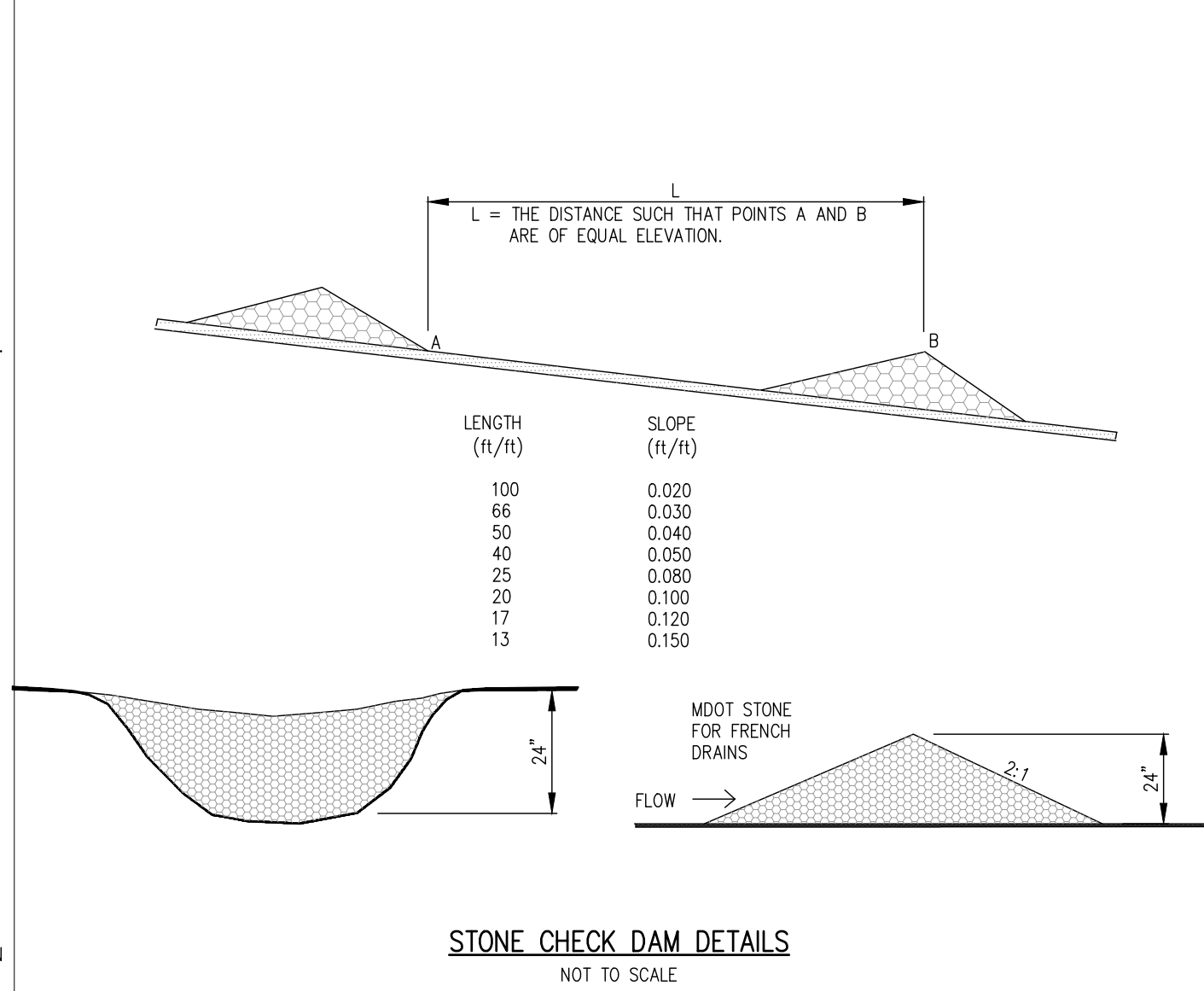
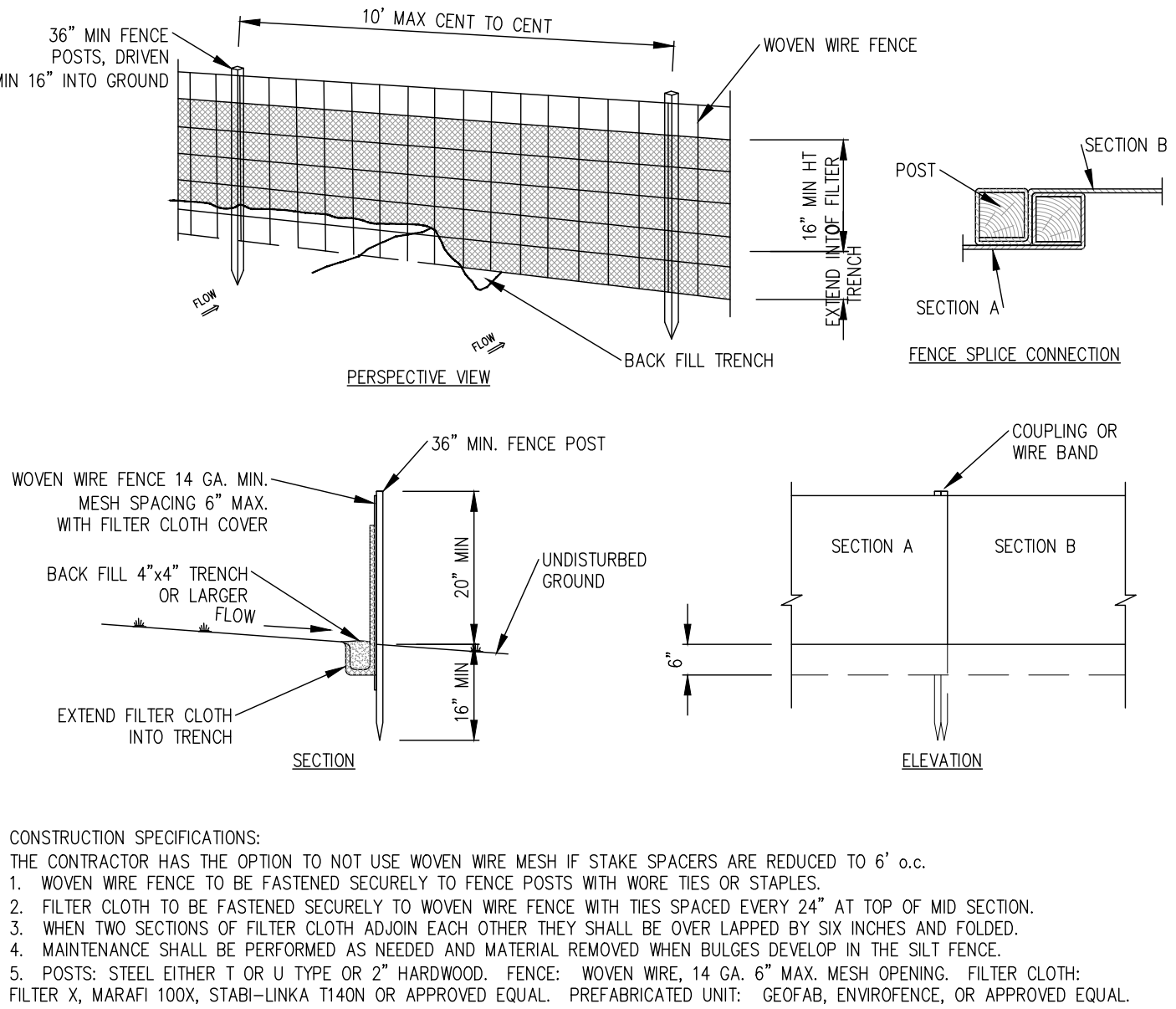
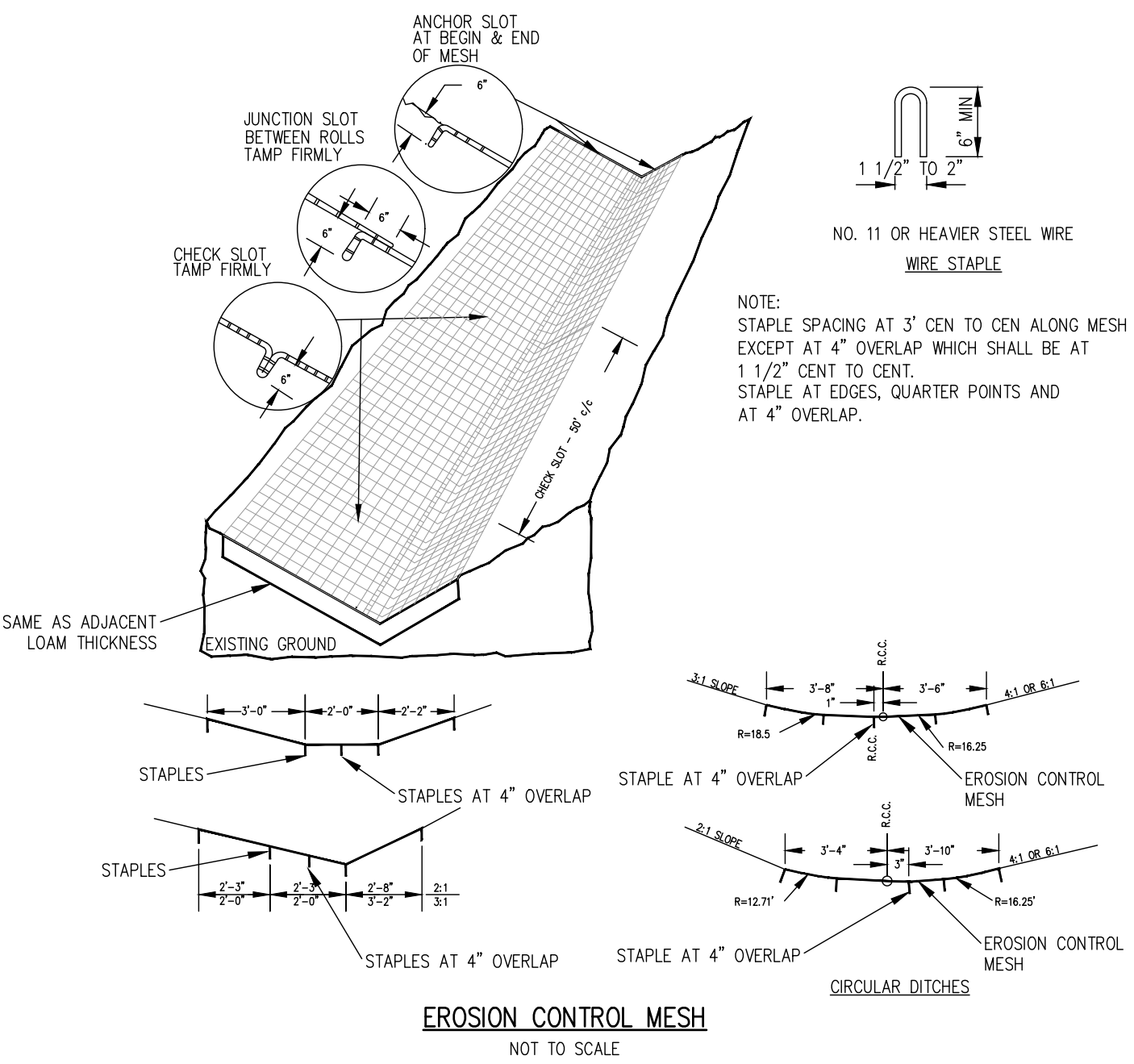
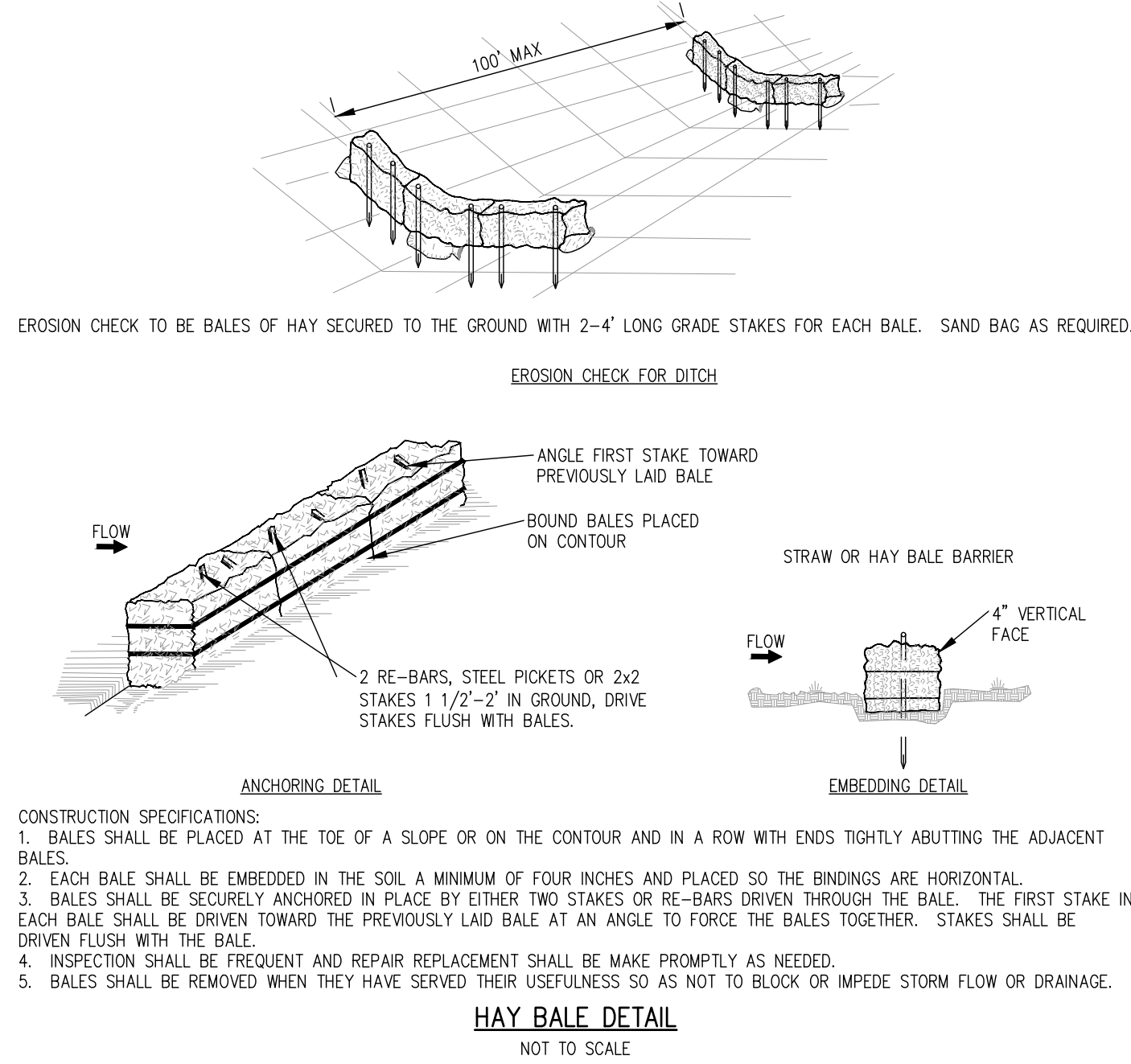
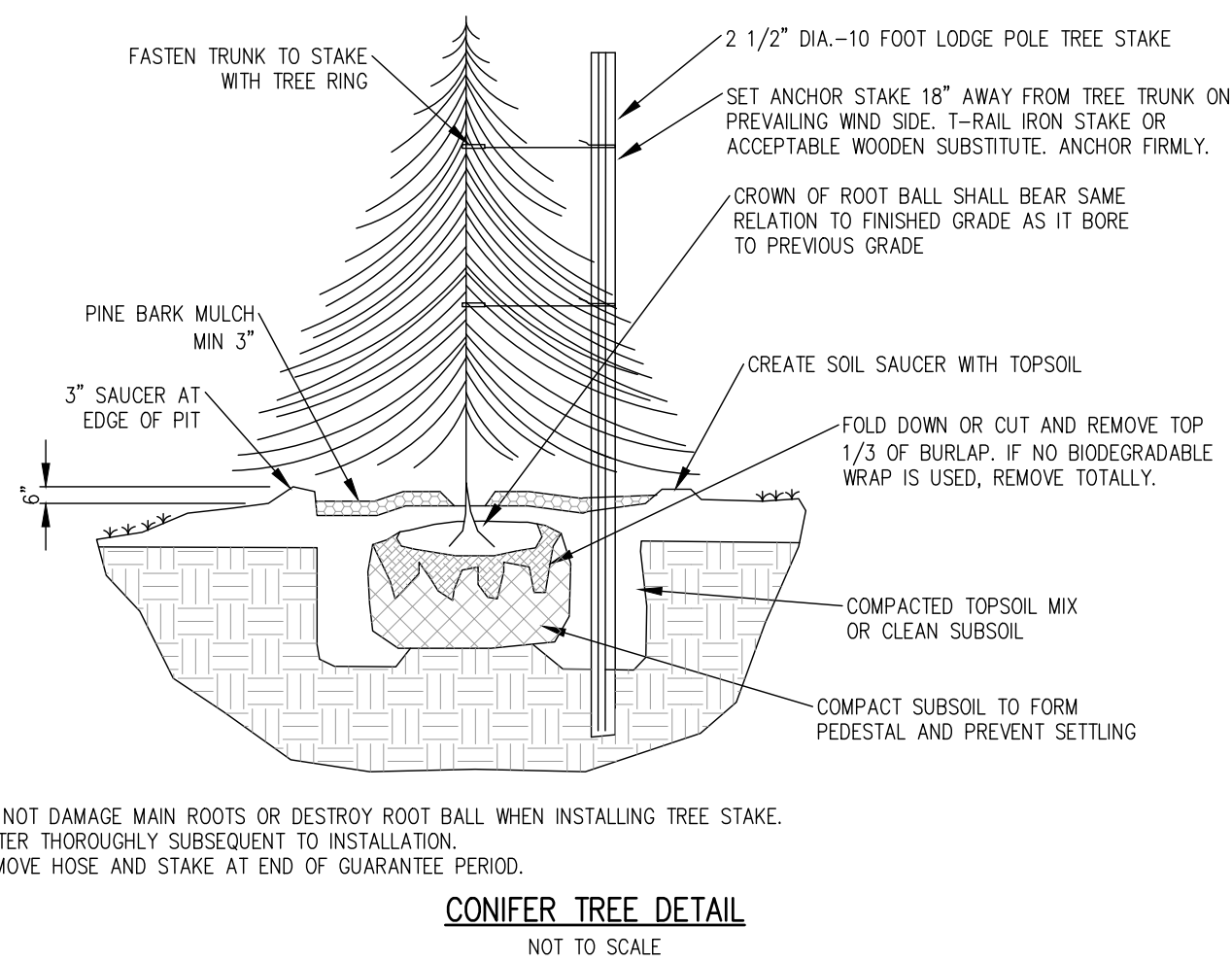
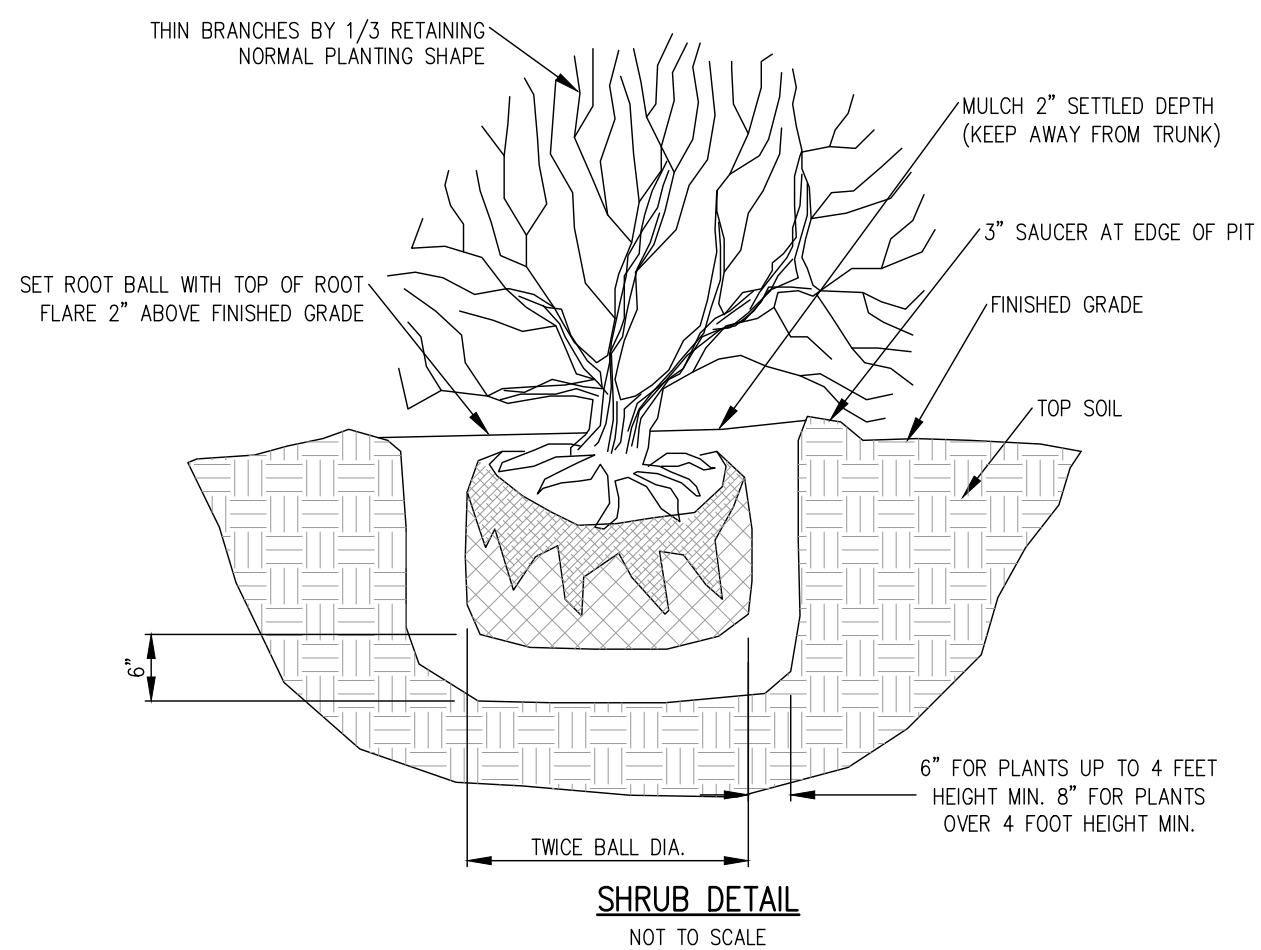
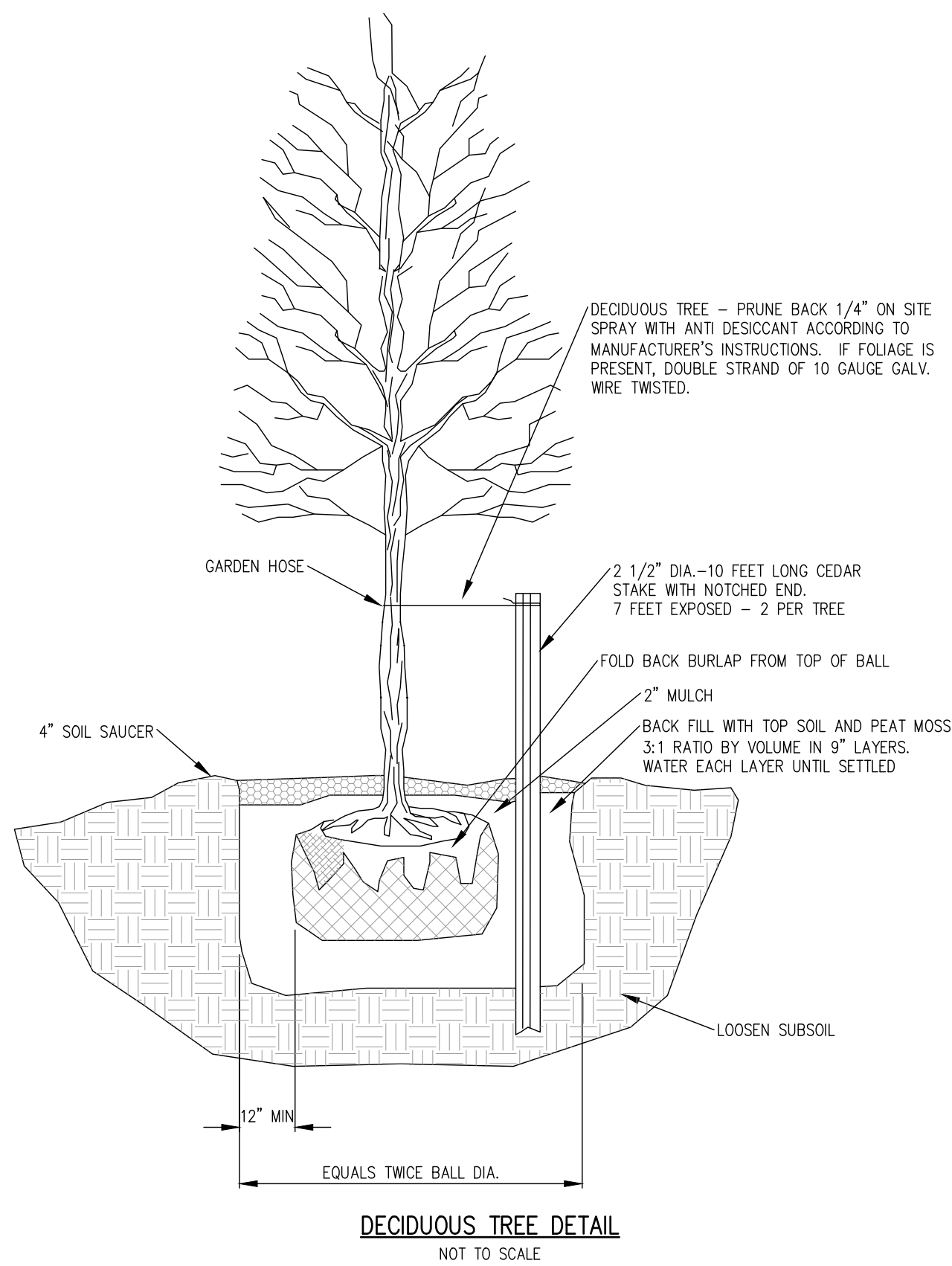
PENGUIS CAP, INC.
BROADWAY HEIGHTS
BANGOR, MAINE
EXISTING SITE PLAN

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Scale: 1" = 20'
Date: 02-07-2024

Project No:
2024038

Sheet Number:

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PERMANENT SEEDING NOTES FOR ALL DISTURBED AREAS:

- DURING PERIOD FROM APRIL 15 TO OCTOBER 15, AREAS DISTURBED SHALL BE LIMED, FERTILIZED, SEEDED AND MULCHED AS FOLLOWS:
 - APPLY AGRICULTURAL GRADE LIMESTONE OF NOT LESS THAN 85 PERCENT CALCIUM AND MAGNESIUM CARBONATES AT A RATE OF 130 LBS/1,000 SQUARE FEET (SF).
 - FERTILIZE WITH COMMERCIAL GRADE 10-10-10 FERTILIZER AT A RATE OF 14 LBS/1,000 SF.
 - SEED WITH LAST YEAR'S CROP MIXTURE AT A RATE OF 2 LBS/1,000 SF. MIXTURE SHALL BE: RED FESCUE 57 PERCENT, KENTUCKY BLUEGRASS 28 PERCENT, REDTOP 9 PERCENT AND WHITE DUTCH CLOVER 6 PERCENT. MIXTURE SHALL HAVE A GERMINATION RATE OF NOT LESS THAN 80 PERCENT AND A PURITY OF NOT LESS THAN 85 PERCENT.
- AFTER SEEDING, AREAS DISTURBED SHALL BE HAY MULCHED AT A RATE OF 2.5 BALES/1,000 SF.
- NO SEEDING SHALL TAKE PLACE BETWEEN JUNE 15 AND JULY 15. AS A CONTINGENCY PLAN, AREAS DISTURBED DURING THESE DATES SHALL BE HAY MULCHED AT A RATE OF 2 BALES/1,000 SF AND SECURED WITH PEG AND TWINE OF 4-6 PEGS/SY OR WITH TERRA TACK II AT A RATE OF 60 GALLONS/ACRE.
- WEEKLY OR AFTER PRECIPITATION PRODUCING THE EQUIVALENT OF ONE HALF INCH OF RAINFALL OR SNOW MELT, ALL MULCHED AREAS SHALL BE INSPECTED FOR SUITABILITY FOR EROSION CONTROL AND SLOPE PROTECTION. WEAKENED AREAS SHALL BE RE-MULCHED AS 2. ABOVE.
- WITHIN 30-45 DAYS OF SEED APPLICATION, ALL AREAS SHALL BE INSPECTED FOR SATISFACTORY GROWTH. AREAS OF LESS THAN 75 PERCENT GROWTH SHALL BE RESEED AT ORIGINAL APPLICATION RATES, MULCHED AND MAINTAINED ACCORDINGLY AS SPECIFIED ABOVE.
- PERMANENT SEEDING SHALL BE INSTALLED IMMEDIATELY UPON REACHING FINAL GRADE.

EROSION CONTROL CONSTRUCTION SEQUENCE:

- INSTALL ALL SILT FENCING AND TEMPORARY CONSTRUCTION ENTRANCES.
- CONSTRUCT SEDIMENT POND WITH RIP-RAP INLET CHANNEL AND OUTLET STRUCTURE (INCLUDING RIP-RAP APRON AT OUTLET). INSTALL TEMPORARY PIPE SEDIMENT TRAP ON OUTLET PIPE. TEMPORARILY SEED AND MULCH DETENTION POND AREA AND INSTALL EROSION CONTROL BLANKET WHERE SHOWN.
- GRADE PROJECT TO SUBGRADE LEVEL IN LOGICAL MANNER TO MINIMIZE EARTH MOVING AND TO PRESERVE LAND NOT TO BE DISTURBED.
- INSTALL DETENTION POND INLET PIPE WITH RIP-RAP OUTLET.
- COMPLETE DRAINAGE AND UTILITY CONSTRUCTION.
- INSTALL GRAVEL BASE. REMOVE TEMPORARY CONSTRUCTION ENTRANCE IMMEDIATELY PRIOR TO PLACING ROAD BASE.
- COMPLETE FINISH GRADING. LOAM, SEED AND MULCH (WITH EROSION CONTROL BLANKET WHERE SHOWN) ALL DISTURBED AREAS NOT TO BE PAVED OR RIP-RAPPED. REMOVE EXCESS ACCUMULATED SEDIMENTS FROM DETENTION POND BOTTOM.
- COMPLETE UNFINISHED CONSTRUCTION AND FINISH PAVING.
- REMOVE TEMPORARY OVERSEER DITCHES, LEVEL SPREADERS, HAY BALES AND STONE CHECK DAM WHEN 75 PERCENT OF GRASS GROWTH HAS BEEN ESTABLISHED.

ALL EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL OCCUR AFTER APRIL 15 AND BEFORE NOVEMBER 15 UNLESS PRIOR PERMISSION FROM DEP IS OBTAINED. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES PRIOR TO THE DISTURBANCE OF ANY WORK AREA.

TEMPORARY SEEDING NOTES:

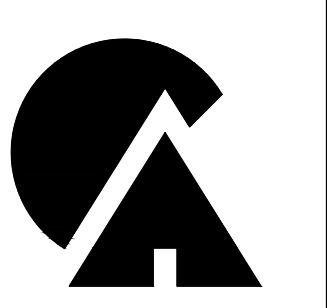
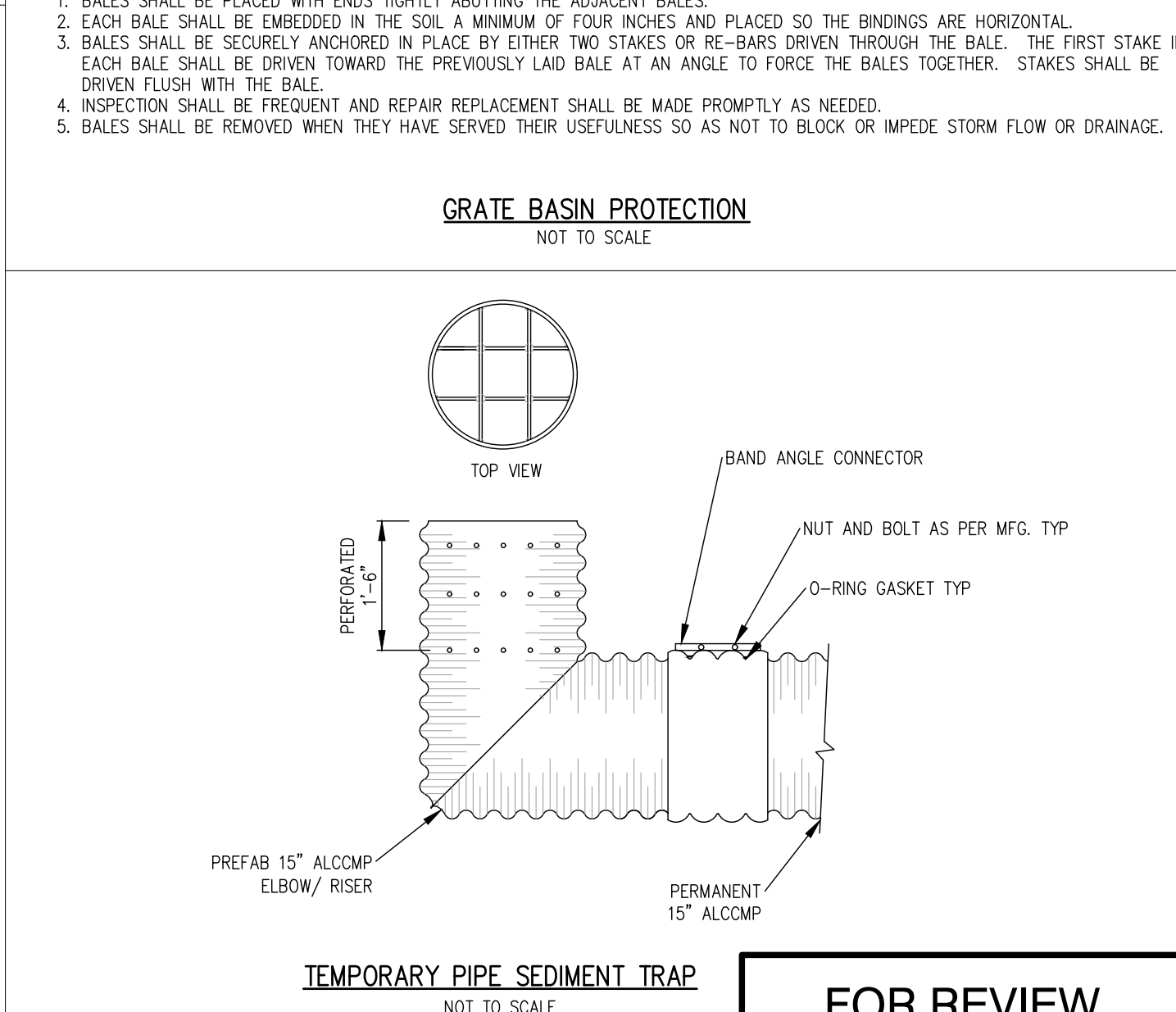
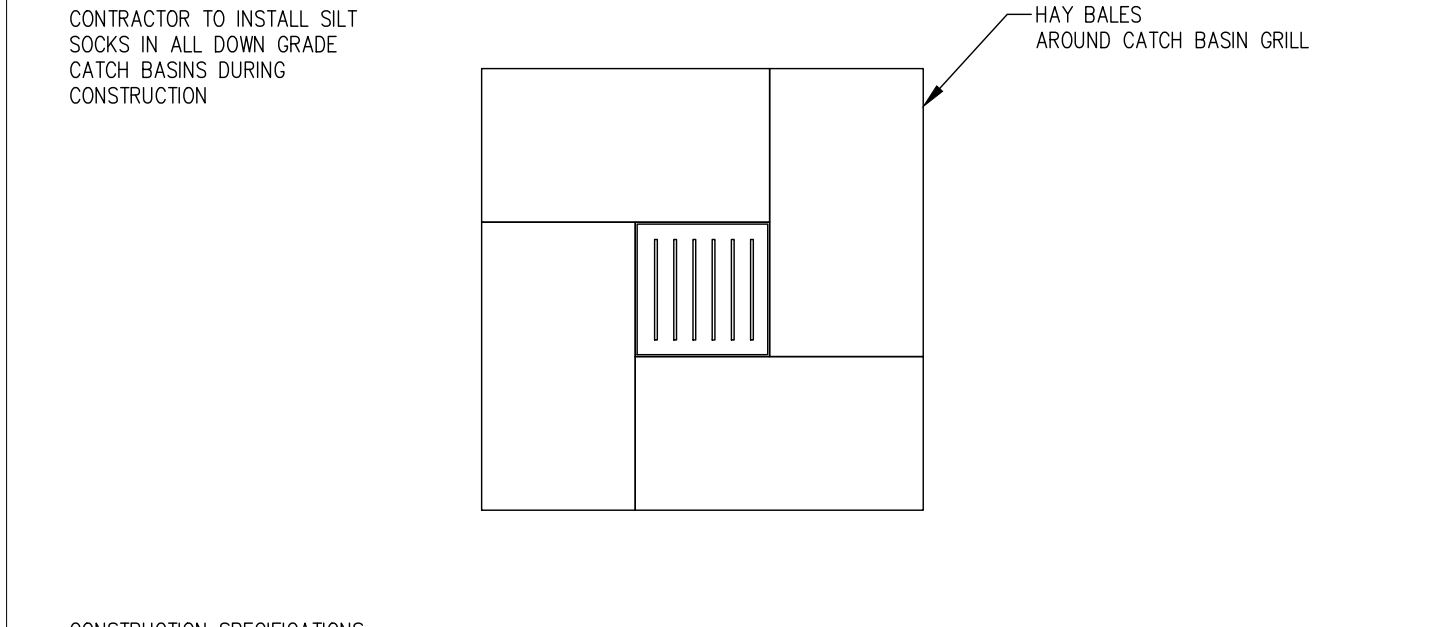
- ANY DISTURBED AREAS TO BE LEFT IN ROUGH GRADE FORM FOR MORE THAN 30 DAYS BUT LESS THAN ONE GROWING SEASON SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED.
- APPLICATION RATES AND MATERIALS USED SHALL BE THE SAME AS FOR PERMANENT SEEDING EXCEPT SEED MIXTURE SHALL BE ANNUAL RYE GRASS.

DORMANT SEEDING NOTES:

- DURING PERIODS FROM OCTOBER 1 TO NOVEMBER 15, AREAS DISTURBED SHALL BE DORMANT SEEDED WITH WINTER RYE. 1.5 LBS/1,000 SF. DURING PERIODS BETWEEN NOVEMBER 1 AND APRIL 15, DISTURBED AREAS SHALL BE MULCHED AND IF NECESSARY, STABILIZED WITH EROSION CONTROL MESH.

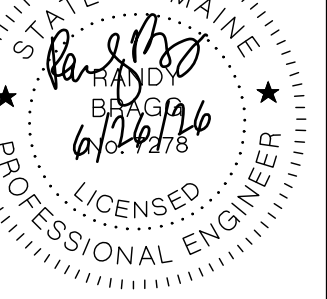
GENERAL NOTES:

- ON SITE STABILIZATION WILL BE DONE WITHIN 15 DAYS OF FINAL GRADING OR WITHIN 30 DAYS OF INITIAL SOIL DISTURBANCE.
- EVERY WEEK AND AFTER PRECIPITATION PRODUCING THE EQUIVALENT OF ONE HALF INCH OF RAINFALL, THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO REMOVAL OF SEDIMENT FROM SILT FENCE IF SOIL ACCUMULATES TO A DEPTH OF ONE-HALF THE FABRIC HEIGHT; REPAIR OF HAY BALE BARRIERS IF RUNOFF CHANNELIZES UNDER OR AROUND THE BALES; REMOVAL OF EXCESS ACCUMULATED SEDIMENT FROM POND; AND WASHING OF TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO OCCURRENCES OF SIGNIFICANT TRACKING.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES: BY CUMBERLAND COUNTY SWCD, DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH, 1991.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES, INCLUDING MATERIALS, CONSTRUCTION, MAINTENANCE AND REMOVAL.
- JUTE MESH SHALL BE INSTALLED ON ALL LOAM AND SEEDED AREAS WHICH HAVE A SLOPE GREATER THAN 3:1.
- EROSION CONTROL MEASURES SHALL BE INSPECTED ON A MONTHLY BASIS ONCE FINAL STABILIZATION IS COMPLETE, BY THE INSPECTING ENGINEER. THIS INSPECTION IS NO WAY REDUCES OR ELIMINATES THE CONTRACTOR'S RESPONSIBILITY TO ADHERE WITH VERBAL OR WRITTEN REQUIREMENTS OF DEP, ARMY CORPS, EPA OR OTHER JURISDICTIONAL AGENCIES. CONTRACTOR MUST FURTHER ADHERE TO ALL REQUIREMENTS SET FORTH IN THE DEP ORDER OF CONDITIONS.
- AFTER EACH INSPECTION OF EROSION CONTROL MEASURES, AND INSPECTION REPORT DETAILING THE SCOPE OF THE INSPECTION, NAME(S) OF PERSONNEL CONDUCTING THE INSPECTION, DATE, MAJOR OBSERVATION AND ACTIONS TAKEN, SHALL BE MADE AND KEPT ON FILE FOR THREE YEARS AFTER THE INSPECTION.



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NO.	DATE	DESCRIPTION



PENGUIN CAP INC.
BROADWAY HEIGHTS
BANGOR, MAINE

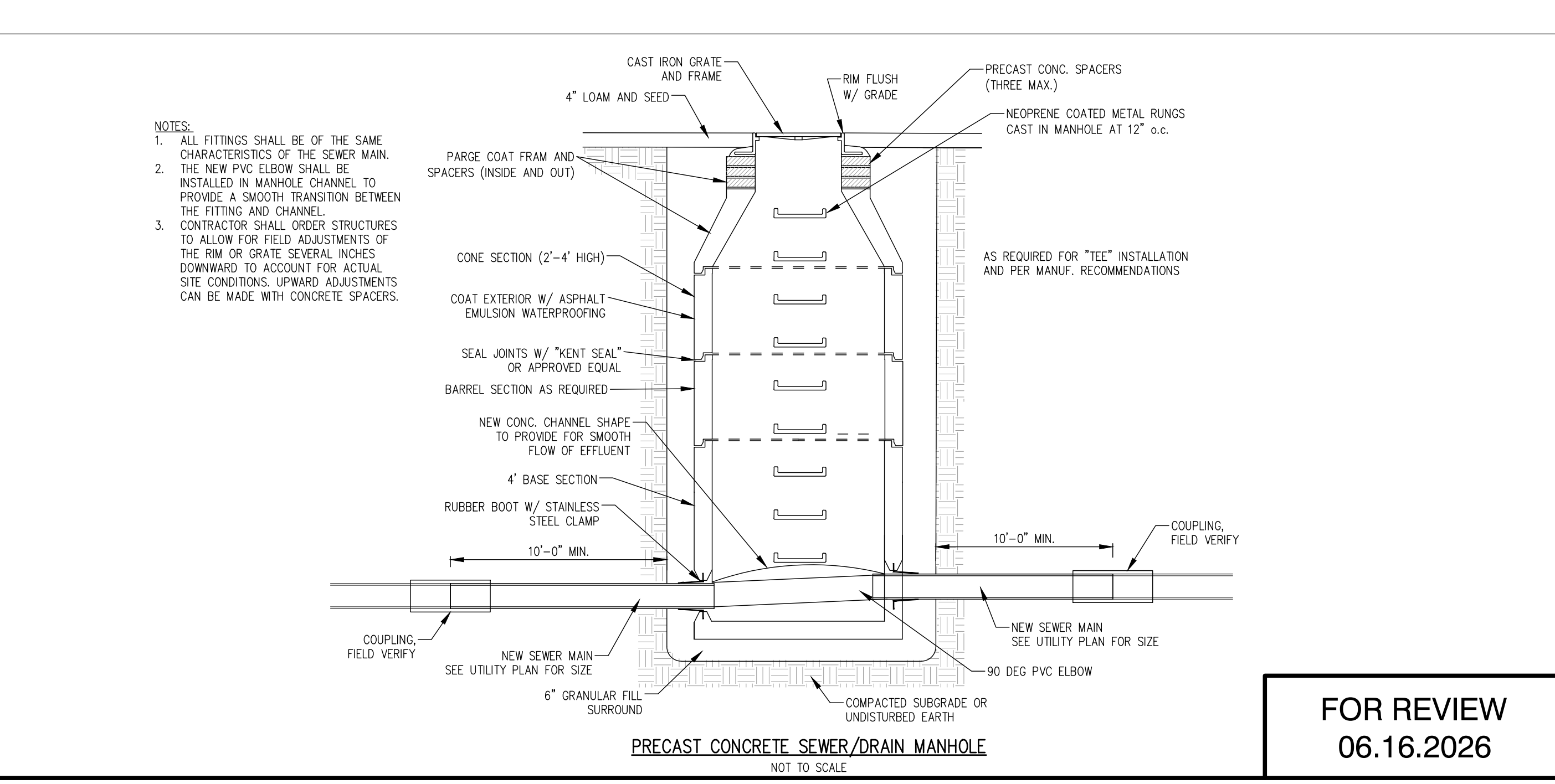
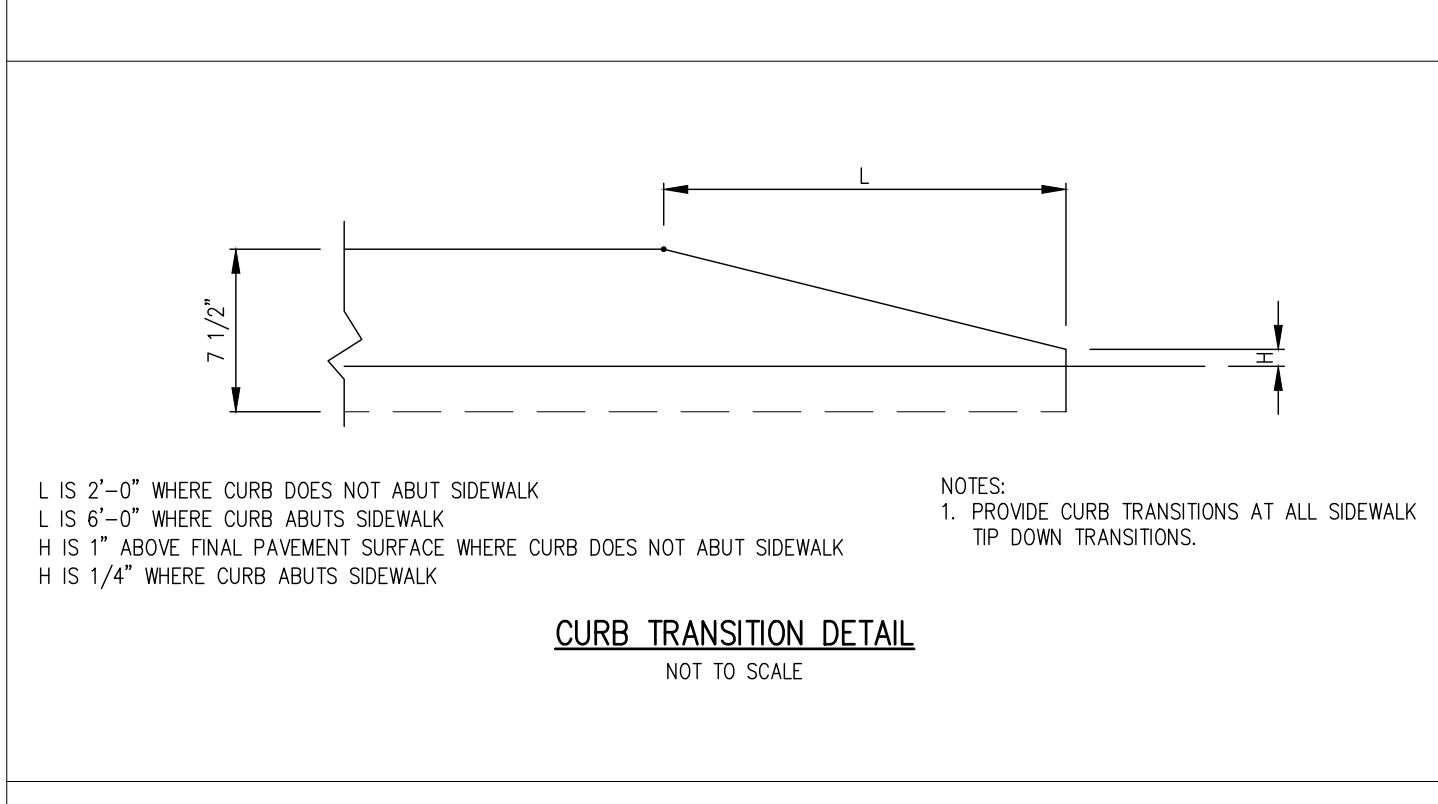
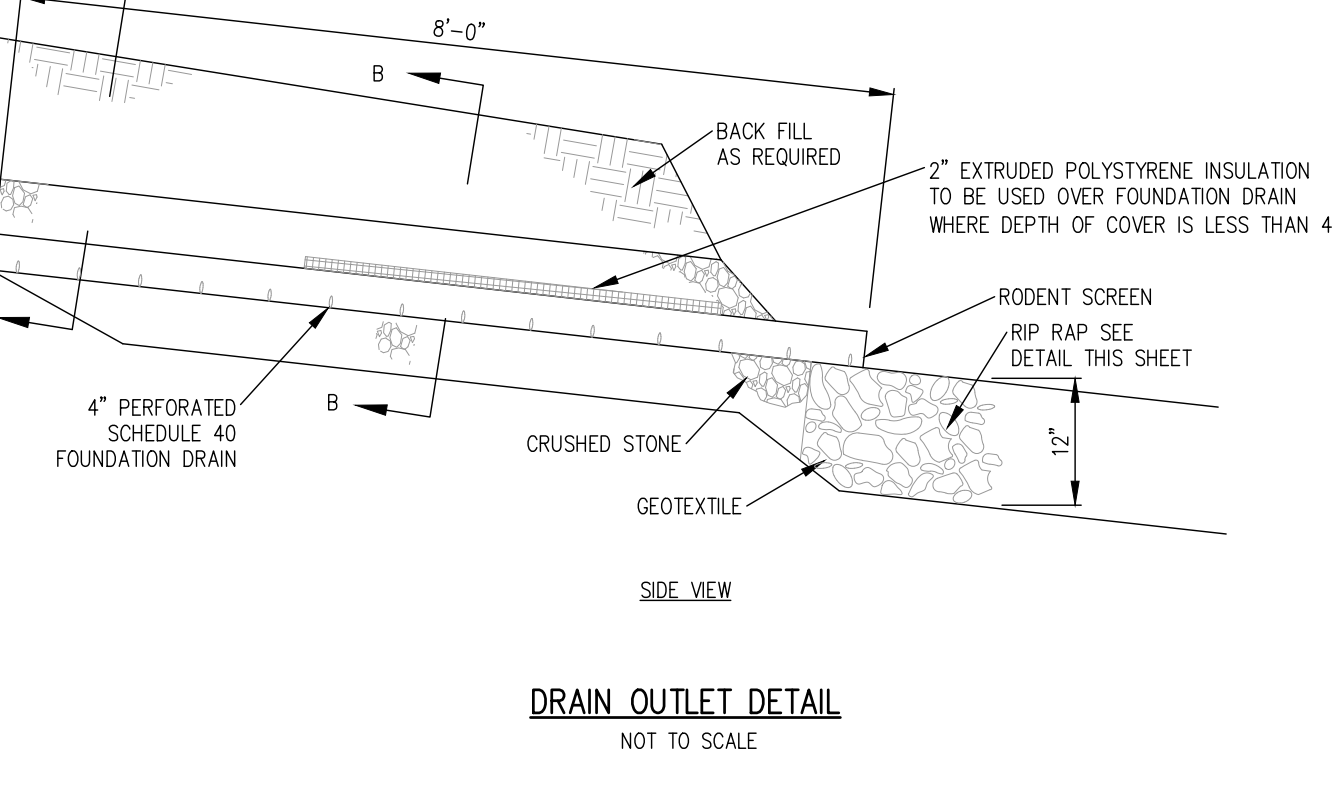
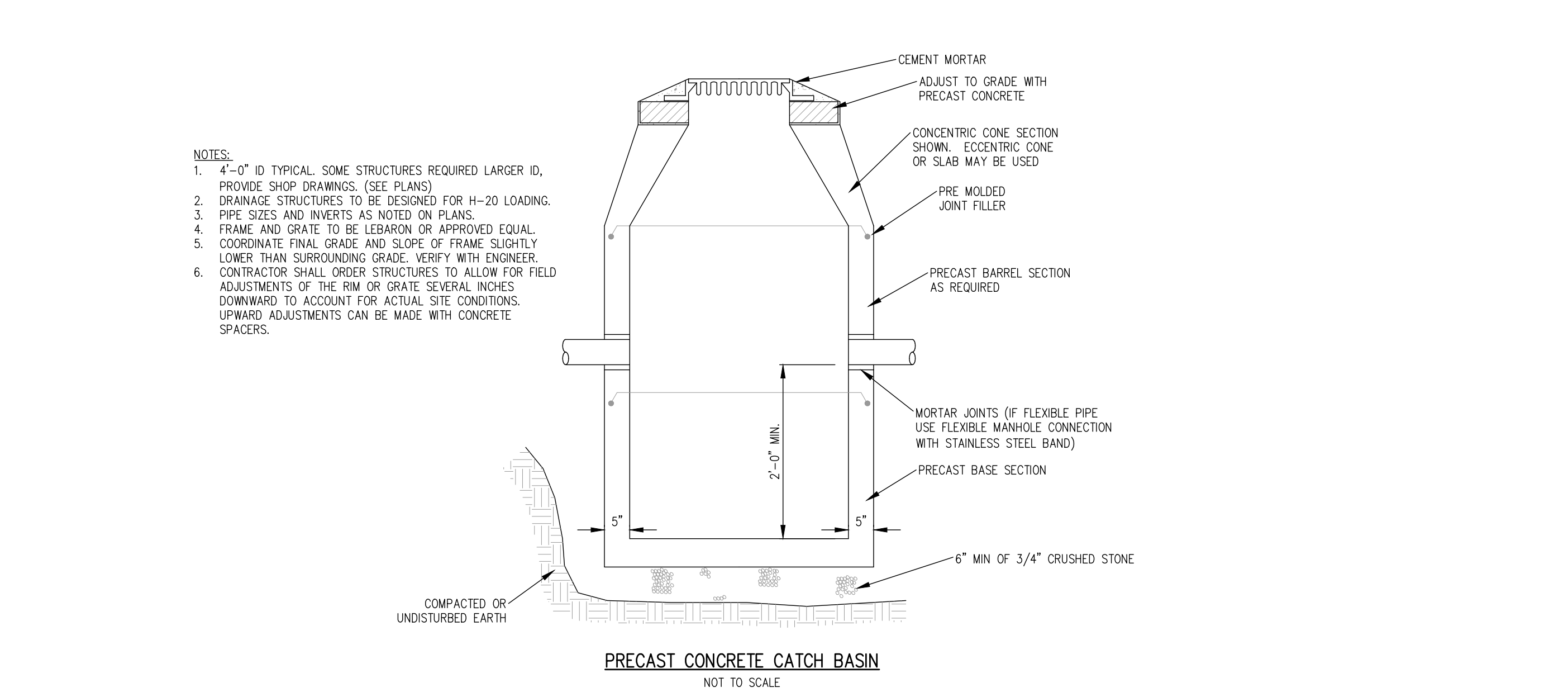
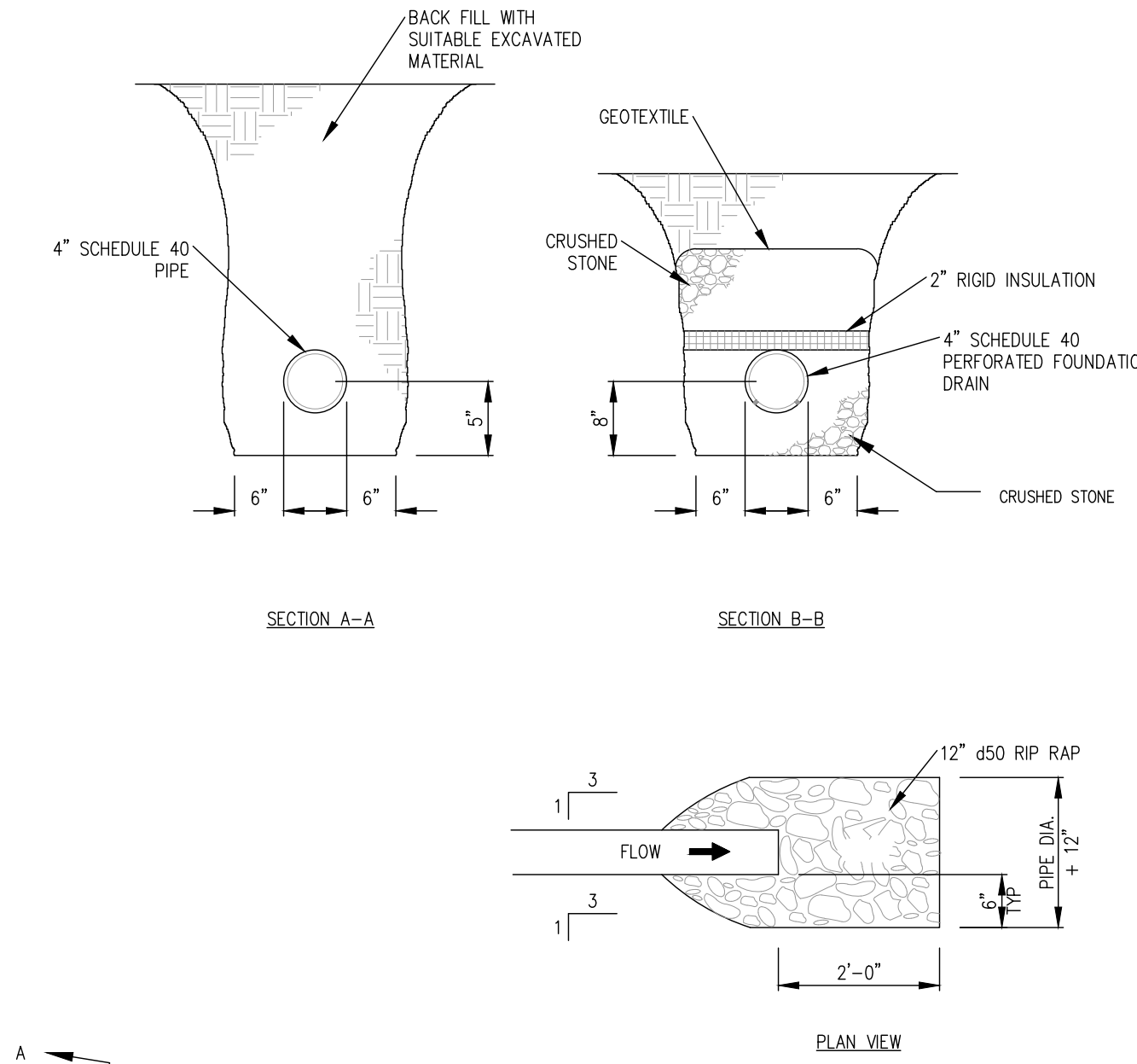
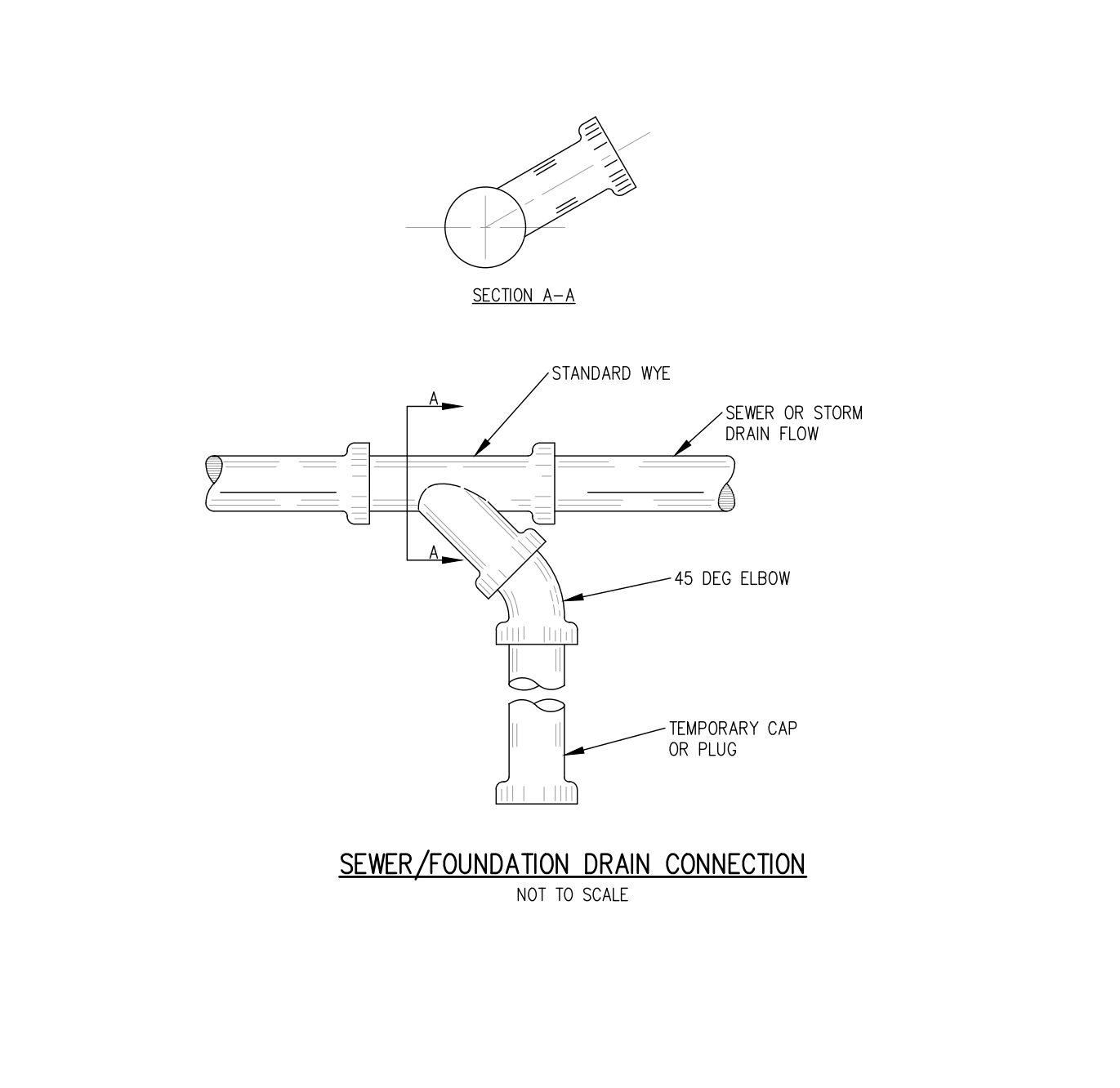
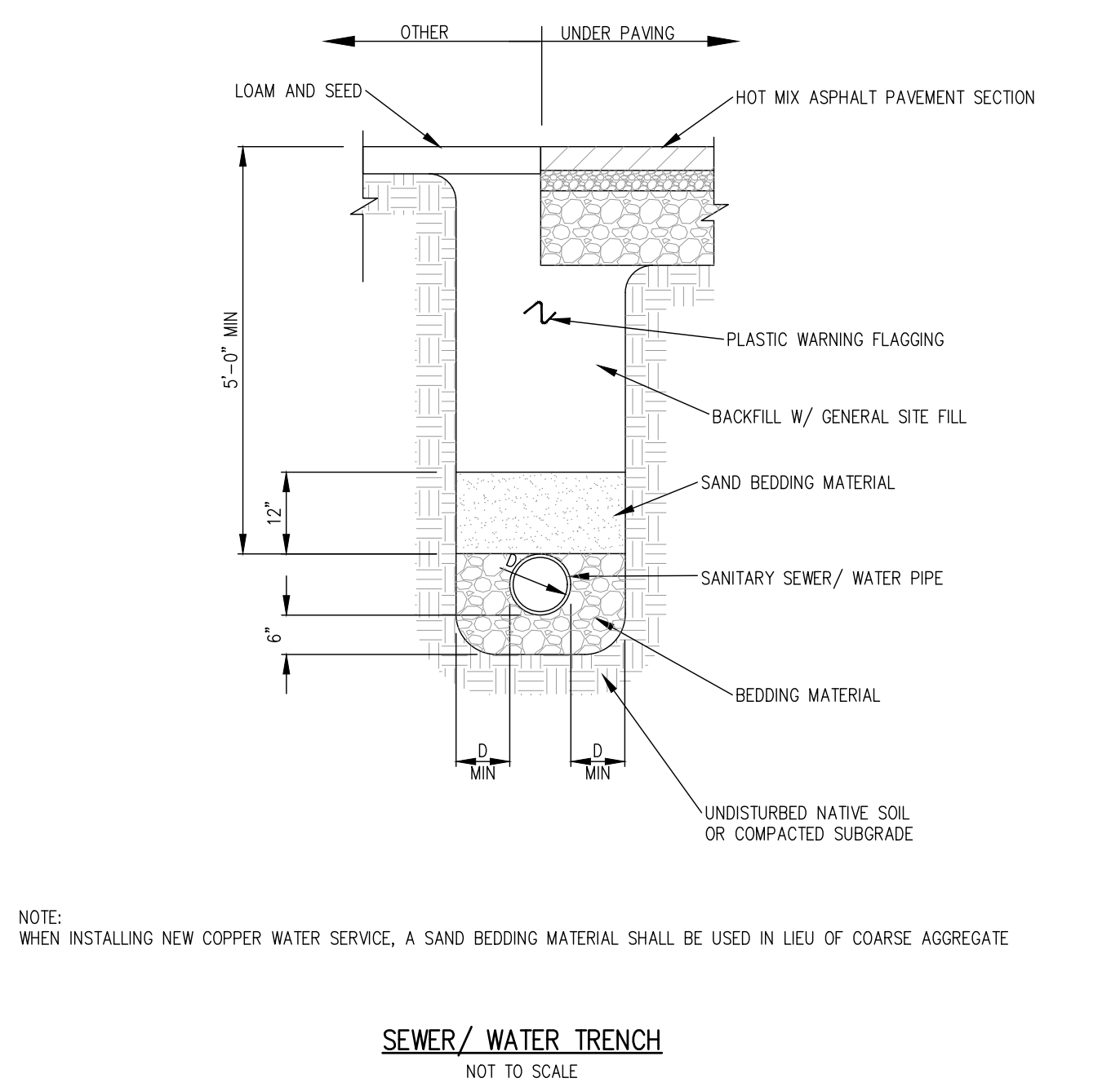
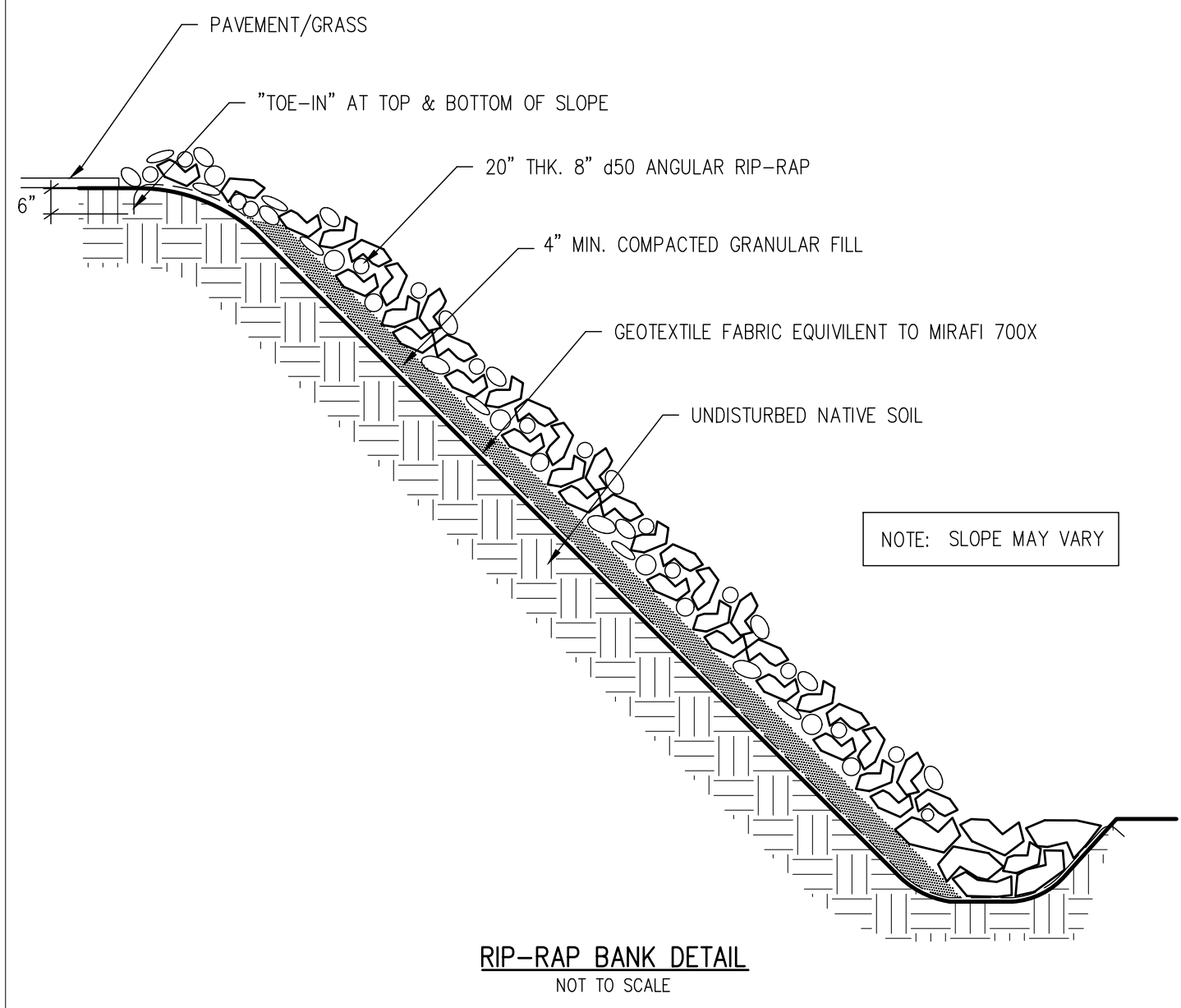
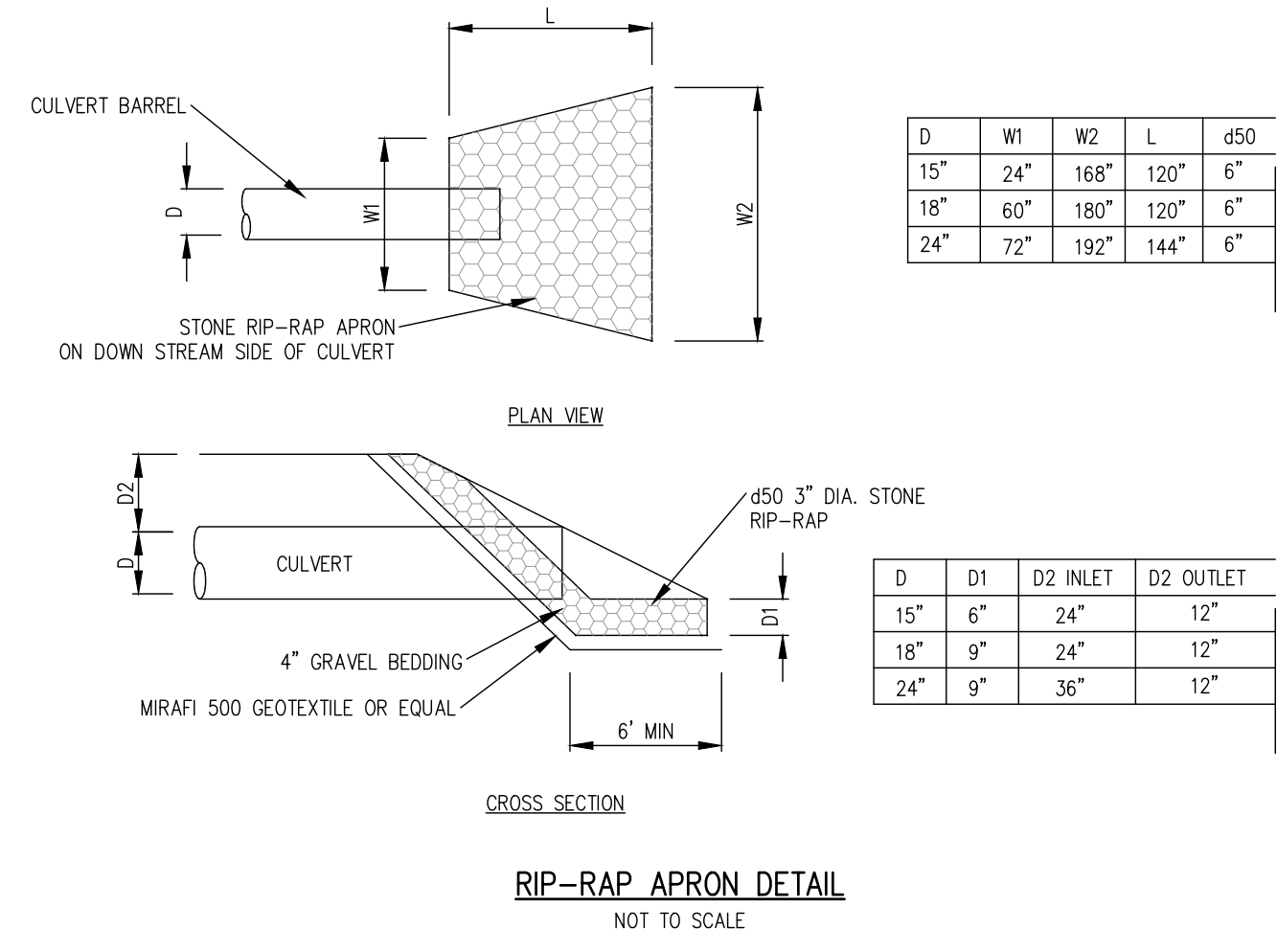
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Project No:
2024038

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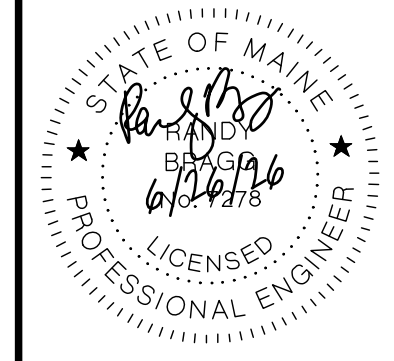
FOR REVIEW
06.16.2026



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687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

REVISIONS

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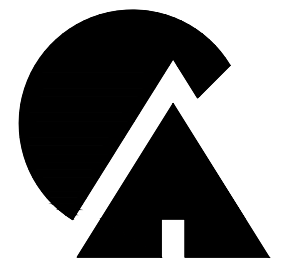


PENGUIS CAP INC.
BROADWAY HEIGHTS
BANGOR, MAINE
SITE DETAILS

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Project No: 2024038
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FOR REVIEW
06.16.2026



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CONSULTING ENGINEERS
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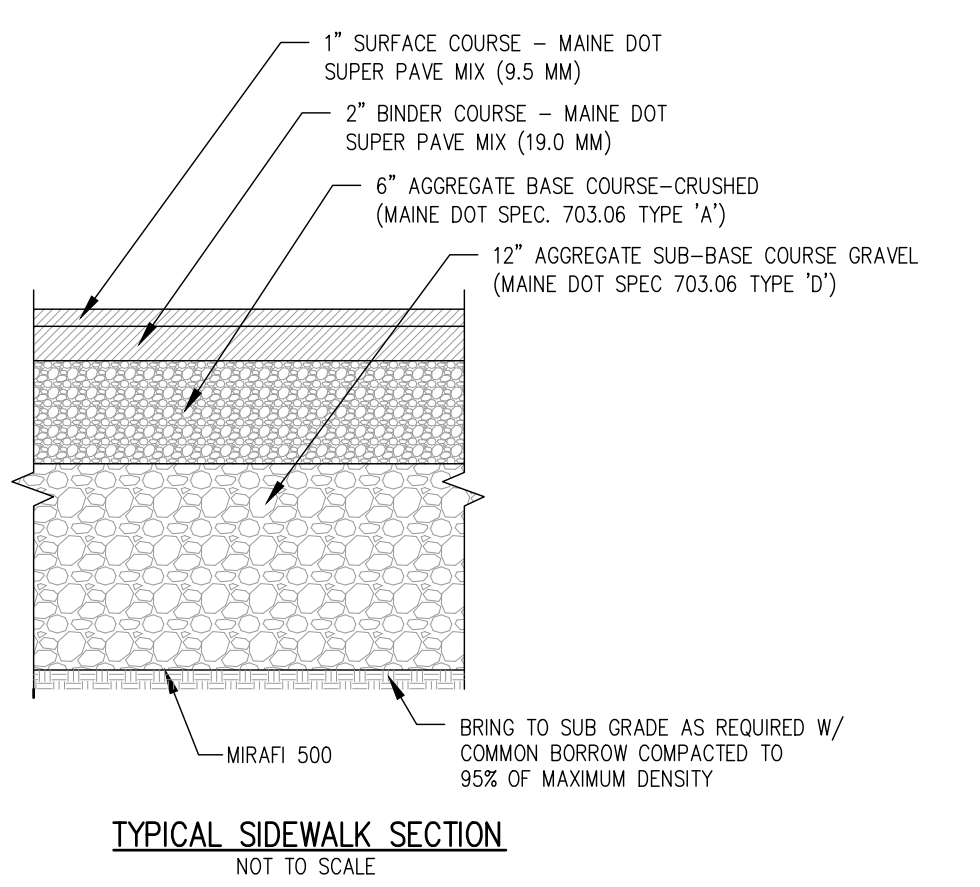
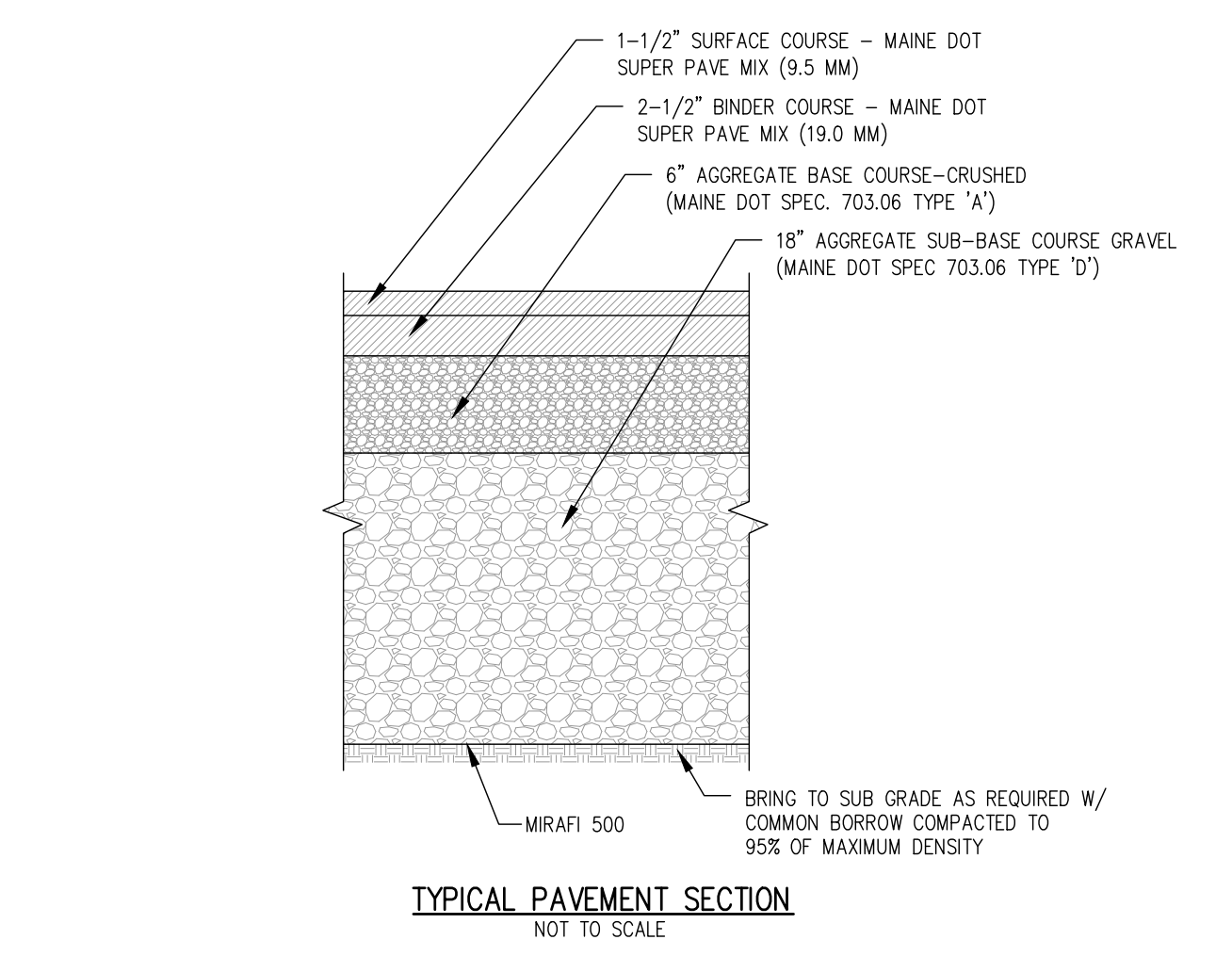
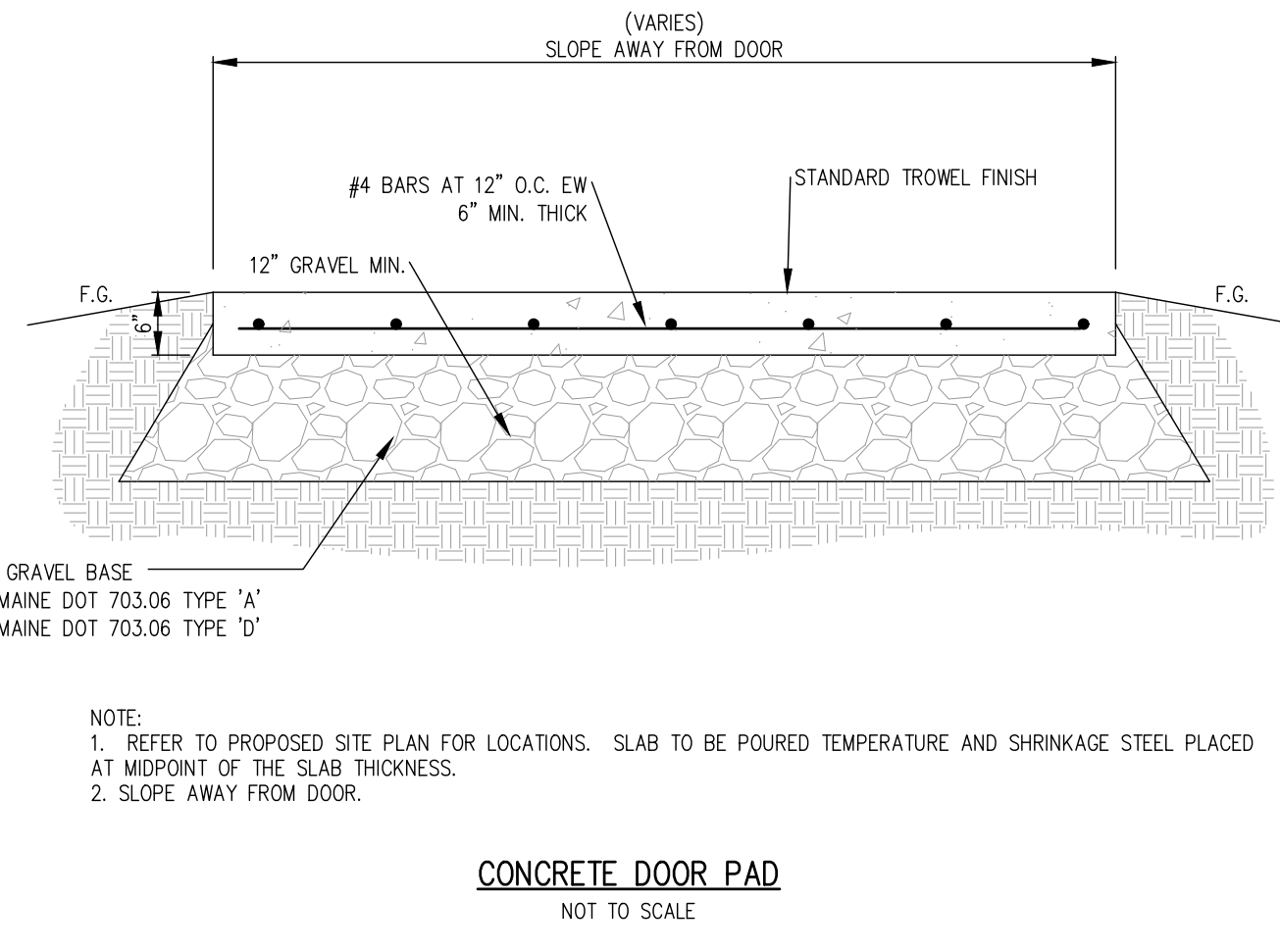
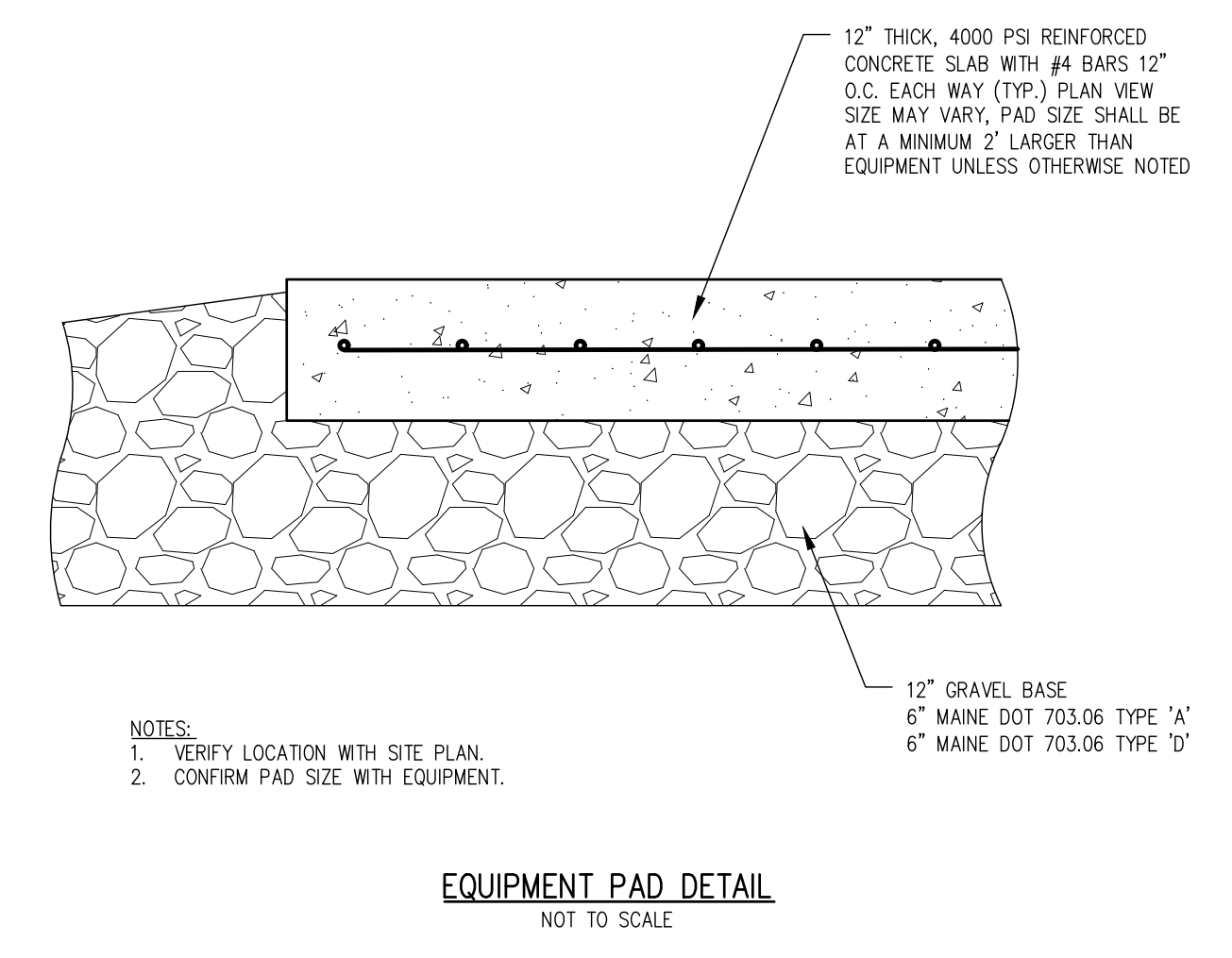


PENGUIN CAP INC.
BROADWAY HEIGHTS
BANGOR, MAINE
SITE DETAILS

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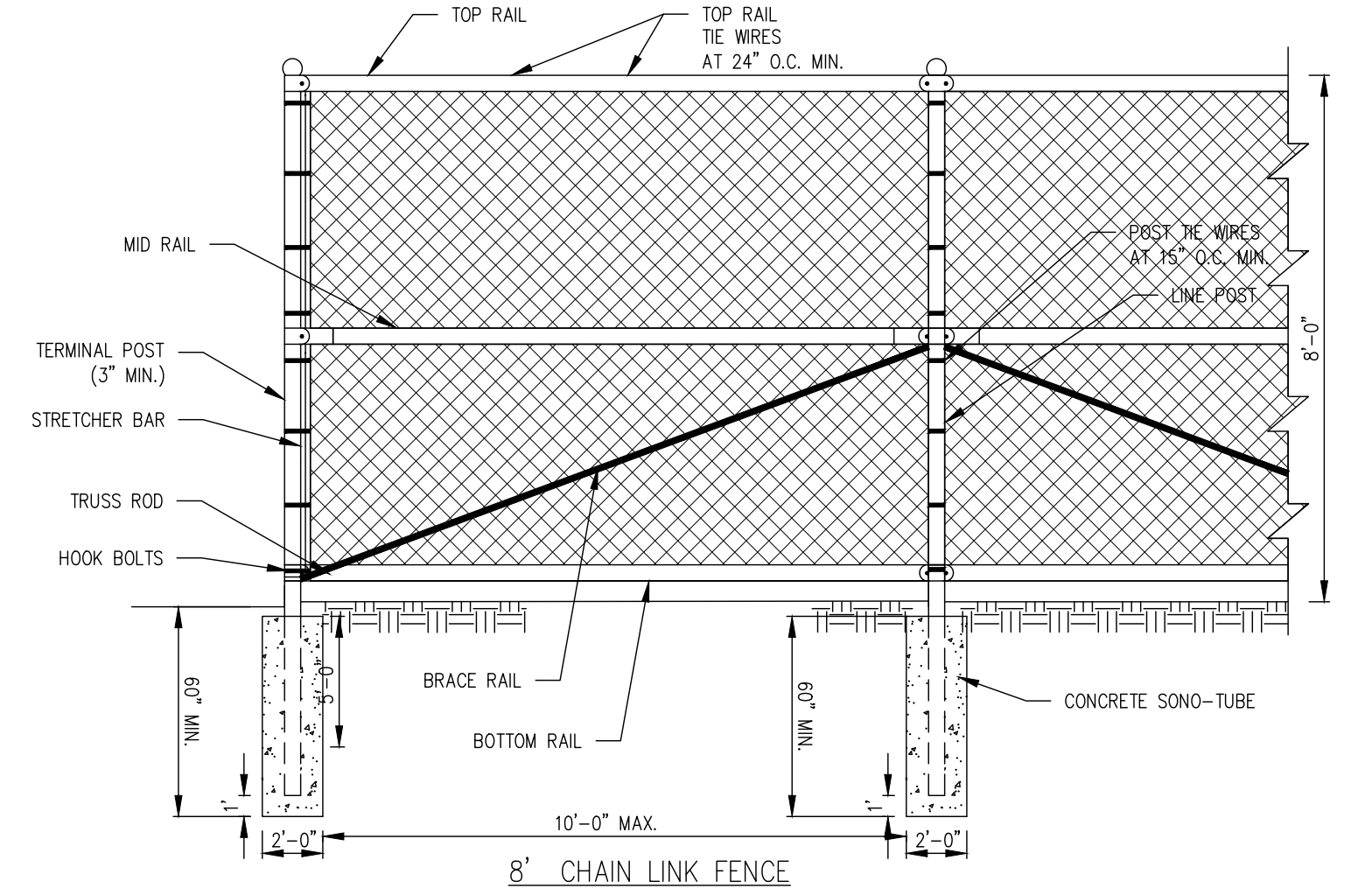
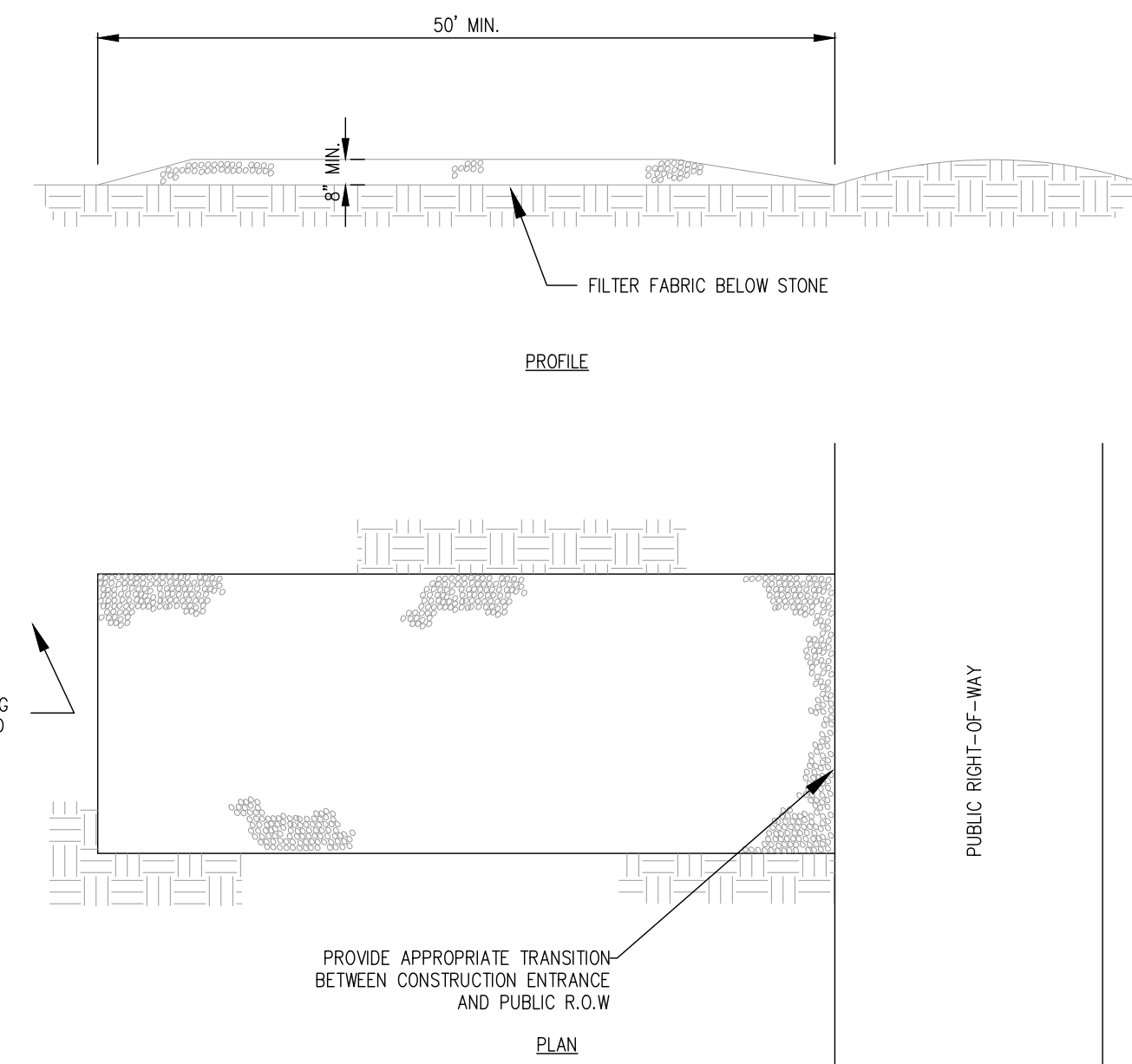
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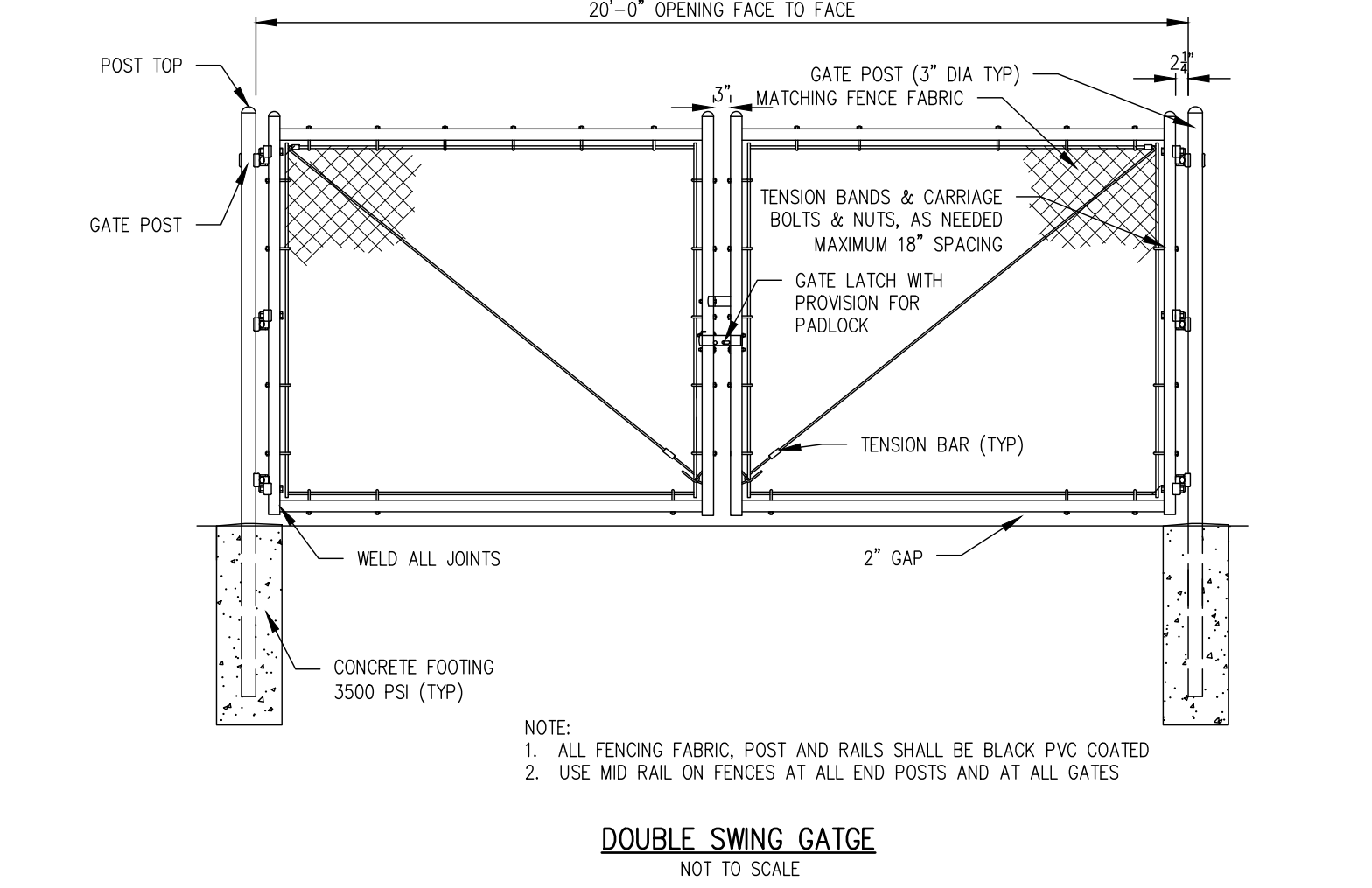


CONSTRUCTION SPECIFICATIONS:
1. SLOPE SUBGRADE TO DRAIN.
2. COMPACT GRAVEL SUB-BASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
3. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
4. APPLY PRIME COAT ON BASE COURSES AND TACK COAT BETWEEN LIFTS PRIOR TO PLACEMENT OF PAVEMENT OVERLAY.
5. BASE AND SUBBASE MATERIAL TO EXTEND 12" MINIMUM BEYOND OUTER EDGE OF PAVED AREA.
6. EXTEND AGGREGATE SECTION TO DOOR TO DAYLIGHT OR UNDERDRAIN.

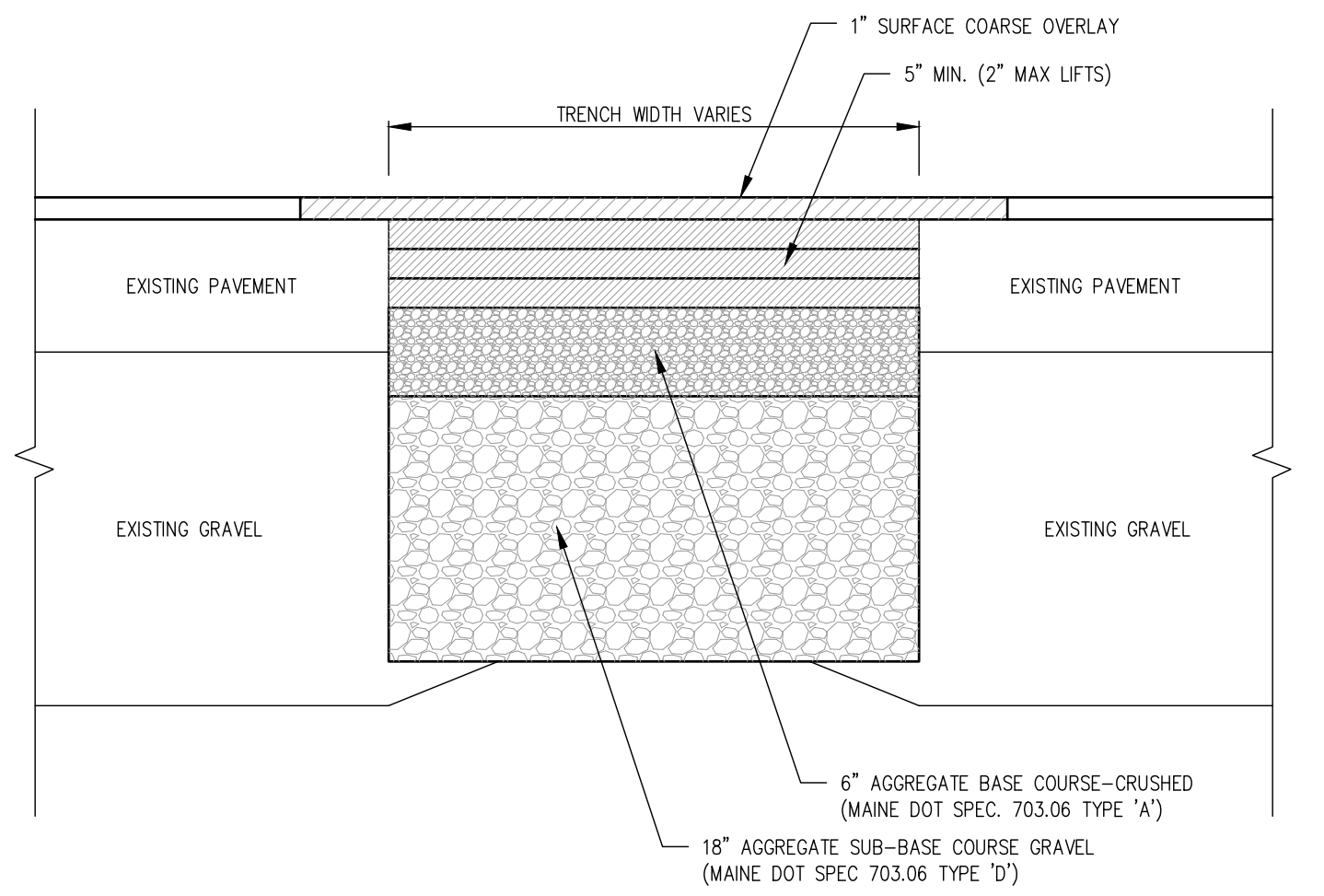
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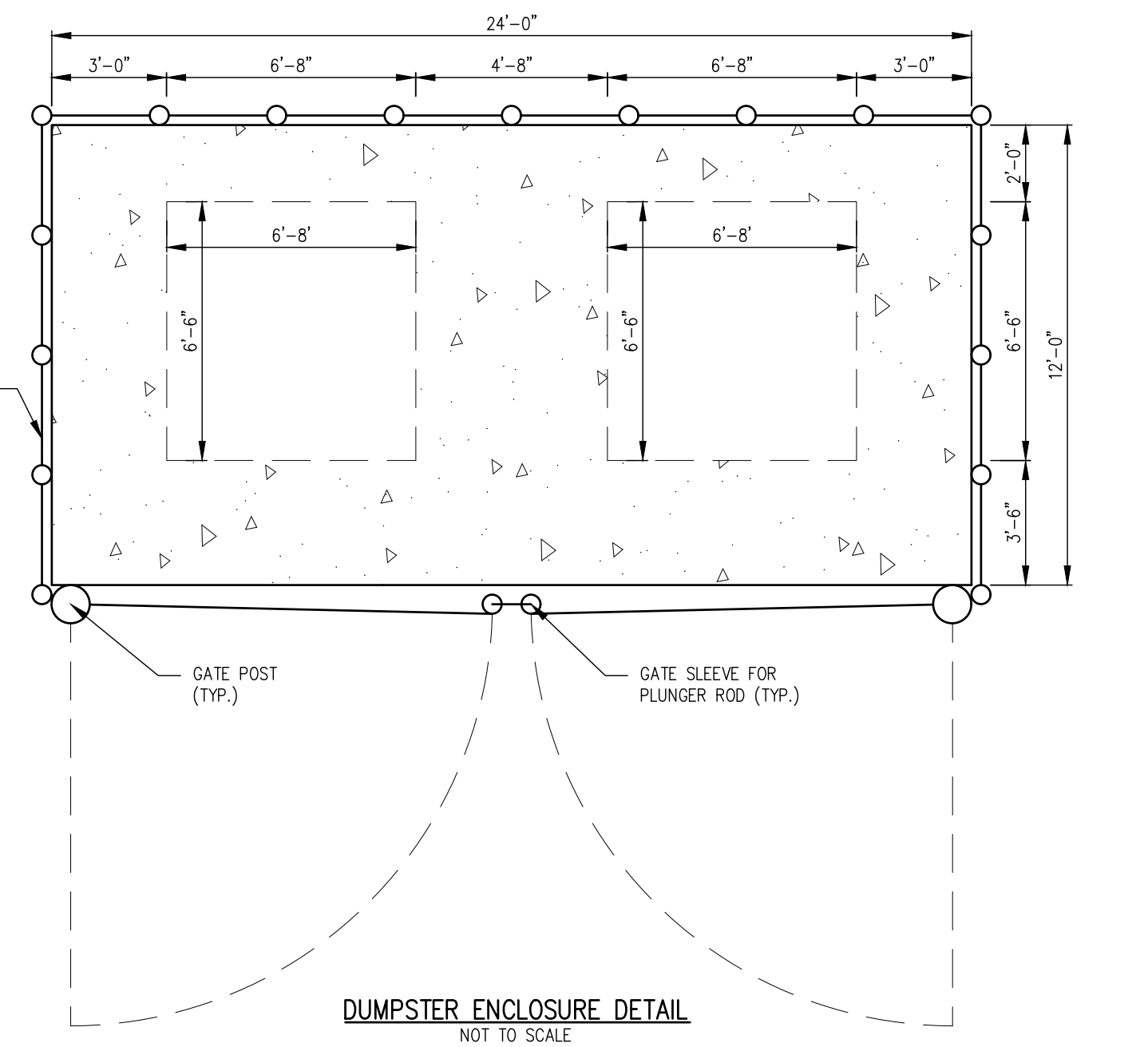
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DOUBLE SWING GATGE
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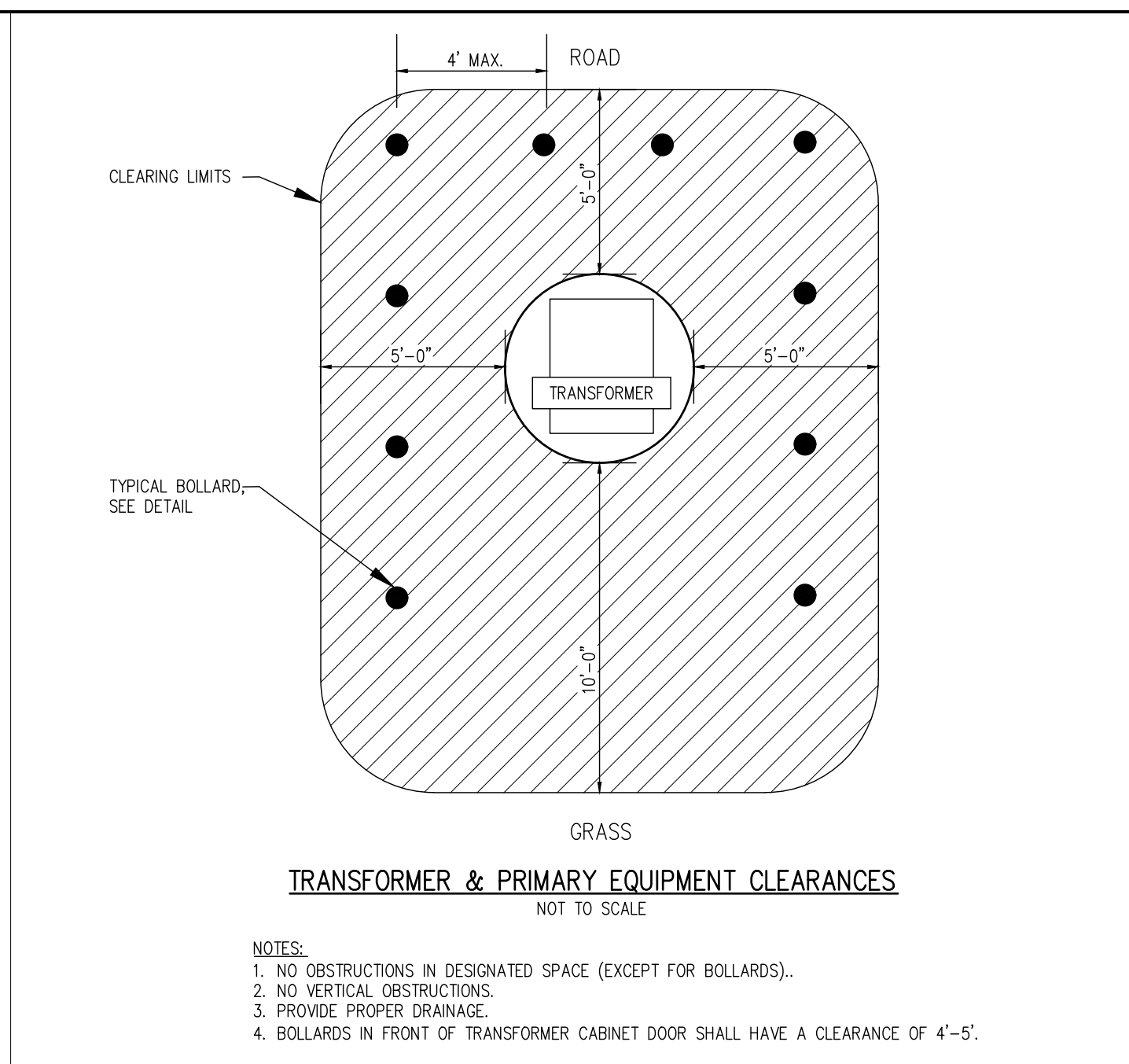
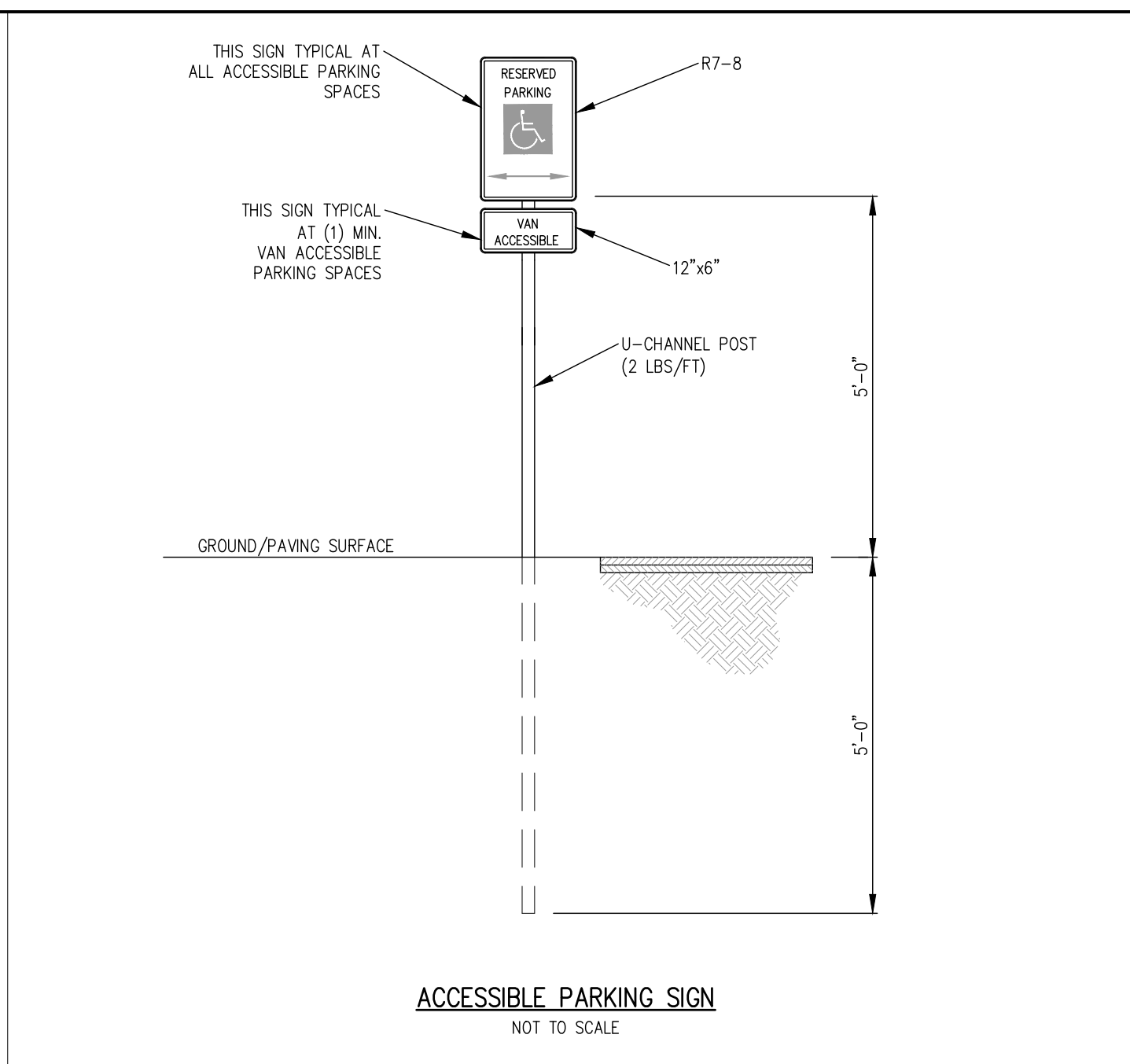
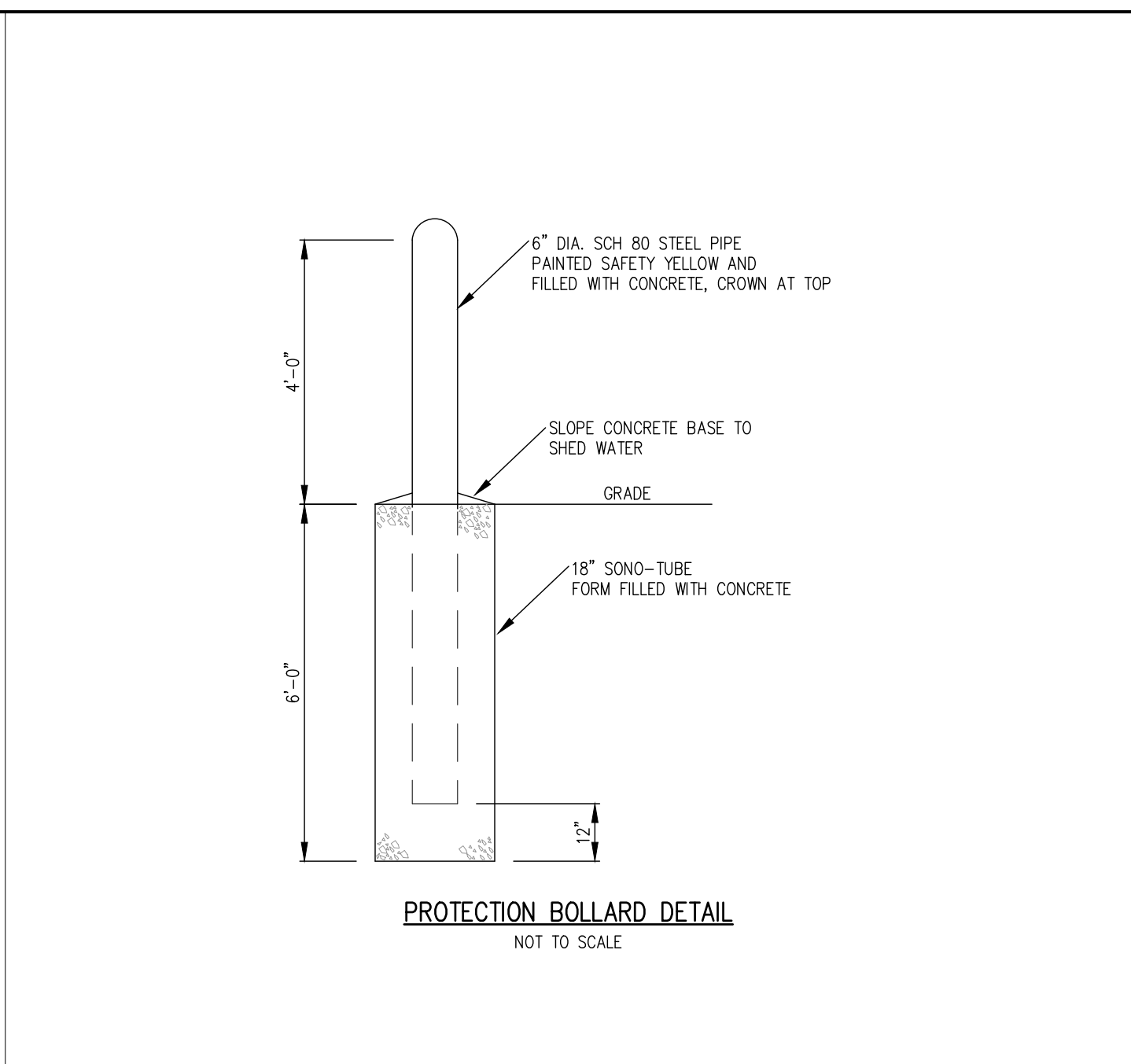
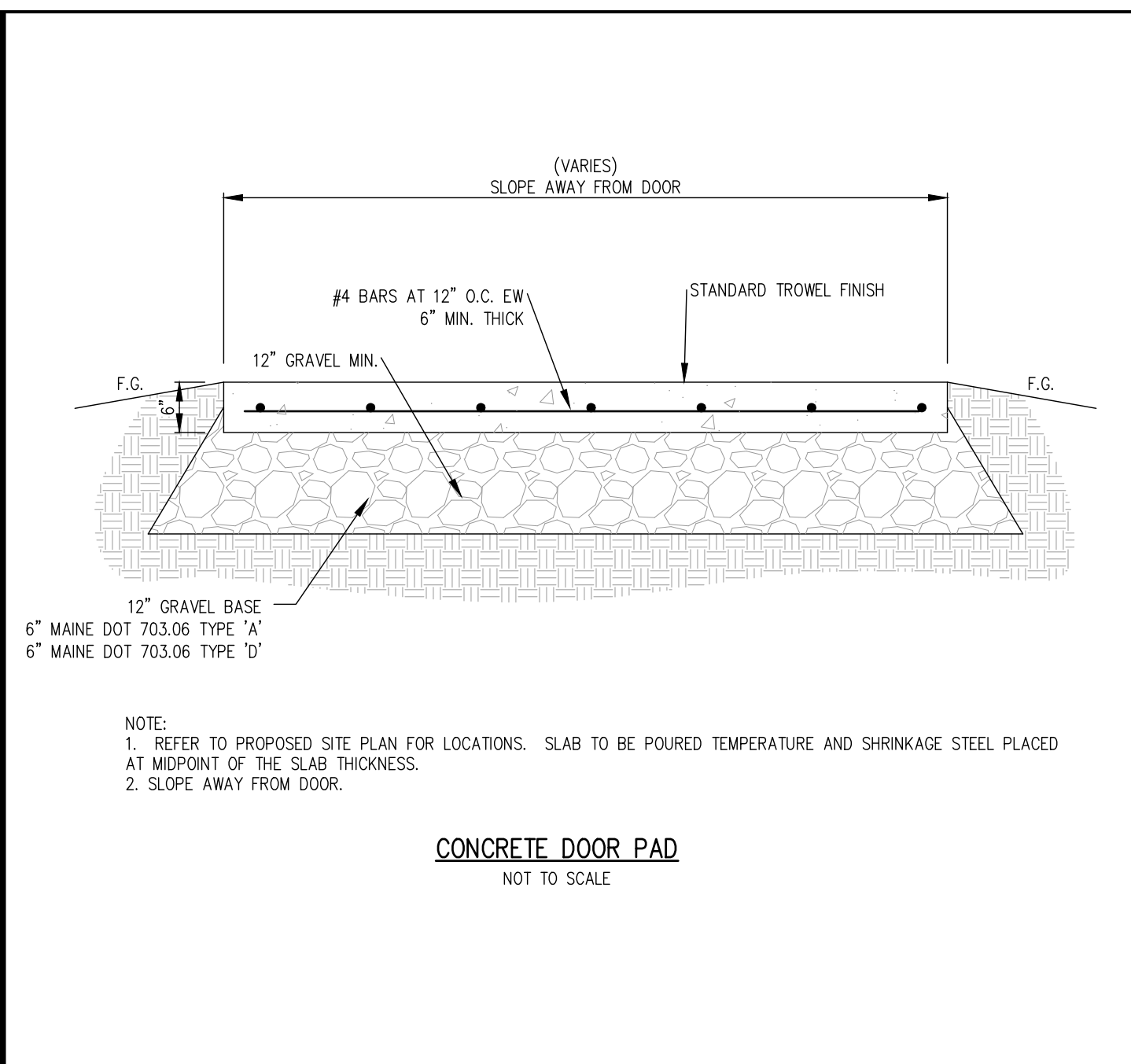


MILFORD STREET EXTENSION PAVEMENT
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DUMPSTER ENCLOSURE DETAIL
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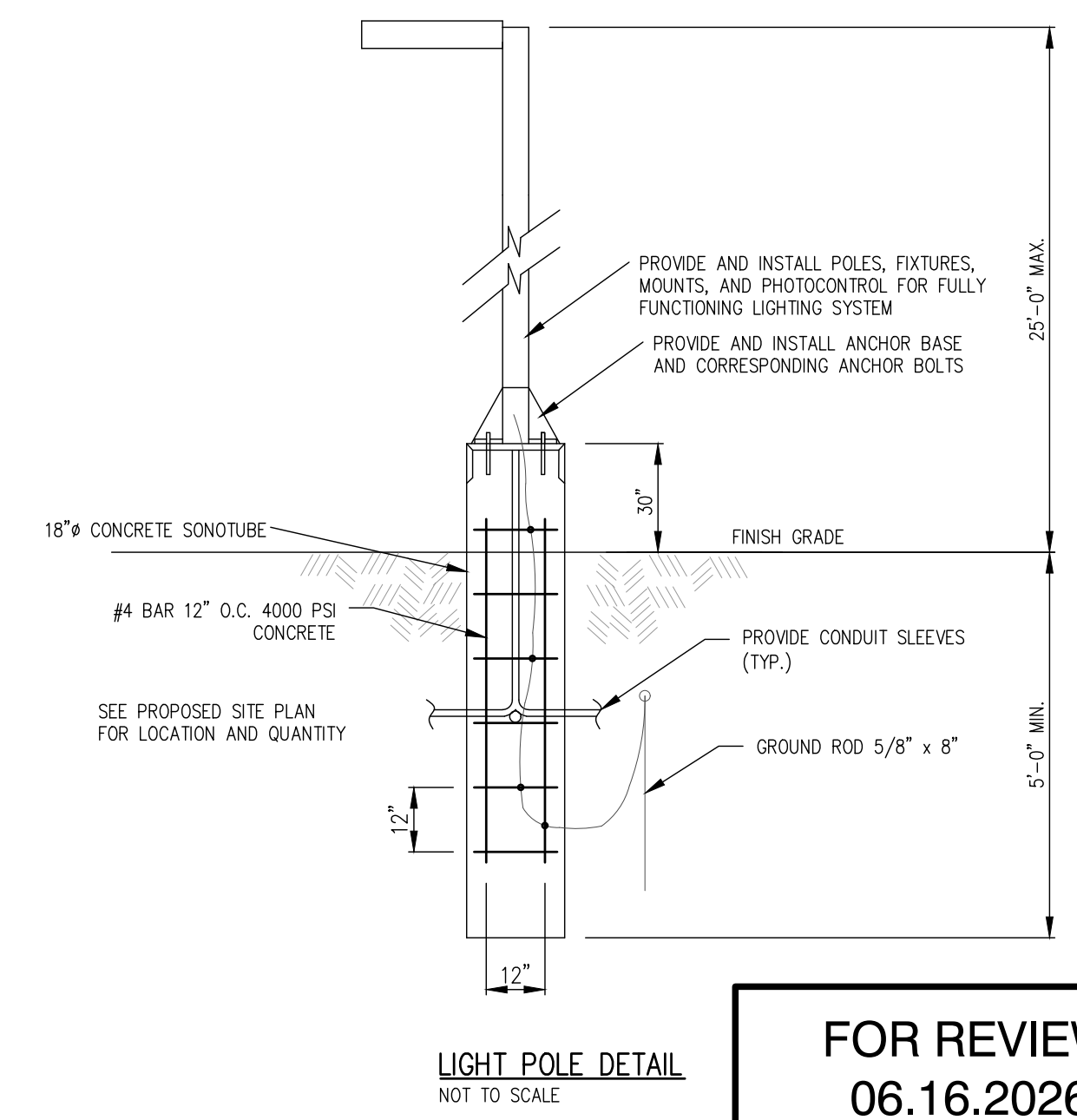
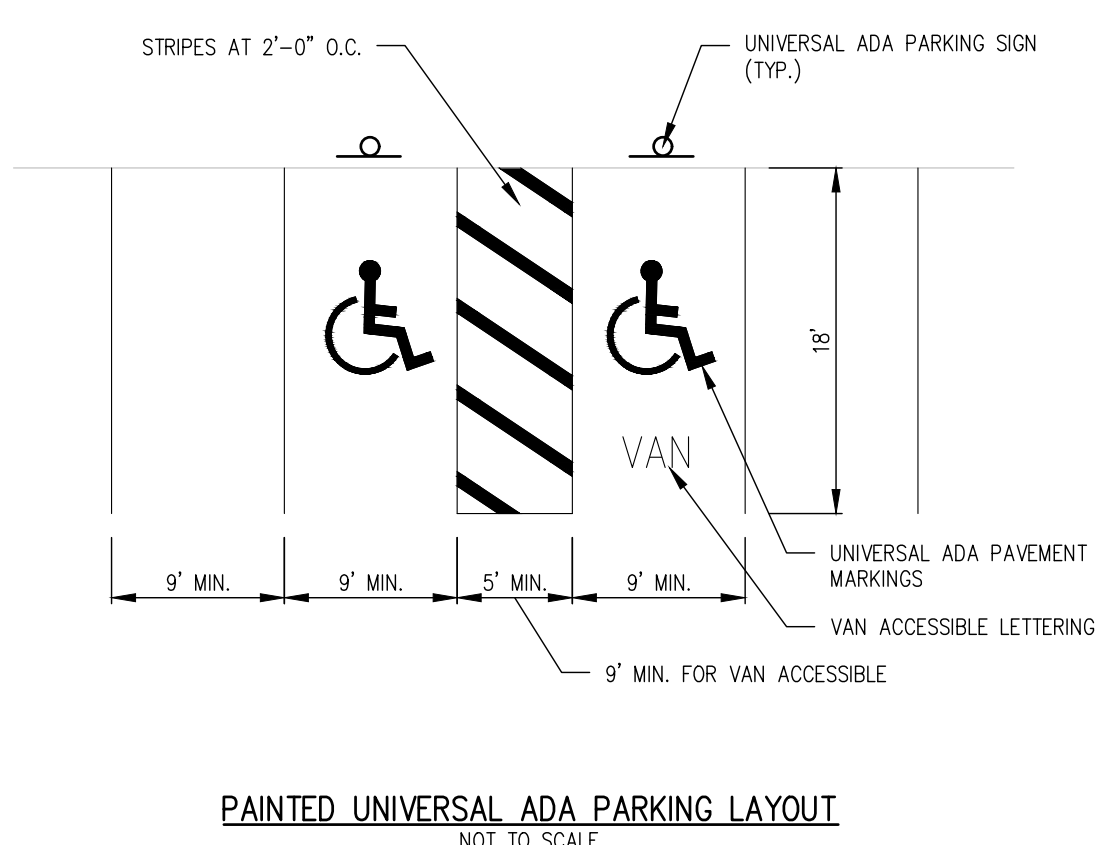
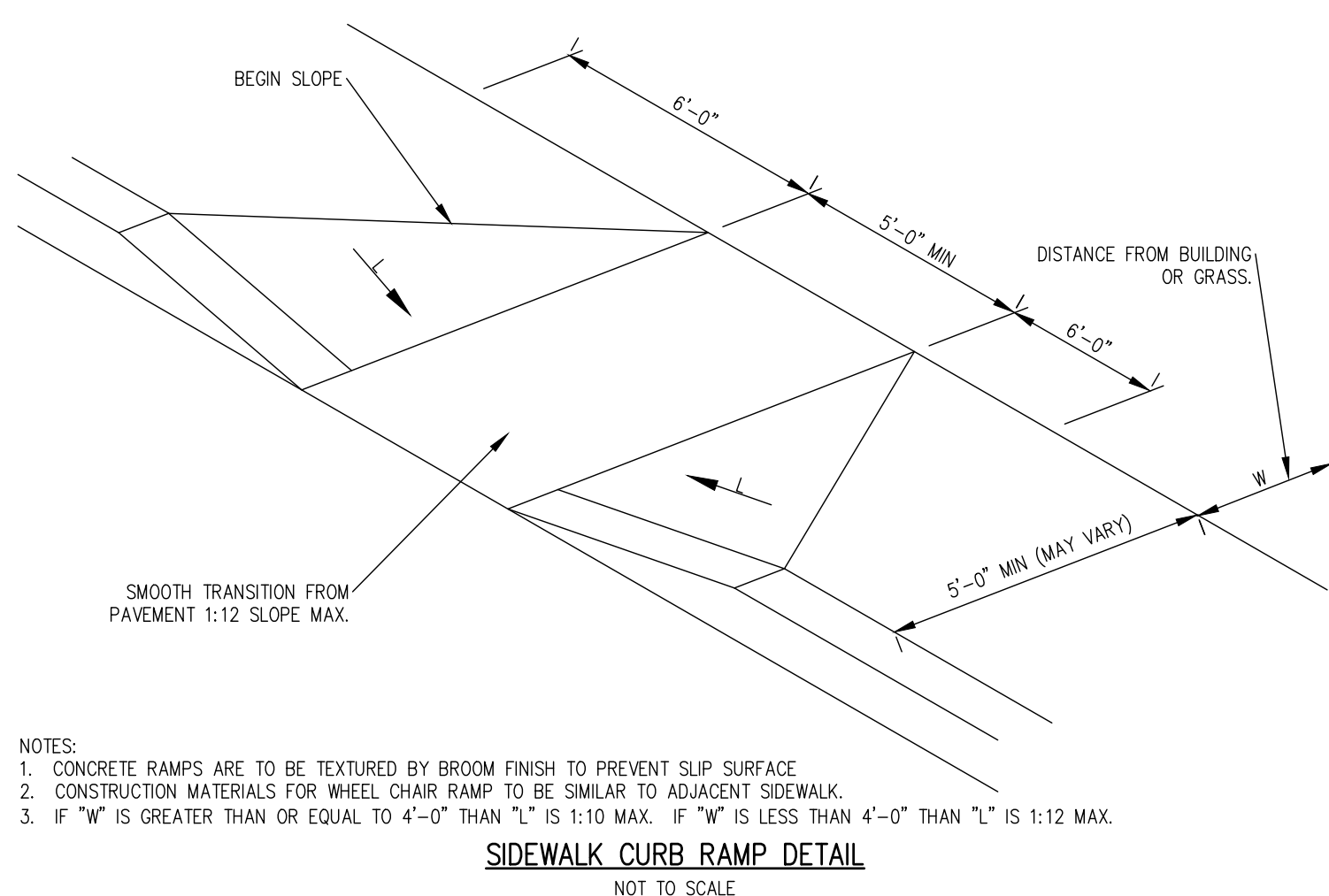
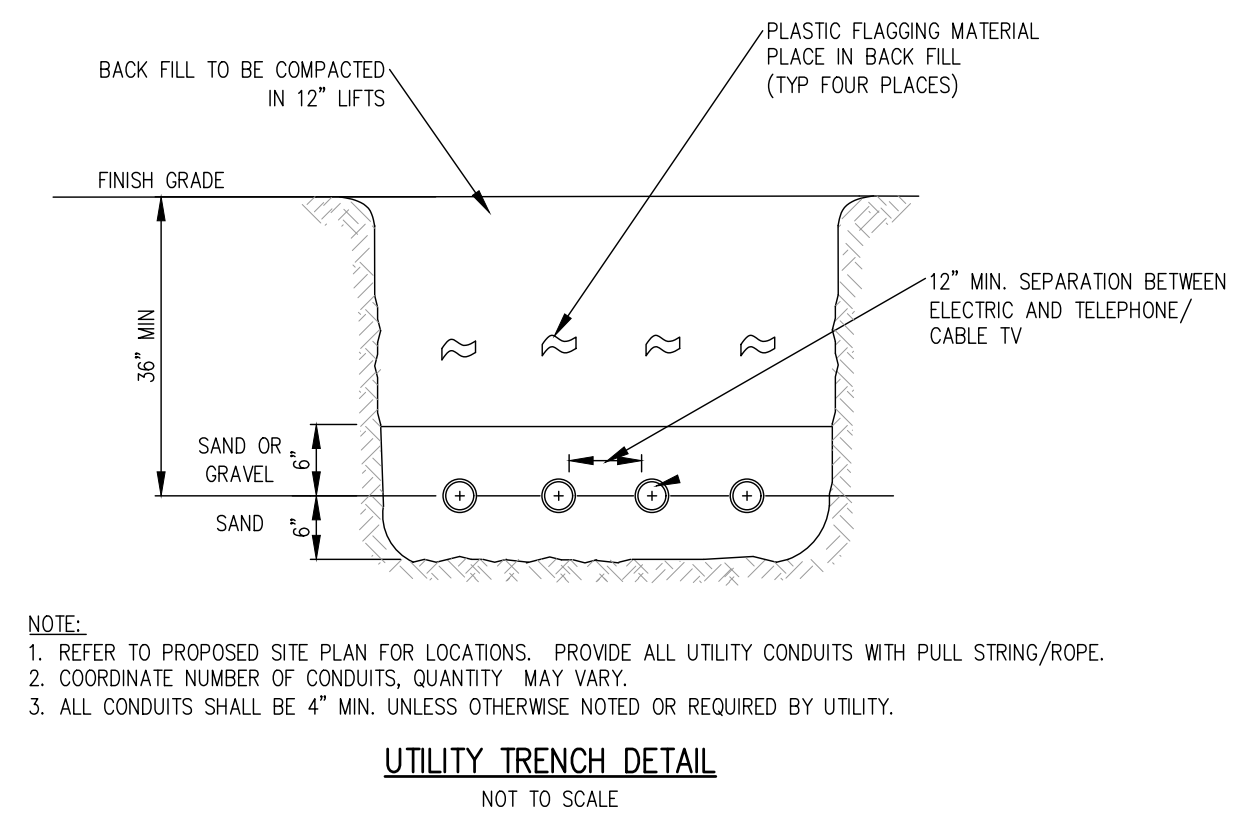
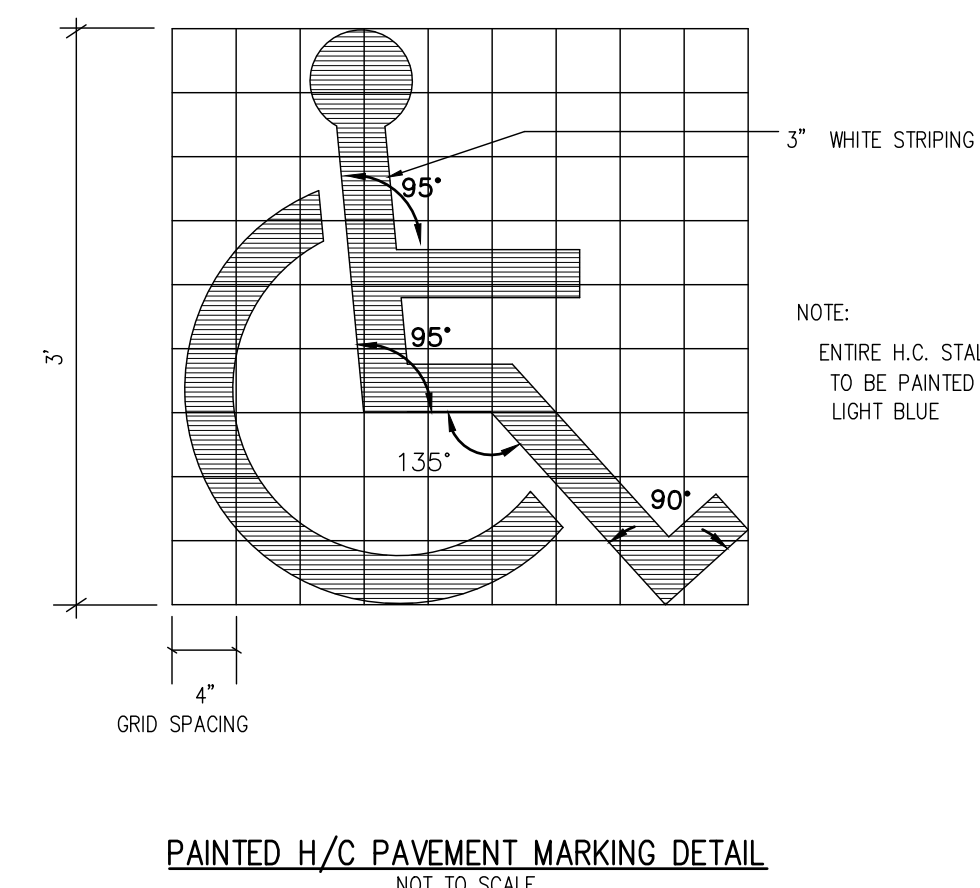
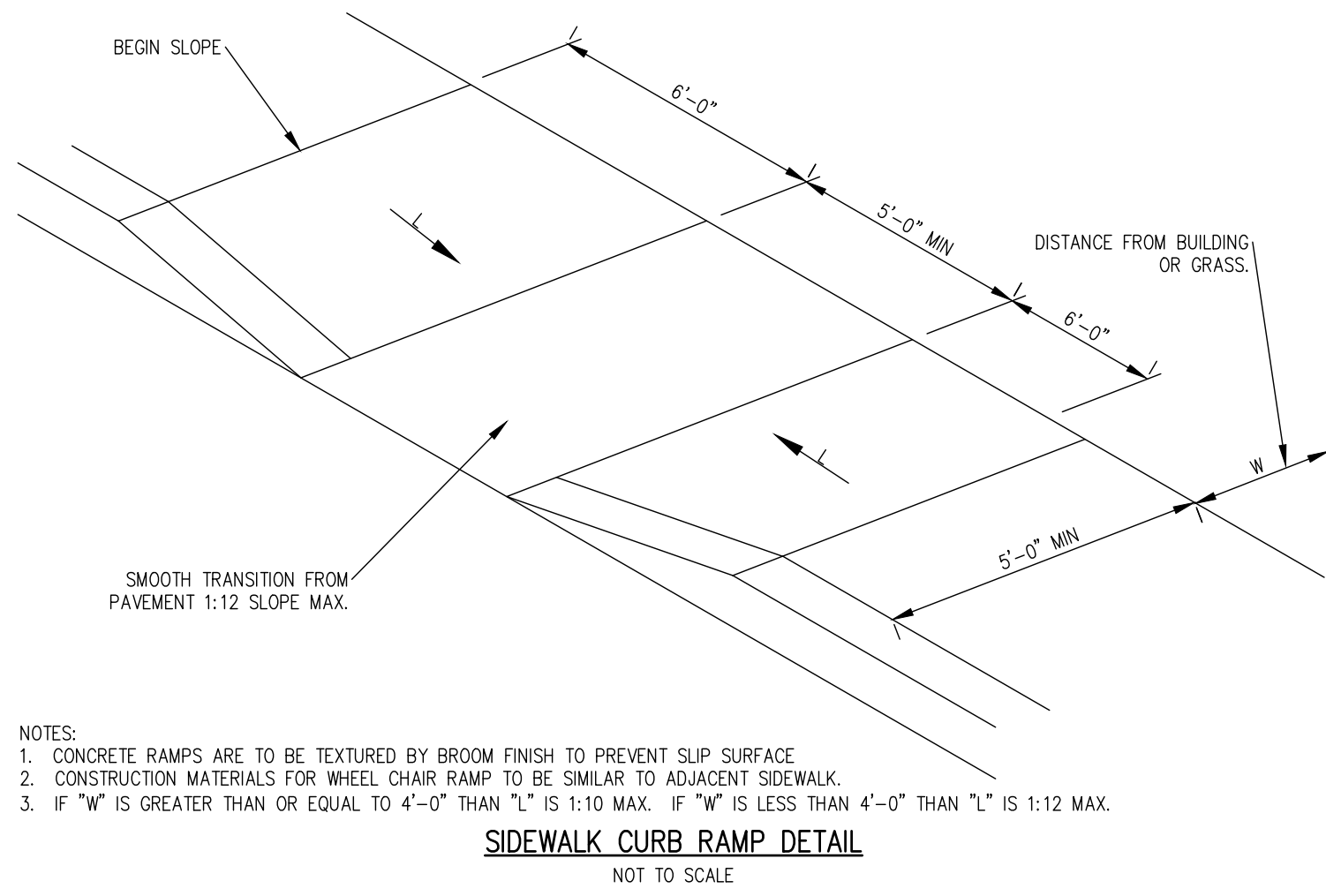
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BRIAN A.
6/16/2024
LICENSED PROFESSIONAL ENGINEER



FOR REVIEW
06.16.2026

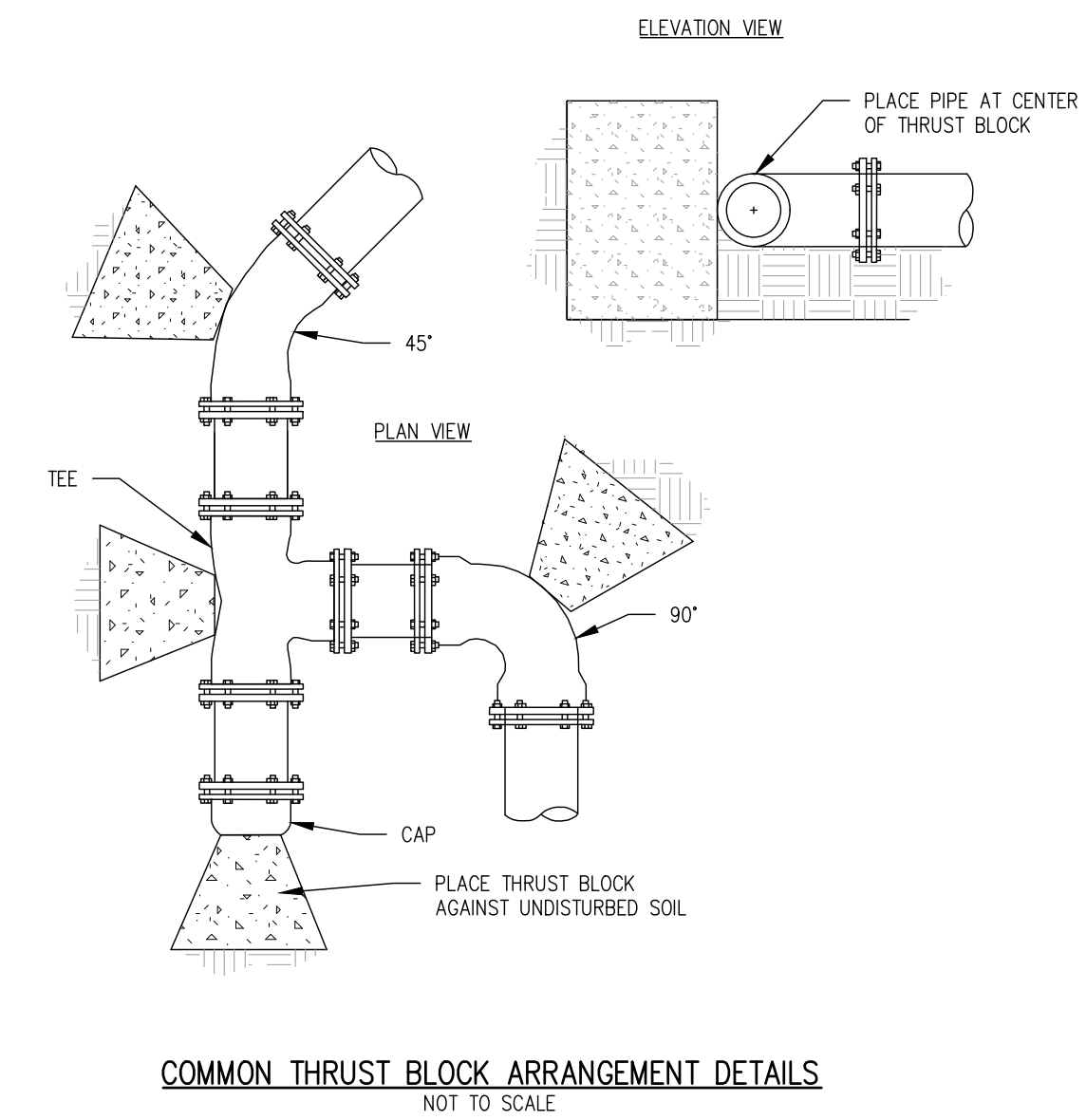
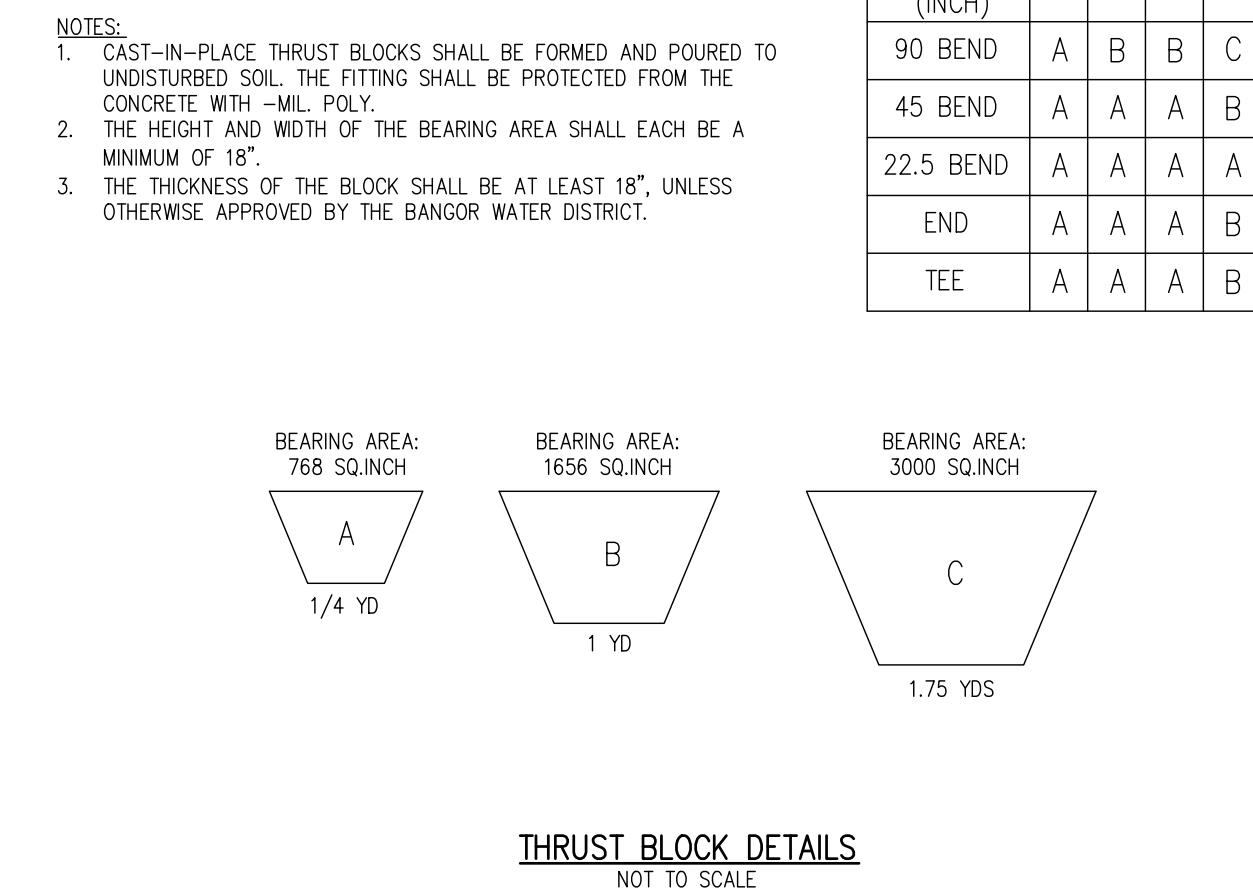
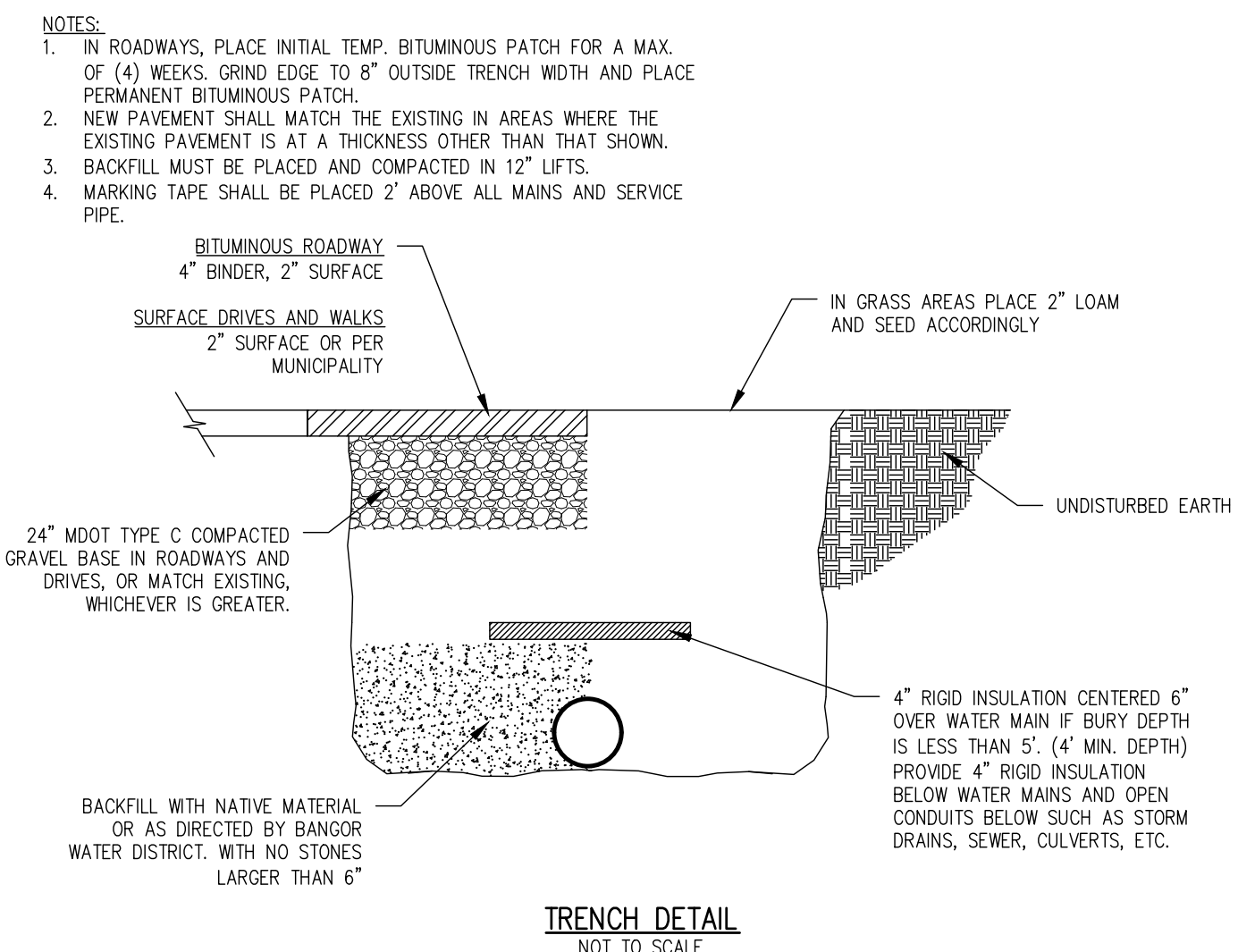
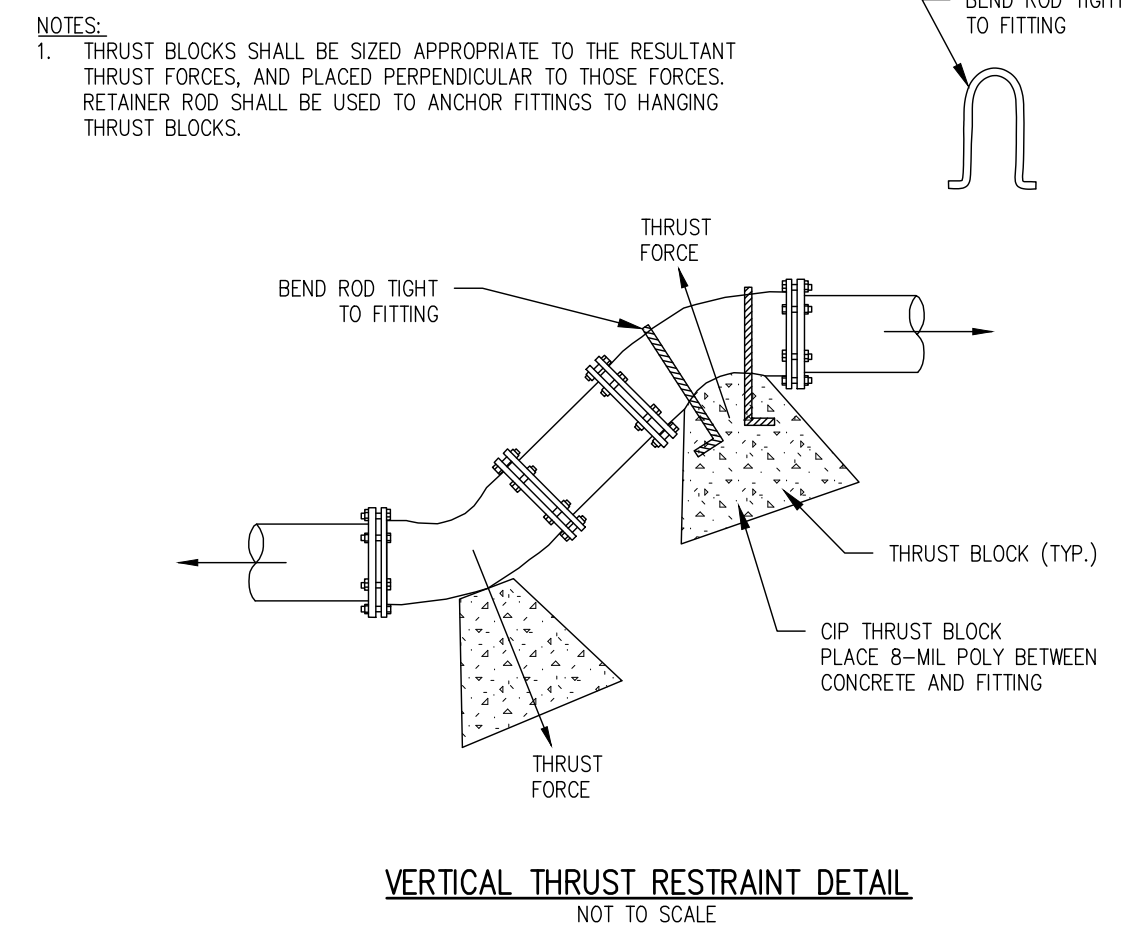
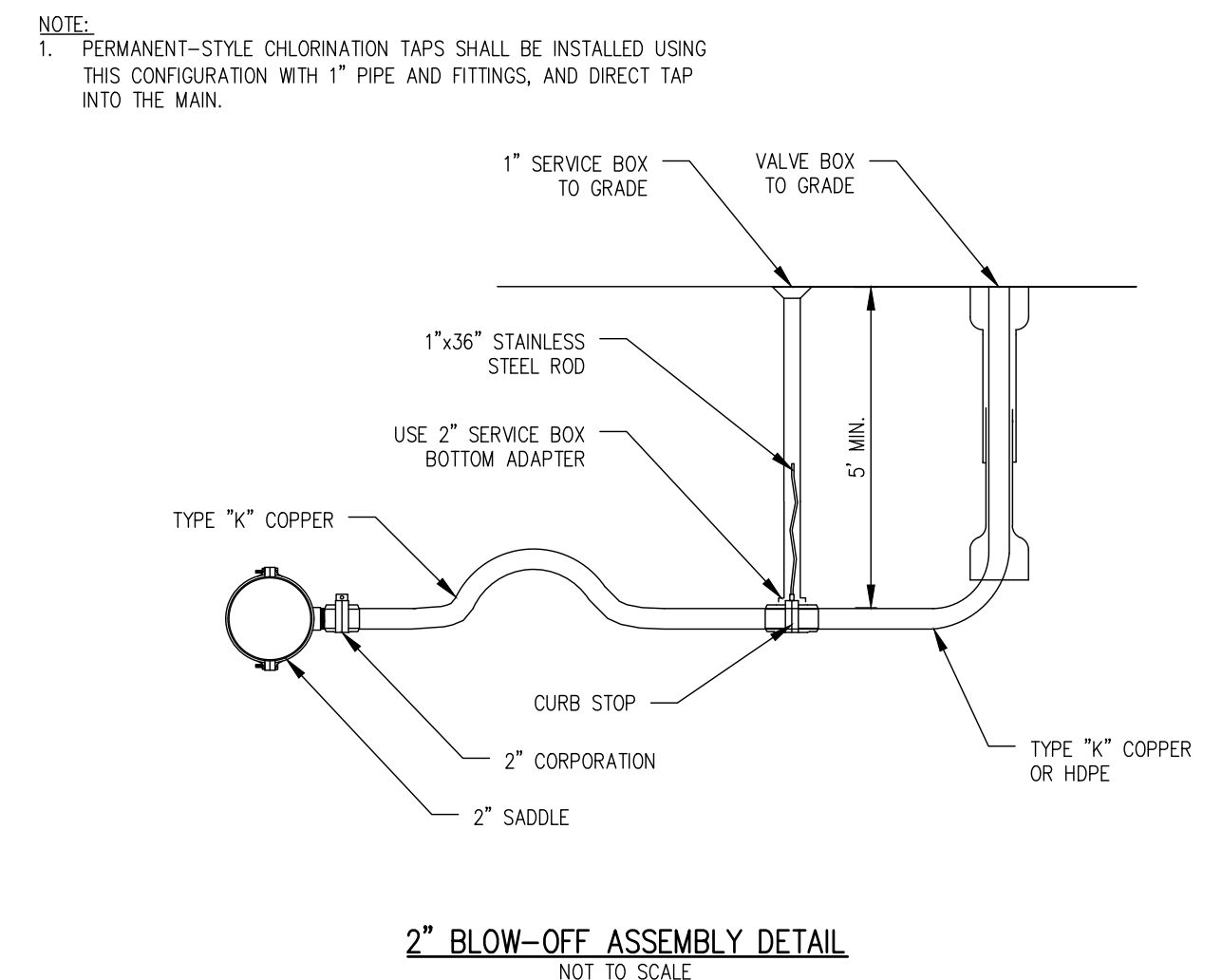
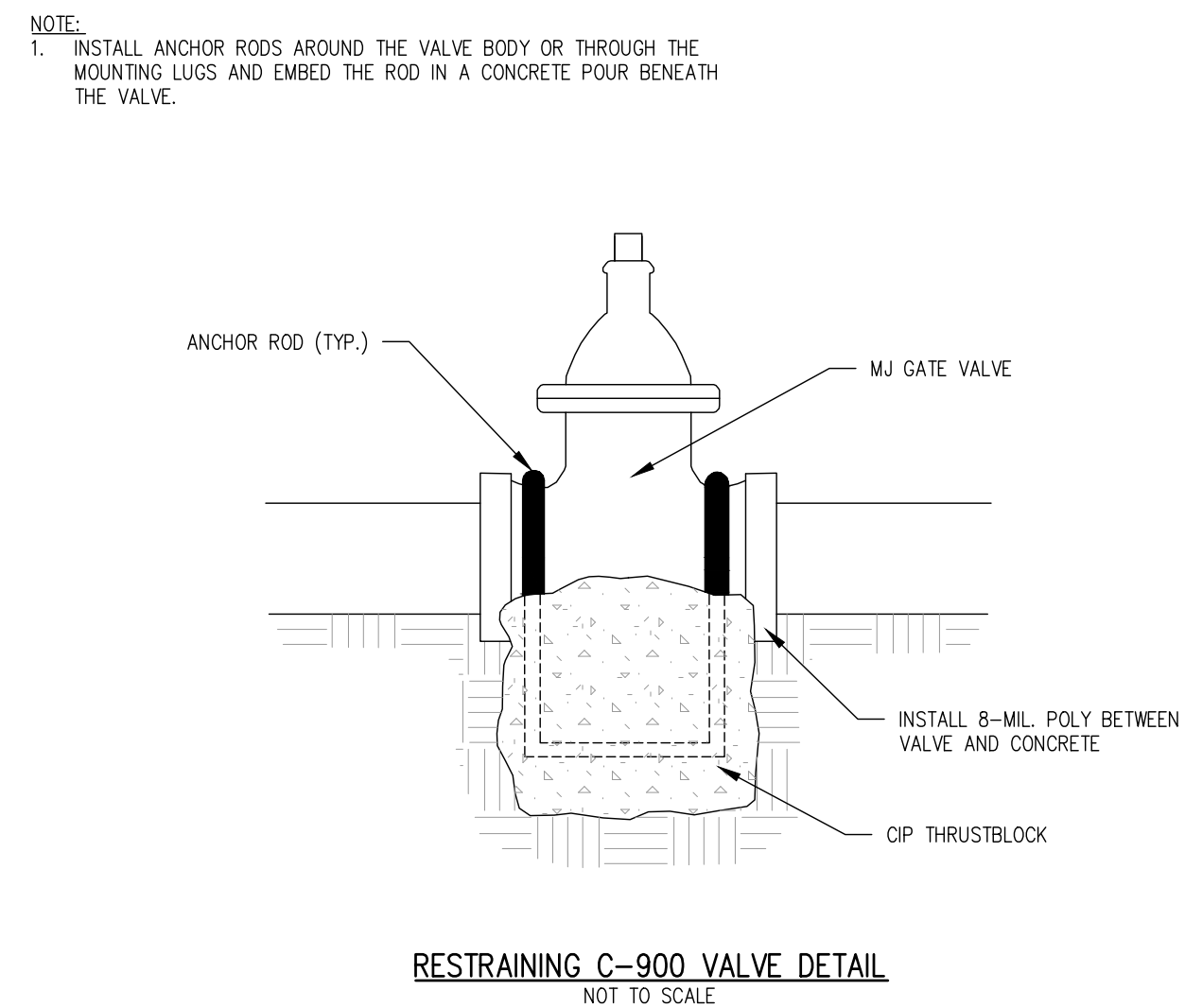
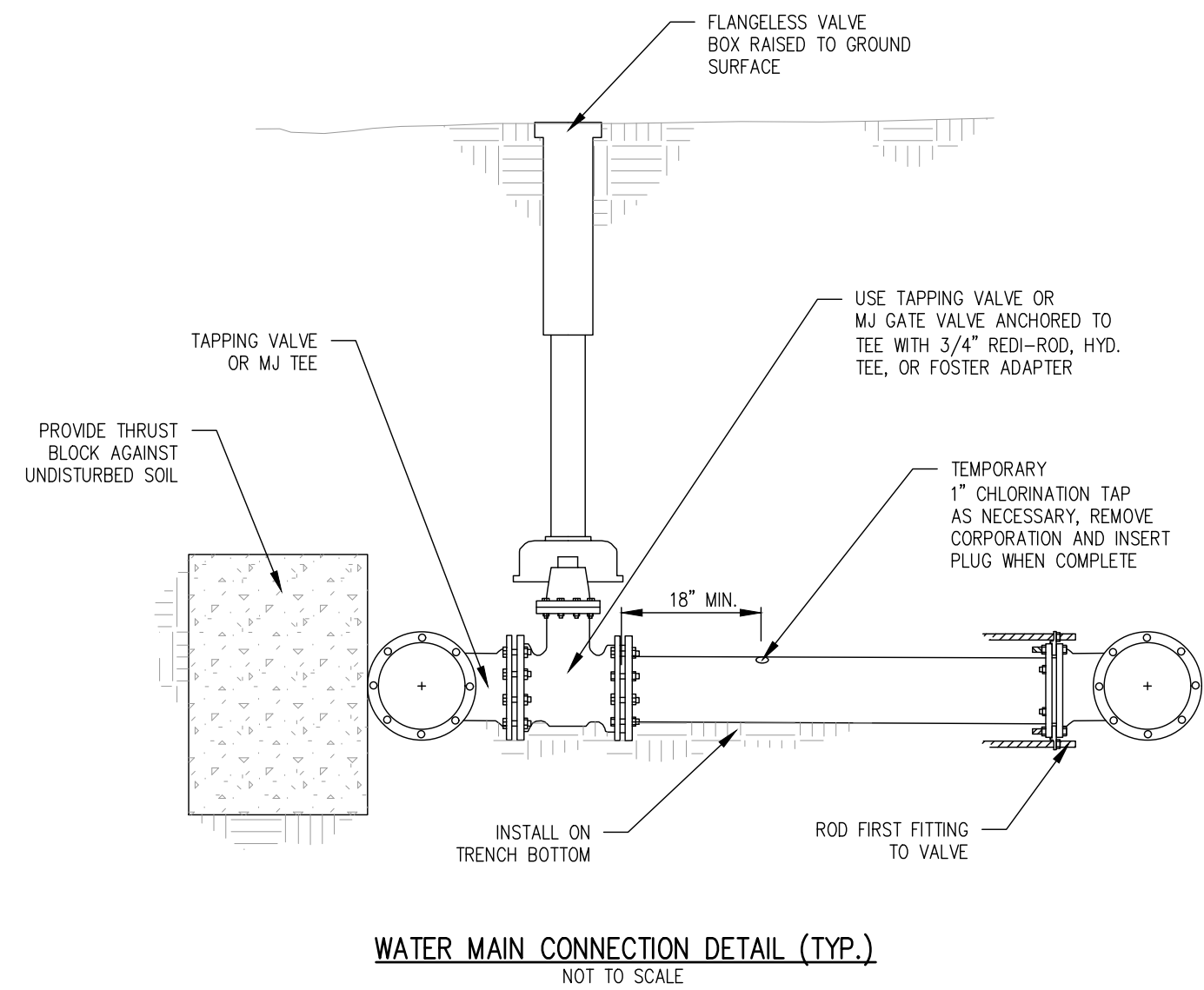
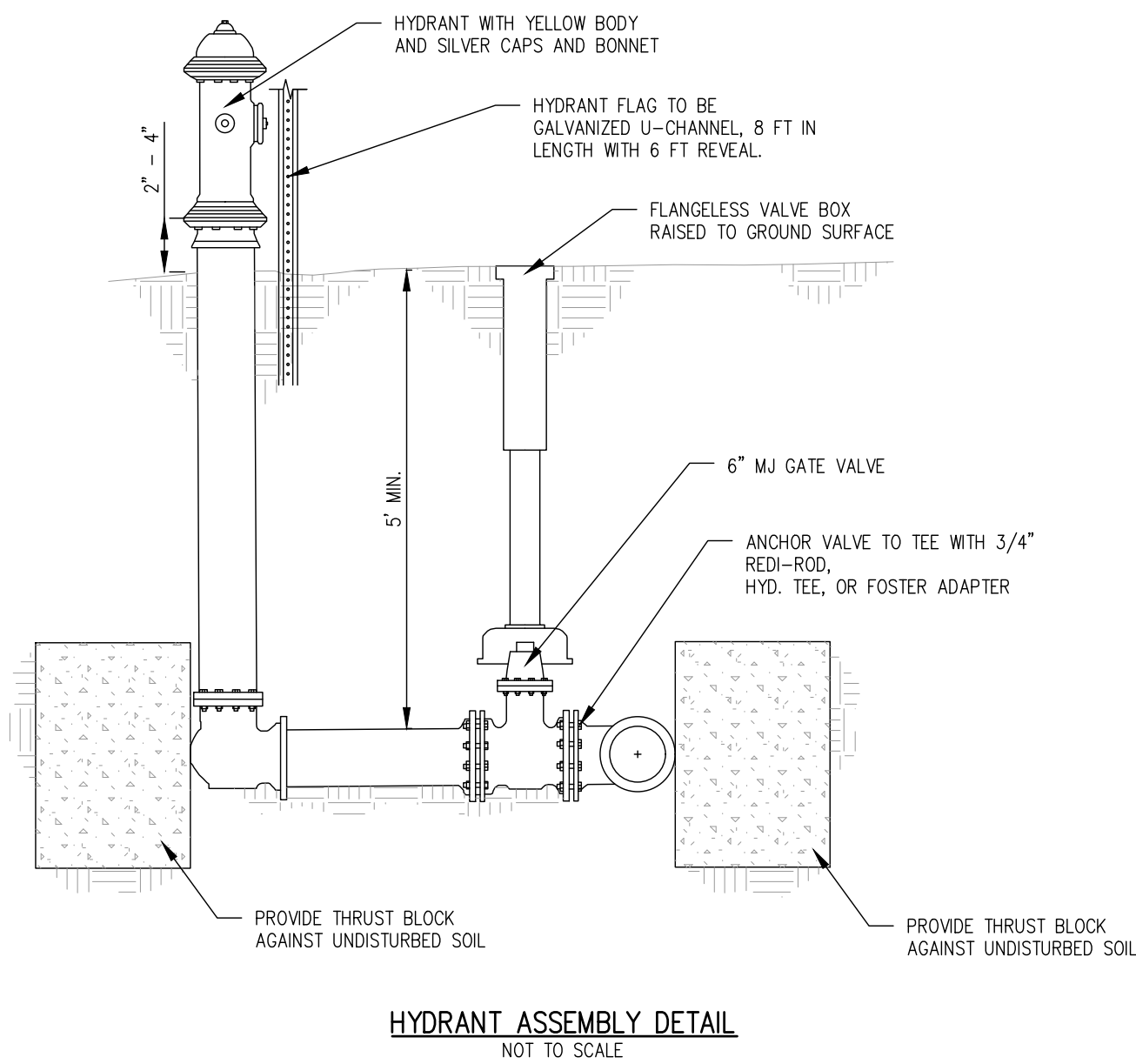
PENGUIS CAP INC.
BROADWAY HEIGHTS
BANGOR, MAINE

SITE DETAILS

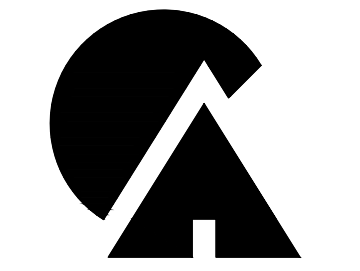
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687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

NO.	DATE	BY	DESCRIPTION

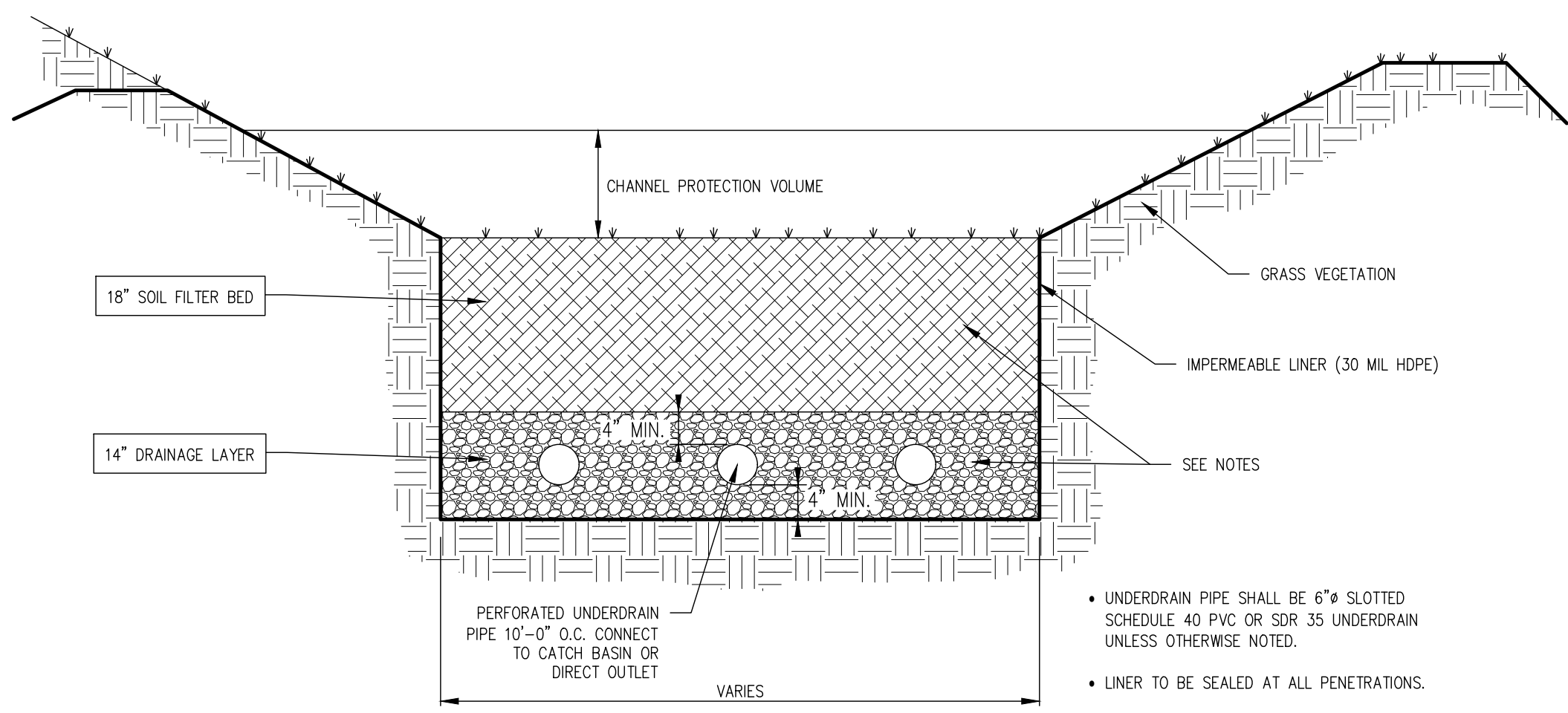


PENGUIS CAP INC.
BROADWAY HEIGHTS
BANGOR, MAINE
SITE DETAILS

Drawn: JE
Checked: RB
Scale: 1" = 20'
Date: 02-07-2024
Project No: 2024038
Sheet Number:

FOR REVIEW
06.16.2026

C9



UNDERDRAIN SOIL FILTER DETAIL
NOT TO SCALE

UNDERDRAINED SOIL FILTER NOTES:

- FILTER OUTLET:** THE CHANNEL PROTECTION VOLUME MUST BE DISCHARGED SOLELY THROUGH A NETWORK OF UNDERDRAIN PIPE HAVING A SINGLE OUTLET WITH A DIAMETER THAT IS NO GREATER THAN EIGHT INCHES.
- DOWNGRADIENT DISCHARGE AREA:** EACH UNDERDRAIN SYSTEM MUST DISCHARGE TO AN AREA CAPABLE OF WITHSTANDING CONCENTRATED FLOWS AND SATURATED CONDITIONS WITHOUT ERODING.
- UNDERDRAIN PIPE:** A PROPER LAYOUT OF THE PIPE UNDERDRAIN SYSTEM IS NECESSARY TO EFFECTIVELY DRAIN THE ENTIRE FILTER AREA. THE PIPES WITHIN THE BASIN MUST BE PLACED NO FURTHER APART THAN 10 FEET AND SHOULD HAVE A POSITIVE SLOPE. THE UNDERDRAIN SHOULD BE 6" DIAMETER PERFORATED, RIGID SCHEDULE 40 PVC OR SDR 35 PIPE. STRUCTURE JOINTS SHOULD BE SEALED AND WATERTIGHT.
- OUTLET DISCHARGE:** OUTFLOW OF THE FILTER BASIN UNDERDRAIN SHALL BE CONTROLLED BY A CONSTRUCTIVE ORIFICE OR A VALVE (2" PLASTIC BALL VALVE, TYPE 346, WITH A BALL VALVE HANDLE EXTENSION, TYPE 615, WITH A THREE-PIECE VALVE BOX INSTALLED OVER THE VALVE). UPON COMPLETION OF THE INSTALLATION OF THE SOIL FILTER MEDIA AND THE ESTABLISHMENT OF 90% OF GRASS COVER OVER THE FILTER MEDIA, THE CONTRACTOR SHOULD FLOOD THE VEGETATED BASIN TO THE DESIGN ELEVATION WITH CLEAN WATER AND ADJUST THE OUTFLOW TO OBTAIN THE 24 TO 48 HOUR RELEASE TIME.

- UNDERDRAIN LAYER:** THE PERFORATED PIPING IN THE UNDERDRAIN LAYER SHOULD BE BEDDED IN 12 INCHES OF MATERIAL, WITH AT LEAST 4 INCHES OF MATERIAL BENEATH THE PIPE AND 4 INCHES ABOVE.
- DRAINAGE LAYER:** THE UNDERDRAIN MATERIAL CONSISTS OF WELL-GRADED, CLEAN, COARSE GRAVEL MEETING THE MAINE DOT SPECIFICATION 703.22 UNDERDRAIN BACKFILL FOR TYPE B UNDERDRAIN (SEE TABLE 7.1.1).

TABLE 7.1.1 – MAINE DOT SPECIFICATIONS FOR UNDERDRAIN BACKFILL (MEDOT #703.22)

SIEVE #	% PASSING BY WEIGHT
UNDERDRAIN – TYPE B	
1/2"	95-100
1"	75-100
NO. 4	50-100
NO. 20	15-80
NO. 50	0-15
NO. 200	0-0.5
UNDERDRAIN – TYPE C	
1"	100
3/4"	90-100
3/8"	0-75
NO. 4	0-25
NO. 10	0-5

SOIL FILTER BED: THE SOIL FILTER OVER THE GRAVEL UNDERDRAIN PIPE BEDDING SHALL BE AT LEAST 18 INCHES DEEP AND SHALL EXTEND ACROSS THE ENTIRE FILTER AREA. THIS SOIL MIXTURE SHOULD BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH CAN BE MIXED WITHIN THE FILTER. EXCEPT FOR AGRICULTURAL SOURCES, MOST ORGANIC SOURCES MAY BE ACCEPTABLE FOR THE ORGANIC COMPONENT OF THE MEDIA.

OPTIONAL HAY LAYER: A LAYER OF HAY CAN BE PLACED TO SEPARATE THE DRAINAGE LAYER FROM THE FILTER LAYER ABOVE TO PREVENT SUBSIDENCE OR PLUGGING OF THE SAND/GRAVEL/STONE LAYER AND/OR PIPE.

- SOIL FILTER MEDIA – OPTION 1:** SOIL FILTER MEDIA CONSISTS OF A SILTY SAND SOIL OR SOIL MIXTURE COMBINED WITH A MATURE, MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH 20% TO 25% BY VOLUME (NO LESS THAN 10% BY DRY WEIGHT). THE RESULTING MIXTURE SHOULD HAVE 8% TO 12% PASSING THE NO. 200 SIEVE AND A CLAY CONTENT OF LESS THAN 2%. THE PROPORTIONS OF THE MIXTURE CAN BE ADJUSTED SO IT WILL CONTAIN SUFFICIENT FINES AND ORGANIC MATTER.
 - AS AN EXAMPLE, THE SOIL FILTER MEDIA MAY CONTAIN THE FOLLOWING (BY VOLUME):
 - 50% OF SAND (MAINE DOT SPECIFICATION #703.01 IS CLOSE BUT IT CONTAINS INSUFFICIENT FINE MATERIAL FOR THE FILTER MEDIA)
 - 20% OF SANDY LOAM TO FINE SANDY LOAM (TABLE 7.1.2)
 - 30% OF MATURE COMPOSTED WOODY FIBERS AND FINE SHREDDED BARK, SUPERHUMUS OR EQUIVALENT (ADJUSTED FOR MINERAL SOIL CONTENT).

TABLE 7.1.2 – SANDY LOAM TO FINE SANDY LOAM SPECIFICATIONS

SIEVE #	% PASSING BY WEIGHT
NO. 4	75-95
NO. 10	60-90
NO. 40	35-85
NO. 200	20-70
200 (CLAY SIZE)	< 2.0

- LAYERED SYSTEM WITH TOPSOIL – OPTION 2:** OPTION 2 PROVIDES FOR A LAYERED SYSTEM THAT TAKES ADVANTAGE OF THE CHARACTERISTICS OF NATURAL SOILS. A FILTER MEDIA MIXED FROM DIFFERENT SOURCES MAY LACK NUTRIENTS, MAY BE UNABLE TO RETAIN MOISTURE (BECAUSE OF ITS COARSENESS), AND MAY BE DEVOID OF MICRO-ORGANISMS (SUCH AS FUNGUS, BACTERIA AND NEMATODES) WHICH ARE FOUND IN A NATURAL SOIL AND WHICH BENEFIT THE GERMINATION AND ESTABLISHMENT OF VEGETATION. NATURAL SOILS CONTAIN THESE IMPORTANT ORGANISMS AND PROVIDE SUPERIOR FILTRATION. THE DIFFERENT LAYERS FROM THE BOTTOM UP ARE:
 - FILTER LAYER:** A 12-INCH LAYER OF LOAMY COARSE SAND WHICH IS LOOSELY INSTALLED AND MEETS THE GRAIN SIZE SPECIFICATION OF TABLE 7.1.3.

TABLE 7.1.3 – LOAMY COARSE SAND SPECIFICATIONS

SIEVE #	% PASSING BY WEIGHT
NO. 10	85-100
NO. 20	70-100
NO. 60	15-40
NO. 200	8-15
200 (CLAY SIZE)	< 2.0

- TOPSOIL:** THE SURFACE OF THE BASIN SHOULD BE COVERED WITH 6 INCHES OF NON-CLAYEY, LOAMY TOPSOIL SUCH AS USDA LOAMY SAND TOPSOIL WITH 5 TO 8% HUMIFIED ORGANIC CONTENT. TOPSOIL FROM THE DEVELOPMENT SITE MAY BE APPROPRIATE BUT SHOULD BE TESTED FOR ORGANIC CONTENT AND CLAY CONTENT (HYDROMETER TEST). THE SOIL MUST BE SCREENED, LOOSE, FRIABLE, AND SHALL BE FREE FROM ADMIXTURES OF SUBSOIL, REFUSE, STONES (GREATER THAN 2 INCHES IN DIAMETER), CLUMPS, ROOT AND OTHER UNDESIRABLE FOREIGN MATTER. THE TOPSOIL SHOULD BE GENTLY MIXED WITHIN THE FILTER LAYER TO PROVIDE CONTINUITY FOR DEEP ROOT PENETRATION. THE TEETH OF A BACKHOE, A HAND RAKE, A SHOVEL OR ROTOTILLING 2-3 INCHES MAY BE USED TO CREATE A LOOSERED TRANSITION.
- CLAY CONTENT:** THE MEDIA MIXTURE SHOULD HAVE VERY LITTLE OR NO CLAY CONTENT AS TESTED VIA HYDROMETER TEST. SOILS WITH MORE THAN 2% CLAY CONTENT COULD CAUSE FAILURE OF THE SYSTEM.
- FILTER PERMEABILITY:** THE FILTER MUST BE PERMEABLE ENOUGH TO INSURE DRAINAGE WITHIN 24 TO 48 HOURS, YET HAVE SUFFICIENT FINES TO INSURE THE FILTRATION OF FINE PARTICLES AND THE REMOVAL OF DISSOLVED POLLUTANTS. THE DESIGN MAY EITHER RELY ON THE SOIL PERMEABILITY, IF KNOWN, TO PROVIDE THE SLOW RELEASE OF THE WATER TREATMENT VOLUME, OR MAY ENSURE THIS RATE BY INSTALLING A CONSTRUCTIVE ORIFICE OR VALVE ON THE UNDERDRAIN OUTLET. IN DETERMINING THE PERMEABILITY OF THE MEDIA, THE AMOUNT OF FINES OF THE MIXTURE AND THE LEVEL OF COMPACTION SHOULD BE CONSIDERED.
- GRADATION TESTING:** GRADATION TESTS, INCLUDING HYDROMETER TESTING FOR CLAY CONTENT, AND PERMEABILITY TESTING OF THE SOIL FILTER MATERIAL, SHOULD BE PERFORMED BY A QUALIFIED SOIL TESTING LABORATORY AND SUBMITTED TO THE DEP FOR REVIEW BEFORE PLACEMENT.
- SEEDING AND MULCHING:** THE FILTER BED SHOULD BE SEEDDED WITH A DROUGHT TOLERANT GRASS MIX AND MULCHED. WATERING IS RECOMMENDED TO ESTABLISH A HEALTHY VEGETATION BASE.

GEOTEXTILE FABRIC: A GEOTEXTILE FABRIC SHALL BE PLACED BETWEEN THE SIDES OF THE FILTER LAYER AND ADJACENT SOIL TO PREVENT THE SURROUNDING SOIL FROM MIGRATING INTO AND CLOGGING THE FILTER OR CLOGGING THE OUTLET. SEAMS SHOULD BE OVERLAPPED A MINIMUM OF 12 INCHES. DO NOT WRAP FABRIC OVER THE PIPE BEDDING AS IT MAY CLOG AND PREVENT FLOWS OUT OF THE FILTER. THE GEOTEXTILE FABRIC SHOULD BE MIRAP 170N OR EQUIVALENT.

IMPERMEABLE LINER: AN IMPERMEABLE LINER MAY BE REQUIRED IF THE BASIN IS LOCATED OVER HIGHLY PERMEABLE SOILS OR WITH LESS THAN 18 INCHES OF SEPARATION BETWEEN THE BOTTOM OF THE UNDERDRAIN AND THE TOP OF BEDROCK OR THE HIGH SEASONAL WATER TABLE, IF THE BASIN DRAINS AN IMPERVIOUS AREA THAT IS GREATER THAN ONE ACRE OR GREATER THAN 2 ACRES OF DEVELOPED AREA, AND THE IMPERVIOUS AREA IS CONSIDERED A HOT SPOT (PUBLIC ROAD, FUEL HANDLING FACILITY, HIGH USE PARKING AND DRIVE-THROUGH LANES, INDUSTRIAL FACILITY, VEHICLE MAINTENANCE FACILITY, ETC.). THE LINER MUST SEAMLESSLY EXTEND UP THE SIDES OF THE BASIN AND BE ANCHORED INTO THE SUBGRADE.

CONSTRUCTION: EROSION AND SEDIMENTATION FROM UNSTABLE CONSTRUCTION AREAS IS THE MOST COMMON REASON FOR FILTER FAILURE. THE SOIL FILTER MEDIA SHOULD NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO IT HAS BEEN PERMANENTLY STABILIZED OR UNLESS THE RUNOFF IS DIVERTED AROUND THE FILTER.

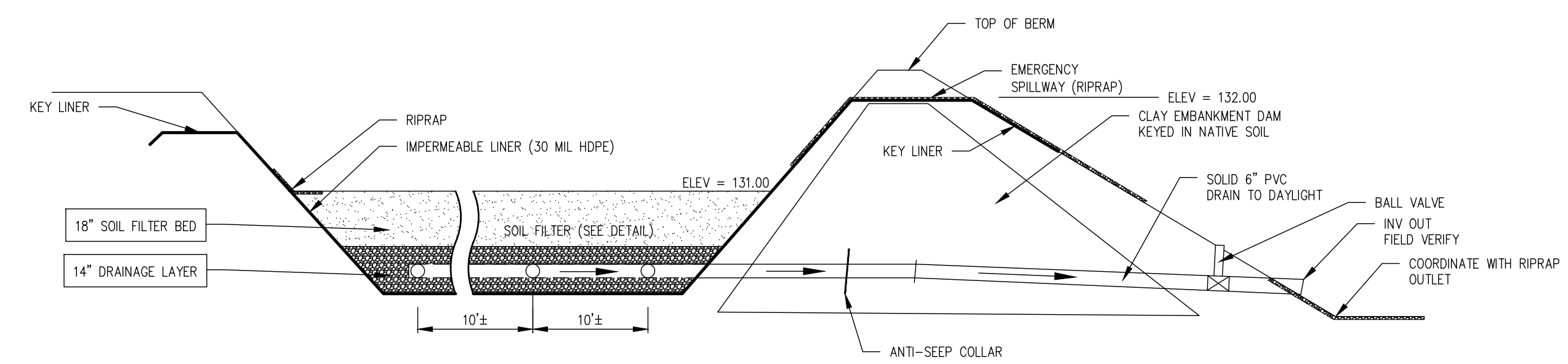
- CONSTRUCTION COMPONENTS:** UNDERDRAINED FILTERS CONSIST OF (FROM BOTTOM UP):
 - A GEOTEXTILE FABRIC TO SEPARATE THE FILTER BASIN FROM THE NATURAL SOILS. AN IMPERMEABLE MEMBRANE MAY BE REQUIRED IF GROUNDWATER IMPACT OR CONTAMINATION IS A CONCERN, OR IF IT MAY INFLUENCE THE EFFECTIVENESS OF THE BASIN.
 - A 12-INCH THICK OF COARSE CLEAN STONE OR COARSE GRAVEL IN WHICH A 4-INCH TO 6-INCH PERFORATED UNDERDRAIN PIPE SYSTEM IS BEDDED.
 - A GRAVEL TRANSITION LAYER, IF NECESSARY.
 - AN 18-INCH LAYER OF UNCOMPACTED SOIL FILTER MEDIA.
 - A SURFACE COVER OF GRASS AND MULCH.
- Basin Excavation:** THE BASIN AREA MAY BE EXCAVATED FOR UNDERDRAIN INSTALLATION AND CAN BE USED AS A SEDIMENT TRAP DURING CONSTRUCTION. AFTER EXCAVATION OF THE BASIN, THE OUTLET STRUCTURE AND PIPING SYSTEM MAY BE INSTALLED IF PROTECTED WITH A SEDIMENT BARRIER.
- Sacrificial Mulch Cover:** IF THE BASIN WILL BE USED AS A SEDIMENT TRAP, THE SIDES OF THE EMBANKMENTS MUST BE STABILIZED AND MAINTAINED TO PREVENT EROSION. THE BASIN WILL NEED TO BE RESTORED FOR ITS PLANNED PURPOSE AFTER CONSTRUCTION, BEFORE FINAL STABILIZATION OF THE DRAINAGE AREA TO THE BASIN. A 2-INCH TO 3-INCH LAYER OF SANDY LOAM (WITH LESS THAN 2% CLAY CONTENT) MAY BE SPREAD ON THE SURFACE OF THE SOIL FILTER MEDIA AS A SACRIFICIAL PROTECTION LAYER. THE SACRIFICIAL LAYER WILL NEED TO BE REMOVED AT THE END OF CONSTRUCTION, AND THE SOIL FILTER MEDIA WILL NEED TO BE SEEDDED AND MULCHED.
- COMPACTION OF SOIL FILTER:** FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL SHOULD BE APPLIED TO REACH A BULK DENSITY OF BETWEEN 90% AND 92% STANDARD PROCTOR. THE SOIL FILTER MEDIA SHOULD BE INSTALLED IN AT LEAST TWO LIFTS OF 9 INCHES TO PREVENT POCKETS OF LOOSE MEDIA.
- REMEDIAL LOAM COVER:** IF VEGETATION IS NOT ESTABLISHED WITHIN THE FIRST YEAR, THE BASIN MAY BE ROTOTILLED, RESEEDDED AND PROTECTED WITH A WELL-ANCHORED EROSION CONTROL BLANKET. OR, A 2-INCH TO 3-INCH LAYER OF FINE SANDY LOAM MAY BE APPLIED BEFORE SEEDING AND MULCHING.
- CONSTRUCTION OVERSIGHT:** INSPECTION OF THE FILTER BASIN MUST BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. ALL MATERIAL INTENDED FOR THE FILTER BASIN MUST BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THE MATERIAL CONFORMS TO ALL DEP SPECIFICATIONS. AT A MINIMUM, INSPECTIONS WILL OCCUR:
 - AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED (NOT BACKFILLED);
 - AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE SOIL FILTER MEDIA;
 - AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDDED AND MULCHED; AND
 - AFTER ONE YEAR, TO INSPECT VEGETATION AND MAKE CORRECTIONS.

TESTING AND SUBMITTALS: THE SOURCE OF EACH COMPONENT OF THE SOIL FILTER MEDIA NEEDS TO BE IDENTIFIED PRIOR TO CONSTRUCTION. ALL RESULTS OF FIELD AND LABORATORY TESTING MUST BE SUBMITTED TO THE DEP FOR APPROVAL.

- MEDIA SOURCE:** SAMPLES OF EACH TYPE OF MATERIAL SHOULD BE BLENDED FOR THE MIXED FILTER MEDIA AND UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIREMENTS WILL BE DETERMINED BY THE TESTING LABORATORY.
- SIEVE ANALYSIS:** A SIEVE ANALYSIS CONFORMING TO ASTM C136 SHOULD BE PERFORMED ON EACH TYPE OF THE SAMPLE MATERIAL.
- PERMEABILITY TESTING:** TESTING THE PERMEABILITY OF THE SOIL FILTER MEDIA MIXTURE IS RECOMMENDED WITH THE MIXTURE AT A MEASURED BULK DRY DENSITY OF 90-92% BASED ON ASTM D698.

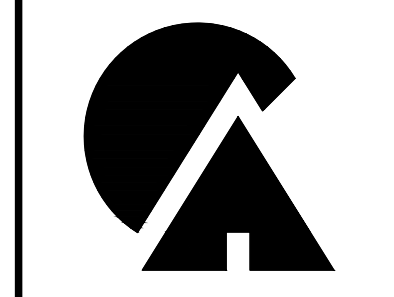
MAINTENANCE: THE BASIN SHOULD BE INSPECTED SEMI-ANNUALLY AND FOLLOWING MAJOR STORM EVENTS. DEBRIS AND SEDIMENT BUILDUP SHOULD BE REMOVED FROM THE FOREBAY AND BASIN AS NEEDED. ANY BARE AREA OR EROSION RILLS SHOULD BE REPAIRED WITH NEW FILTER MEDIA, SEEDDED AND MULCHED.

- MAINTENANCE AGREEMENT:** A LEGAL ENTITY SHOULD BE ESTABLISHED WITH RESPONSIBILITY FOR INSPECTING AND MAINTAINING ANY UNDERDRAINED FILTER. THE LEGAL AGREEMENT ESTABLISHING THE ENTITY SHOULD LIST SPECIFIC MAINTENANCE RESPONSIBILITIES (INCLUDING TIMETABLES) AND PROVIDE FOR THE FUNDING TO COVER LONG-TERM INSPECTION AND MAINTENANCE.
- DRAINAGE:** THE FILTER SHOULD WITHIN 24 TO 48 HOURS FOLLOWING A ONE-INCH STORM OR GREATER. IF THE SYSTEM DRAINS TOO FAST, AN ORIFICE MAY NEED TO BE ADDED ON THE UNDERDRAIN OUTLET OR MAY NEED TO BE MODIFIED IF ALREADY PRESENT.
- SEDIMENT REMOVAL:** SEDIMENT AND PLANT DEBRIS SHOULD BE REMOVED FROM THE PRETREATMENT STRUCTURE AT LEAST ANNUALLY.
- MOWING:** IF MOWING IS DESIRED, ONLY HAND-HELD STRING TRIMMERS OR PUSH-MOWERS ARE ALLOWED ON THE FILTER (NO TRACTOR) AND THE GRASS BED SHOULD BE MOWED NO MORE THAN 2 TIMES PER GROWING SEASON TO MAINTAIN GRASS HEIGHTS OF NO LESS THAN 6 INCHES.
- FERTILIZATION:** FERTILIZATION OF THE UNDERDRAINED FILTER AREA SHOULD BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
- HARVESTING AND WEEDING:** HARVESTING AND PRUNING OF EXCESSIVE GROWTH SHOULD BE DONE OCCASIONALLY. WEEDING TO CONTROL UNWANTED OR INVASIVE PLANTS MAY ALSO BE NECESSARY.
- GRASS COVER:** MAINTAINING A HEALTHY COVER OF GRASS WILL MINIMIZE CLOGGING WITH FINE SEDIMENTS. IF PONDING EXCEEDS 48 HOURS, THE TOP OF THE FILTER BED SHOULD BE ROTOTILLED TO REESTABLISH THE SOIL'S FILTRATION CAPACITY.
- SOIL FILTER REPLACEMENT:** THE TOP SEVERAL INCHES OF THE FILTER CAN BE REPLACED WITH FRESH MATERIAL IF WATER IS PONDING FOR MORE THAN 72 HOURS, OR THE BASIN CAN BE ROTOTILLED, SEEDDED AND MULCHED. ONCE THE FILTER IS MATURE, ADDING NEW MATERIAL (A 1-INCH TO 2-INCH COVER OF MATURE COMPOST) CAN COMPENSATE FOR SUBSIDENCE.



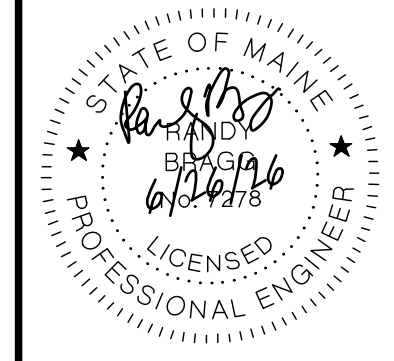
USF SECTION DETAIL
NOT TO SCALE

- UNDERDRAIN PIPE SHALL BE 6" SLOTTED SCHEDULE 40 PVC OR SDR 35 UNDERDRAIN UNLESS OTHERWISE NOTED.
- LINER TO BE SEALED AT ALL PENETRATIONS.
- PROVIDE LEVEL SPREADER AT ALL OUTLETS AND EMERGENCY SPILLWAYS
- KEY LINER TO AVOID SLIDING.



CARPENTER ASSOCIATES
CONSULTING ENGINEERS
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

NO.	DATE	BY	DESCRIPTION



PENGUIS CAP INC.
BROADWAY HEIGHTS
BANGOR, MAINE
SITE DETAILS

Drawn: JE
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Scale: 1" = 20'
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FOR REVIEW
06.16.2026
C10

CARPENTER ASSOCIATES

11361

05-20-2026

5/20/26

1,422.00

1,422.00

5/20/26

11361

CITY OF BANGOR

\$1,422.00



APPLICATION FOR BUILDING PERMIT

Tel. 207-992-4230

Date: _____

APPLICANT: Penquis CAP, Inc. PHONE: _____

ADDRESS: 262 Harlow Street, Bangor, ME 04401

AT LOCATION: Milford Street Extension, M046-032

Description of Work:

(4) Four story, 41 single bedroom dwelling units in a single building.

ESTIMATED COST: \$15M

PERMIT FEE: _____

ALL FOUNDATIONS MUST BE FIVE (5) FEET BELOW GRADE

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Further, that the proposed work will be done in accordance with the land Development Code and Construction Codes of the City of Bangor effective at the date of this permit.

SIGNATURE OF AGENT: _____

SIGNATURE OF OWNER: _____

APPLICANT DO NOT WRITE BELOW THIS LINE

APPROVED BY: _____ TITLE: _____

PERMIT DATE: _____



APPLICATION FOR CERTIFICATE OF OCCUPANCY

Tele: 207-992-4230

Date: _____

To the Code Enforcement Officer:

Applicant: Penquis CAP, Inc.

The undersigned hereby applies for the above permit(s) for the following building or structure, or a portion of a building or structure, in accordance with the laws of the State of Maine and the Ordinances of the City of Bangor, plans and specifications herewith, or plans previously submitted in support of a related building permit application and the following information:

Address: 262 Harlow Street, Bangor, ME 04401

Application Applies To: _____ Entire Structure _____ Portion of Structure

Description of Interest of Applicant in Site, If Not Owner – (I.E. Lease, Option, Purchase and Sale Contract)
Owner

Location: Milford Street Extension

Proposed Use of Building: _____ Last Use: _____

Description of Work:

APPLICANT – PLEASE READ BEFORE SIGNING:

I hereby certify that I am the owner of record/contract, owner/leasee of the subject property, or duly authorized agent of said person, and that I am fully authorized to make this application. I hereby certify that the information set forth herein is correct to the best of my knowledge and belief. Further, this will certify that all work completed by me, or my agents, has been, or will be, completed in accordance with the Land Development Code and construction codes of the City of Bangor. Further, I understand that no Certificate of Occupancy will be issued until such time as the Building Inspector has determined that the construction is complete and in compliance with Land Development Code and construction codes of the City of Bangor. The construction codes are the International Building Code, International Residential Building Code, International Mechanical Code, National Electric Code, International Property Maintenance Code, Maine State Plumbing Code/Uniform Plumbing Code, International Energy Conservation Code (State of Maine), and Life Safety Code, in current edition as may adopted with municipal amendments from time to time.

Signature of Agent: _____ or Signature of Owner: _____

APPLICANT – DO NOT WRITE BELOW THIS LINE

Approved: ___ Denied: ___

Code Enforcement Officer: _____

Date: _____

Development Coordinator: _____



CITY OF BANGOR
Planning Division

Owner-Applicant-Agent Authorization for Land Development Applications

Project: Broadway Heights

Project Location: Milford Street Extension

Map 046 Lot 032

I give permission to the applicant and/or agent noted below to pursue permits for the above-noted property.

Property Owner: Penquis CAP, Inc.

Address: 262 Harlow Street, Bangor, ME 04401

Contact Name: _____ Phone: (____) _____

Email Address: _____

Property Owner Signature: _____

I give permission to the applicant and/or agent noted below to represent my interests on the application and to be the primary contact person for the process.

Applicant: Penquis CAP, Inc., its successors and/or assignees

Email Address: _____

Phone: (____) _____

Applicant Signature: _____

Agent Designation Name: Randy Bragg, P.E. - Carpenter Associates

Agent Email Address: info@carpenterassoc.com

Agent Phone: (207) 827-8001 :

N O T
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C O P Y

N O T
A N
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C O P Y

QUITCLAIM DEED WITH COVENANT

A N
O F F I C I A L
MEDIMAINE REAL ESTATE LIMITED PARTNERSHIP, a Maine limited
C O P Y

partnership with a mailing address of 30 Eastward, Rockport, Maine, 04856, for consideration paid, grants to **PENQUIS C.A.P., INC.**, a Maine non-profit corporation with a mailing address of 262 Harlow Street, Bangor, Maine, 04401, with Quitclaim Covenant, the land, together with any buildings or improvements thereon, situated in the City of Bangor, County of Penobscot, State of Maine bounded and described as follows:

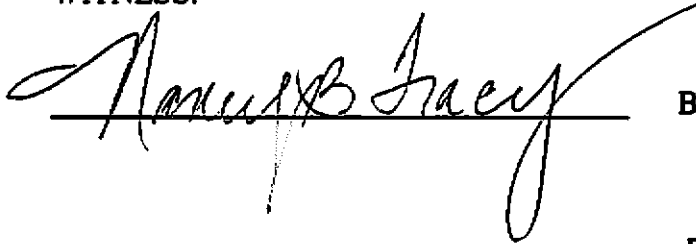
See attached Exhibit A.

Being a portion of the premises described in the deed from MediMaine Real Estate Company to MediMaine Real Estate Limited Partnership dated June 1, 1994, and recorded at the Penobscot County Registry of Deeds in Book 5638, Page 67.

This conveyance is made subject to all easements, outconveyances, and other matters of record. Any and all rights, easements, and appurtenances belonging to the granted estate are hereby conveyed.

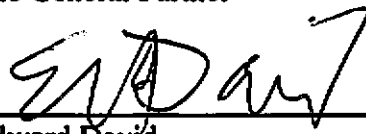
IN WITNESS WHEREOF, Edward David, the Treasurer of MediMaine Real Estate Company, the General Partner of MediMaine Real Estate Limited Partnership, has set his hand and seal this 10th day of March, 2021.

WITNESS:



MEDIMAINE REAL ESTATE LIMITED PARTNERSHIP

By: MediMaine Real Estate Company
The General Partner

By: 
_____ Edward David
Its: Treasurer
Duly Authorized

STATE OF MAINE

Penobscot COUNTY

March 10, 2021

Then personally appeared the above-named Edward David, in his capacity as the Treasurer of MediMaine Real Estate Company, the General Partner of MediMaine Real Estate Limited Partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of both MediMaine Real Estate Company and MediMaine Real Estate Limited Partnership.

Before me,
OFFICIAL
COPY

Signature of Notary Public
Name: Paul R Brown, Esq.
Notary Public/Maine Attorney-at-Law

EXHIBIT A

Certain lots or parcels of land, together with any buildings or improvements thereon, situated in Bangor, County of Penobscot, State of Maine, bounded and described as follows:

OFFICIAL OFFICIAL
First Parcel: A certain lot or parcel of land, together with any buildings thereon, situated on the west side of Essex Street, bounded and described as follows: Beginning at the street in the south line of lot conveyed to John Brown by Joseph Kendrick by deed recorded in Penobscot County Registry of Deeds, Book 48, Page 388; thence running westerly in said line twenty-eight (28) rods and thirteen (13) links to the southwest corner of said lot; thence northerly by the west line of said lot thirty (30) rods to its northwest corner; thence easterly on its north line thirty-three (33) rods and fourteen (14) links more or less to the street; thence southerly by the street thirty (30) rods and twelve (12) links more or less to the place of beginning, containing five (5) acres and one hundred and thirty (130) rods EXCEPTING AND RESERVING, HOWEVER, the following three conveyances by the grantors in the Warranty Deed to Albert J. Cole, being namely Leroy R. Jellison and Abbie M. Jellison, to which reference is hereby made for further descriptions of said premises: (1) deed to Galen F. Veayo, dated September 28, 1951, recorded in the Penobscot County Registry of Deeds in Volume 1345, Page 254; (2) deed to Albert W. Veazie, dated September 28, 1951, recorded in said Registry, Volume 1345, Page 246; and (3) deed to Etta B. Small, dated July 21, 1952, recorded in said Registry, Volume 1370, Page 79.

ALSO EXCEPTING AND RESERVING, HOWEVER, the following parcel of land: Beginning at an iron bolt at the intersection of the northerly line of Milford Street Extension and the westerly line of Essex Street; thence northerly along the westerly line of Essex Street one hundred five and sixty-five one hundredths (105.65) feet to an iron bolt; thence westerly at right angles to said Essex Street one hundred thirty-four and eighteen one hundredths (134.18) feet to an iron bolt; thence northerly at right angles to the previously mentioned bound one hundred (100) feet to an iron bolt; thence westerly by an interior angle of 81° 49' one hundred twenty-eight (128) feet to an iron bolt; thence southerly by an interior angle of 98° 15' two hundred thirty-five and twenty-six one hundredths (235.26) feet to an iron bolt on the northerly side of said Milford Street Extension; thence easterly along the northerly line of Milford Street Extension two hundred sixty-five and fifty-three one hundredths (265.53) feet to the point of beginning.

There is excepted and reserved from the above-described parcel of land the Slope Easement acquired by the City of Bangor in its Layout of Alterations to Milford Street which is more particularly described in City Council Order 100AA passed by Bangor City Council on March 26, 1973, and recorded in Volume 2513, Pages 258 and 259-264 (at Page 262).

Second Parcel: A certain lot or parcel of land with the buildings thereon, situate in said Bangor, bounded and described as follows: Beginning at a point, which point is exactly at the juncture of the easterly and northerly boundary lines of a lot of land which was conveyed by Frank White, et als. to Matthew Moriarty, Jr., by deed dated December 21, 1920, and recorded in the Penobscot County Registry of Deeds, Book 933, Page 228 to which deed reference is hereby made (meaning a point at the juncture of said easterly and northerly boundary lines of said lot as

said boundary lines are described in said deed); thence from said point easterly in a straight line, which straight line is in an exactly straight extension or continuance of the said northerly boundary line of said lot conveyed in the above-mentioned deed to Moriarity, (as same is therein described), to a point which point is in and on the easterly boundary line of the land conveyed by Eder E. Henderson to John White, by deed dated July 2, 1901, and recorded in said Registry, Book 708, Page 106, to which deed reference is hereby made; thence northerly in a straight line to a point, which point is exactly at and in the juncture of the southerly and easterly boundary lines of a lot of land conveyed by Frank White, et als. to the City of Bangor, by deed dated March 31, 1923, and recorded in said Registry, Book 901, Page 437, to which deed reference is hereby made; thence westerly in a straight line by and along the southern boundary line of land described in the last mentioned deed, to a point at the exact northeast corner of a certain lot of land conveyed to Bert A. Whitney, by deed dated August 28, 1911, and recorded in said Registry, Book 826, Page 246, to which deed reference is hereby made; thence from said last mentioned point southerly to the point begun at.

There is excepted and reserved from the above-described parcel of land the land acquired by the City of Bangor in its Layout of Alterations to Milford Street and the Slope Easement acquired by the City of Bangor, both of which are more particularly described in City Council Order 100AA, passed by Bangor City Council on March 26, 1973, and recorded in Volume 2513, Pages 258 and 259-264 (at Page 263).

There is further excepted and reserved from the above-described First Parcel and Second Parcel the portions of each respective parcel which was acquired by City of Bangor in its Layout of Alterations to Milford Street as said land is described in the Line of Milford Street, as recorded in Volume 2513, Pages 258 and 259-264 (at Pages 261-263).

Third Parcel: A certain lot or parcel of land with the buildings thereon situate in said Bangor and bounded and described as follows: Beginning at an iron bolt in the easterly line of the Six Mile Falls Road, commonly called Broadway, one hundred thirty-one and one-half ($131\frac{1}{2}$) feet northerly of the southerly line of the premises conveyed by Eder E. Henderson to John White dated July 2, 1901, by deed recorded in the Penobscot County Registry of Deeds in Volume 708, Page 106; thence northerly on the line of said Broadway thirty-nine (39) feet to an iron bolt; thence easterly at right angles one hundred (100) feet to an iron bolt; thence southerly parallel with the said line of Broadway thirty-nine (39) feet to an iron bolt; thence westerly parallel with said southerly line of said premises one hundred (100) feet to the place of beginning.

Fourth Parcel: A certain lot or parcel of land with the buildings thereon situate in said Bangor located easterly of and adjacent to the third parcel above-described, bounded and described as follows: Beginning at the northeasterly corner of the third parcel described above (said third parcel being the former homestead lot of Leslie T. Bailey on Broadway); thence in a southerly direction parallel with said Broadway and on the rear line of said third parcel thirty-nine (39) feet to the southeasterly corner of said third parcel; thence in a generally easterly direction being a continuation of the southerly sideline of said third parcel two hundred and ten (210) feet, more or less, to the generally easterly sideline of a lot of land conveyed by Eder E. Henderson to John White by deed dated July 2, 1901, recorded in Penobscot Registry of Deeds,

Volume 708, Page 106, and later conveyed by said John White to Frank White and May White by deed dated April 5, 1915, recorded in said Registry, Volume 879, Page 91, both of said deeds being referred to; thence in a generally northerly direction on and by said easterly sideline of said lot of land so conveyed by Henderson to White thirty-nine (39) feet, more or less, to a point in said line where the same is intersected by the extension in a direct course of the generally northerly sideline of said third parcel; thence in a generally westerly direction on and by said extension of said northerly sideline two hundred and ten (210) feet, more or less, to the point begun at. Hereby conveying a strip of land in the rear of the former homestead lot of said Bailey measuring thirty-nine (39) feet in width and extending back, holding the same uniform width of thirty-nine (39) feet a distance of about two hundred and ten (210) feet to the easterly sideline of said lot of land so conveyed by said Henderson to said John White. Said distance back of two hundred and ten (210) feet stated as "more or less" is by estimation solely; and said grantor are not bound by said estimated distance of two hundred and ten (210) feet, but they do convey only to the easterly sideline of said lot of land conveyed by said Henderson to said White wherever the same may be located.

EXCEPTING AND RESERVING herefrom a certain public right of way or footpath owned by the City of Bangor, fifty (50) feet in width at an angle across the northeasterly side of said premises, as more particularly set forth in City Plan Book No. 3, Page 71, Office of the City Engineer, in said Bangor, which Plan is hereby referred to.

Fifth Parcel: A certain lot or parcel of land, together with the buildings thereon, situate in said Bangor, bounded and described as follows: Beginning at an iron bolt on the easterly line of Six Mile Falls Road, commonly called Broadway, eighty-four and one-half (84 ½) feet northerly of the southerly line of the premises conveyed by Eder E. Henderson to John White, July 2, 1901, by deed recorded in Penobscot Registry of Deeds, Volume 708, Page 206; thence northerly on said line of Broadway forty-seven (47) feet to an iron bolt; thence easterly at right angles one hundred (100) feet to an iron bolt; thence southerly parallel with said Broadway forty-seven (47) feet to an iron bolt; thence westerly parallel with said southerly line of said premises one hundred (100) feet to the place of beginning.

Sixth Parcel: A certain lot or parcel of land together with the buildings thereon situate in Bangor, bounded and described as follows: Beginning at the northeasterly corner of the former homestead lot of Walter R. Jordan, on the Six Mile Falls Road, commonly called Broadway, extending southerly on a line parallel with Broadway forty-seven (47) feet to the southeasterly corner of said lot and extending easterly in a uniform width to the easterly line of the premises conveyed by Eder E. Henderson to John White, by deed dated June 2, 1901, and recorded in Penobscot County Registry of Deeds in Volume 708, Page 106.

Seventh Parcel: A certain lot or parcel of land together with the buildings thereon situate in Bangor, County of Penobscot, State of Maine, more particularly bounded and described as follows: Beginning at an iron bolt on the easterly line of the Six Mile Falls Road, commonly called Broadway, one hundred seventy and one-half (170 ½) feet northerly of the southerly line of the premises conveyed by Eder E. Henderson to John White July 2, 1901, by deed recorded in Penobscot County Registry of Deeds in Volume 708, Page 106; thence northerly on said line of Broadway, thirty-eight and three-fourths (38 ¾) feet to a granite monument in the angle of said

line of Broadway; thence easterly at right angles one hundred (100) feet to an iron bolt; thence southerly parallel with said Broadway thirty-eight and three-fourths (38 ¾) feet to an iron bolt; thence westerly parallel with said southerly line of said premises one hundred (100) feet to the place of beginning.

A N A N
O F F I C I A L O F F I C I A L

Eighth Parcel: A certain lot or parcel of land together with the buildings thereon situate in Bangor, County of Penobscot, State of Maine, more particularly bounded and described as follows: Beginning at a point, which point is in and at the exact point of intersection of the southerly boundary line of that lot of land conveyed by Frank White, et als. to H. F. Tibbetts, by deed dated May 26, 1924, recorded in said Registry in Book 975, Page 32 (as said southerly boundary line is therein described) with the easterly boundary line of that lot of land conveyed by Eder E. Henderson to John White by deed dated June 2, 1901, recorded in said Registry in Book 708, Page 106 (as said easterly boundary line is therein described) reference to which two deeds is hereby made; from thence westerly in a straight line by and along the southerly boundary line of the lot conveyed by said Frank White, et als, to said H. F. Tibbetts in the first deed above referred to, to a point which point is at and in the exact northeast corner point of a certain lot of land conveyed by Matthew Moriarty, Jr., to Nealey E. Barrows, et al, by deed dated August 9, 1921, recorded in said Registry in Book 942, Page 60, (as said corner is described in said deed) reference to which deed is hereby made; from thence southerly in a straight line by and along the easterly boundary line of the lot described in said last mentioned deed (as said easterly boundary line is therein described) to a point, which point is in and at the exact southeast corner point of said lot of land described in said last mentioned deed (as said southeast corner is therein described) from thence easterly in a straight line parallel with the northerly boundary line of the land herein conveyed which is the first boundary line hereby described of the land hereby conveyed, to a point in the said easterly boundary line of said lot conveyed by Eder E. Henderson to John White, by said deed recorded in said Registry, Book 708, Page 106; thence from said point northerly in a straight line by and along said easterly boundary line of the said lot described in said last mentioned deed to the point of beginning.

Reference is made to Second Parcel, Third Parcel, Fourth Parcel, Fifth Parcel, Sixth Parcel, Seventh Parcel, Eighth Parcel and Ninth Parcel in deed from MediMaine Real Estate Company to MediMaine Real Estate Limited Partnership dated June 1, 1994, and recorded at the Penobscot County Registry of Deeds in Book 5638, Page 67.

NARRATIVE

Penquis C.A.P., Inc. proposes to construct a 41 unit (41 bedrooms) multi-story building, on a lot on the corner of Milford Street Extension, Map 046, Lot 032, zoned M&SD for the purpose of affordable housing. The 1.04± acre property, based on the recent boundary survey, is currently mostly field/lawn, with some shrubbery/wooded areas. The site is in an area of medium density residential, commercial, and institutional developments, and has frontage on Broadway, a major arterial in Bangor.

Public utilities will service the site. A new 8" ductile iron water line from Milford Street Extension will be extended to serve the site; sewer will be gravity fed from the site to a new sewer manhole to be constructed in Milford Street Extension. Electric will proceed overhead to a riser pole underground to the building. Natural gas can be provided to the building, if necessary, from an existing line located in Milford Place Extension. Gas is not proposed to be connected at this time. As mandated by Maine Housing, this project will be designed without fossil fuels – full electric.

Traffic is not anticipated to have a negative effect on the area. Mary Snow School is located at the end of Milford Street Extension, and as is true of most school locations, for a short period on school days it can be congested. The anticipated peak trips for the proposed multi-story, 41 unit, 41 bedroom Land Use Category – Affordable Housing – ITE Land Use Code 223 projects 0.46 peak hour trips per dwelling unit. Therefore, 19 peak trips ($41 \times 0.46 = 18.86$) are calculated for the project.

The entrance to the development is from Milford Street Extension, with maneuvering space for dumpster pick-up and large emergency vehicle turn around.

Twenty-one (21) parking spaces will serve the 41 units, (21) spaces are required. A total of (2) spaces are required to be Handicapped Accessible; (2) have been provided, both van accessible.

The project has a raised sidewalk along Milford Street Extension. Walkways are placed on site to allow for safe pedestrian traffic from the parking area. Pedestrian access has been added from Broadway via a set of stairs.

Electrical is available from Milford Street Extension or Broadway; exact location will be coordinated with Versant Power. A drop pole will be placed on the property and travel underground to a vault mounted transformer to serve the building. Lighting will be provided for safety and security purposes. The entrance will be lighted, as well as the parking area with pole mounted fixtures. Walkway areas near the building will be lighted building mounted wall pack fixtures. Lighting fixtures will be dark sky compliant/cutoff style and will avoid casting light onto neighboring properties. Lighting will be installed with dimming/timer controls for off hours/late night hours. These will be fitted with motion sensors for security purposes. Example of pole and building mounted fixtures are provided. Exact final selection may vary.

Sewer will be sent gravity to the public wastewater system that is to be extended along Milford Place Extension. Based on the occupancy of 41 single bedroom dwellings, we anticipate a water flow of about 3,690gpd (41 x 90gpd). The small kitchen proposed will serve 50± people and therefore add about 500gpd (includes food prep and cooking, hand dishwashing, commercial dishwasher, hand washing, & cleaning, etc.). A grease trap will be installed on all kitchen fixtures prior to discharge. Therefore, the total wastewater flow for the proposed project is estimated at 4,500gpd±.

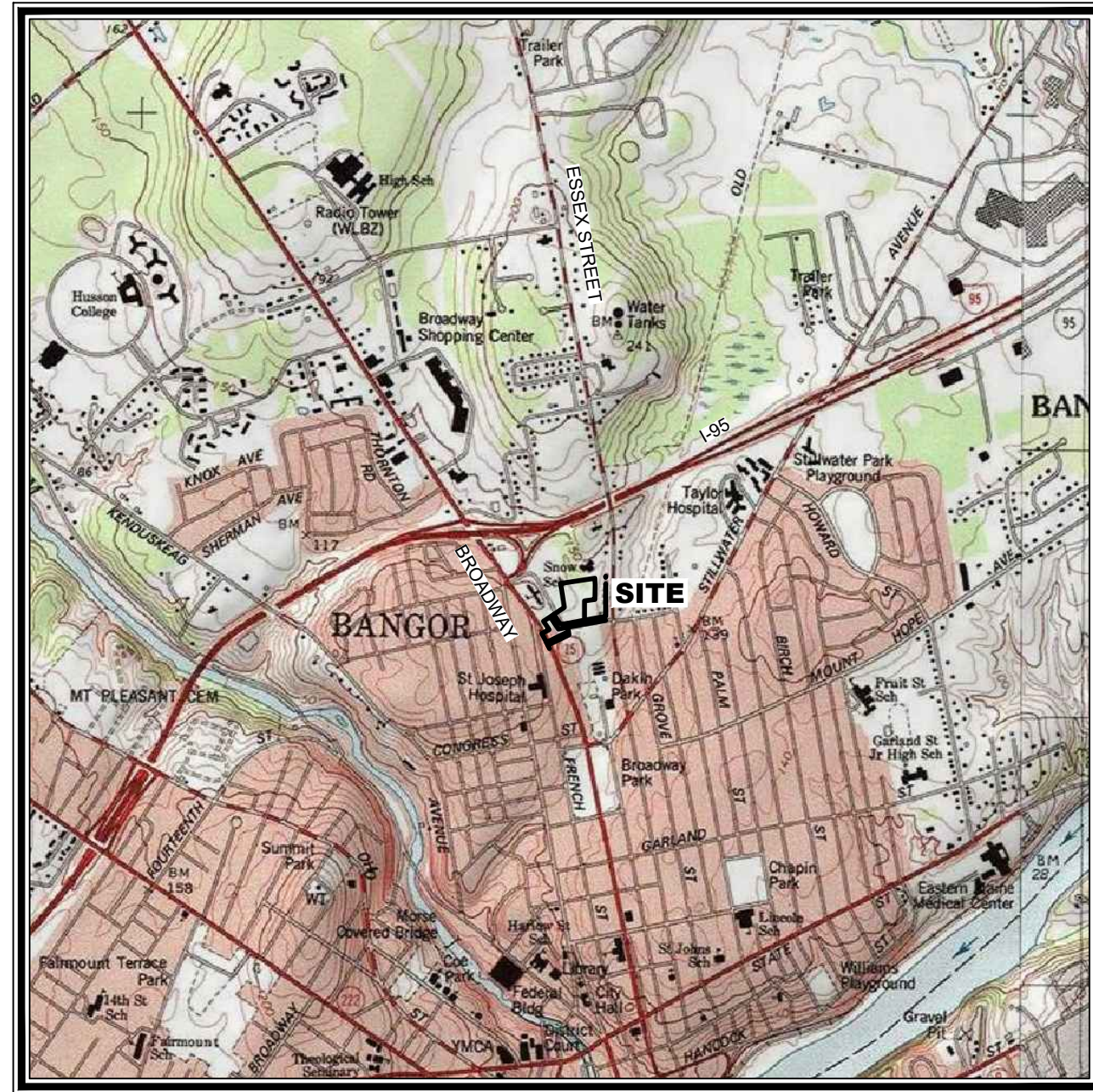
Water will be provided from an extension of the public water supply. An 8" D.I. line will be extended from the previous Milford Place project to supply both domestic water and fire flow to the building. A fire hydrant is proposed near the end of the line (this will allow for easy flushing). The end will be fitted with a gate valve such that the line could be extended further. The water main will be privately owned from the valve installed at the R.O.W. to the dead end. Bangor Water district will size the domestic water service. The domestic water demand is about 5,000gpd (about 10% higher than wastewater flows). The peak domestic flow is estimated at 150gpm. The fire demand for the building, based on past similar size buildings, is 500gpm±. All site water work will adhere to Bangor Water District Standards.

The project will handle stormwater with an underdrain soil filter. The project is not located in an urban impaired watershed and creates less and 1 acre of impervious area and does not require a Stormwater Law application. The project, however, is designed to capture and treat nearly 100% of runoff prior to discharge. Refer to Stormwater section for additional details/calculations. We do not expect a negative impact due to stormwater runoff.

Please refer to the attached drawings and support information.

LOCUS MAP

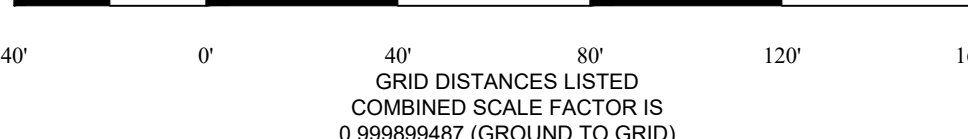
SCALE: 1" = 2000'



BASE IMAGE: USGS 7.5 MINUTE SERIES QUADRANGLE

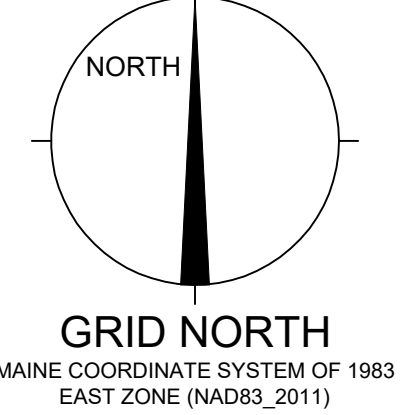


SCALE: 1" = 40'



GRID DISTANCES LISTED
COMBINED SCALE FACTOR IS
0.99989487 (GROUND TO GRID)

POINT OF BEGINNING OF LAND FROM EDER
E. HENDERSON TO JOHN WHITE, JULY 2,
1901 DESCRIBED IN A DEED RECORDED IN
THE PENOBSCOT COUNTY REGISTRY OF
DEEDS BOOK 706, PAGE 106



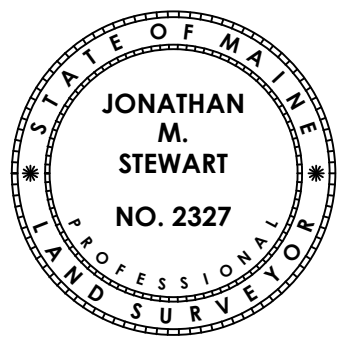
NOTES

- BOOK AND PAGE CITATIONS SHOWN HEREON REFER TO THE PENOBSCOT COUNTY REGISTRY OF DEEDS.
- COORDINATES AND NORTH ORIENTATION BASED ON MAINE COORDINATE SYSTEM OF 1983, EAST ZONE, NAD83_2011. COORDINATE VALUES SHOWN ARE IN U.S. SURVEY FEET ARE PROVIDED AS AN AID IN LOCATION. THE PHYSICAL LOCATION OF A COORDINATE LABELED POINT SUPERCEDES SAID COORDINATE VALUES.
- SUBJECT PREMISES (AREA MAPPED) IS A PORTION OF LOTS DESCRIBED IN THE FOLLOWING DEEDS:
 - BOOK 3343, PAGE 60
 - BOOK 13214, PAGE 338.
- MILFORD STREET EXTENSIONS IS A 50' WIDE ROAD DESCRIBED IN A CITY OF BANGOR COUNCIL ORDER RECORDED PENOBSCOT COUNTY REGISTRY OF DEEDS BOOK 2513, PAGE 259 WHICH INCLUDES ADDITIONAL GRADING RIGHTS (NOT SHOWN HEREON) ONTO ADJACENT LANDS DESCRIBED IN BOOK 2513, PAGE 259. SEE ALSO A RIGHT OF A FOOT PATH SHOWN ON CITY PLAN BOOK 3, PAGE 71 RECORDED IN THE CITY OF BANGOR ENGINEERING ARCHIVE.
- UNDERGROUND UTILITIES EXIST ON THE SUBJECT PREMISES. LOCATION OF VISIBLE GROUND FEATURES FOR WATER, SEWER, COMMUNICATIONS, DRAINAGE, ELECTRICAL, AND NATURAL GAS ARE SHOWN. CALL 1-888-DIG-SAFE PRIOR TO ANY DIGGING OR GRADING.
- VISIBLE FEATURES SHOWN HEREON WERE LOCATED ON THE GROUND BY PLISGA & DAY LAND SURVEYORS, DECEMBER 8, 2017.
- WETLANDS SHOWN HEREON WERE DELINEATED BY ALEITA BURMAN OF BURMAN, LAND & TREE OF ORRINGTON, MAINE IN 2015.

LEGEND

	PEM1E	Palustrine, Emergent, Persistent Wetland (lawn) with a Seasonally Saturated Water Regime.
	PSS1E	Palustrine, Scrub-Shrub, Broad-Leaved Deciduous Wetland with a Seasonally Saturated Water Regime.
	IRON ROD, FOUND	SIGN
	IRON PIPE, FOUND	WATER HYDRANT
	GRANITE/CONCRETE MONUMENT, FOUND	WATER SHUT-OFF
	LIGHT POLE/LAMP	BPP BLACK PLASTIC PIPE
	UTILITY POLE	CMP CORRUGATED METAL PIPE
	POLE ANCHOR	CONIFEROUS TREE
	MANHOLE	DECIDUOUS TREE
	SEWER MANHOLE	
	wooded	TREELINE
		OVERHEAD WIRES
		CURBING
		EDGE OF GRAVEL / PAVEMENT
		FENCE
		SANITARY SEWER
		DITCH
		ADJOINER
		EASEMENT
		HISTORIC LOT LINE
		BOUNDARY LINE

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.

JONATHAN M. STEWART, MAINE LICENSED PROFESSIONAL LAND SURVEYOR NO. 2327

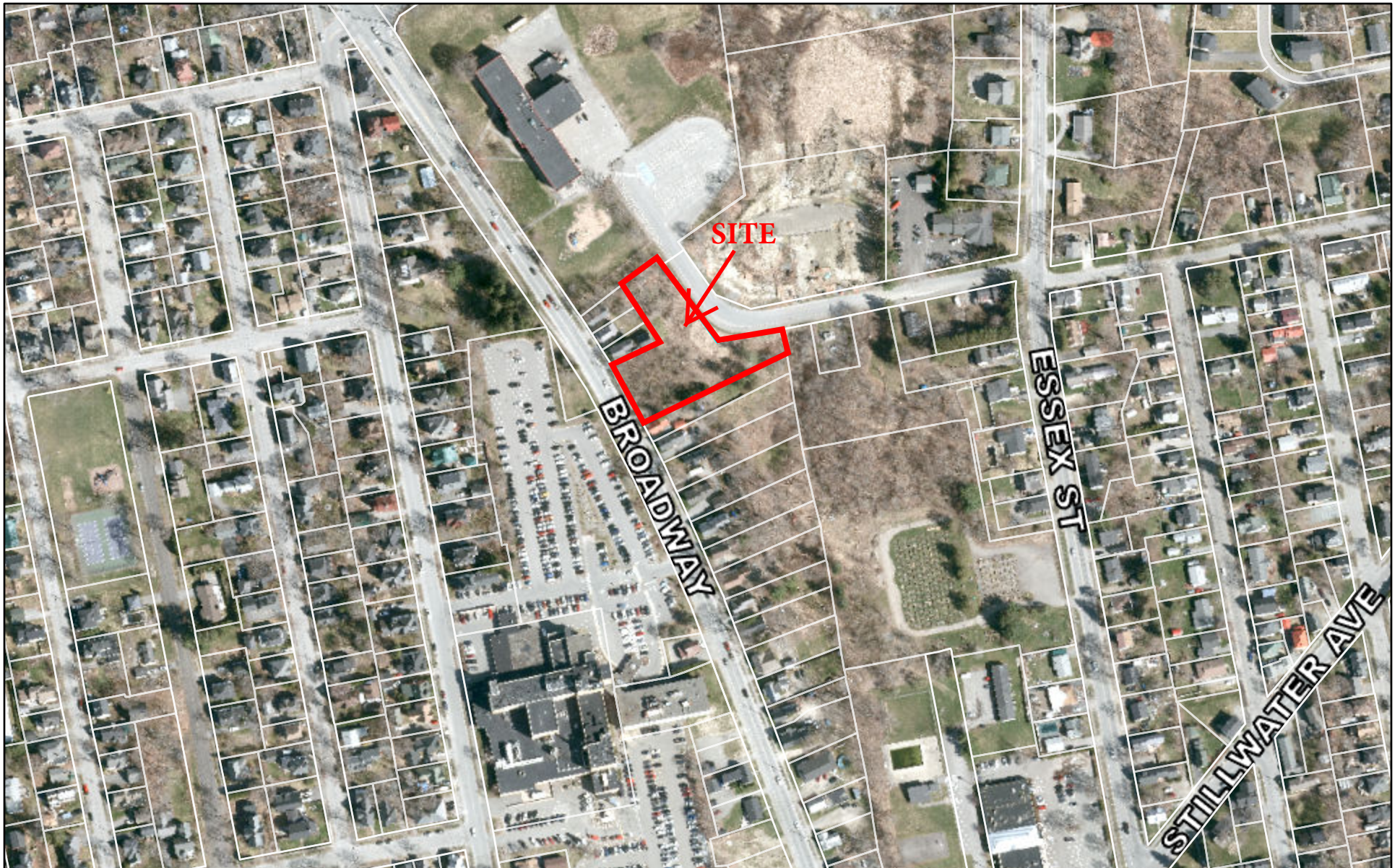
SHEET TITLE

EXISTING CONDITIONS SURVEY
SHOWING BOUNDARY AND TOPOGRAPHY OF
MILFORD LOTS
MILFORD STREET EXTENSION
BANGOR, MAINE
PENOBSCOT COUNTY REGISTRY OF DEEDS
BOOK 3326, PAGE 147 (PORTION)
BOOK 3343, PAGE 60 (PORTION)
BOOK 13214, PAGE 338
FOR
CARPENTER ASSOCIATES

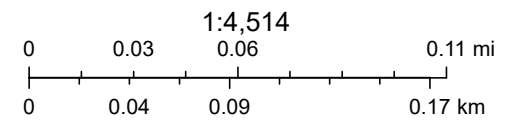
PLISGA & DAY
LAND SURVEYORS
72 MAIN STREET
BANGOR, ME 04401
(207) 947-0019
www.WeMapIt.com

DWG:	76016_2020.dwg	SHEET:	
DATE:	APRIL 6, 2020		1
SCALE:	1"=40'		OF 1

Penquis - M046 L032



2/11/2026, 9:58:28 AM



PROOF OF INTEREST

STATE OF MAINE

Penobscot COUNTY

March 10, 2021

Then personally appeared the above-named Edward David, in his capacity as the Treasurer of MediMaine Real Estate Company, the General Partner of MediMaine Real Estate Limited Partnership, and acknowledged the foregoing instrument to be his free act and deed in said capacity, and the free act and deed of both MediMaine Real Estate Company and MediMaine Real Estate Limited Partnership.

Before me,
OFFICIAL
COPY

Signature of Notary Public
Name: Paul R Brown, Esq.
Notary Public/Maine Attorney-at-Law

EXHIBIT A

Certain lots or parcels of land, together with any buildings or improvements thereon, situated in Bangor, County of Penobscot, State of Maine, bounded and described as follows:

OFFICIAL OFFICIAL
First Parcel: A certain lot or parcel of land, together with any buildings thereon, situated on the west side of Essex Street, bounded and described as follows: Beginning at the street in the south line of lot conveyed to John Brown by Joseph Kendrick by deed recorded in Penobscot County Registry of Deeds, Book 48, Page 388; thence running westerly in said line twenty-eight (28) rods and thirteen (13) links to the southwest corner of said lot; thence northerly by the west line of said lot thirty (30) rods to its northwest corner; thence easterly on its north line thirty-three (33) rods and fourteen (14) links more or less to the street; thence southerly by the street thirty (30) rods and twelve (12) links more or less to the place of beginning, containing five (5) acres and one hundred and thirty (130) rods EXCEPTING AND RESERVING, HOWEVER, the following three conveyances by the grantors in the Warranty Deed to Albert J. Cole, being namely Leroy R. Jellison and Abbie M. Jellison, to which reference is hereby made for further descriptions of said premises: (1) deed to Galen F. Veayo, dated September 28, 1951, recorded in the Penobscot County Registry of Deeds in Volume 1345, Page 254; (2) deed to Albert W. Veazie, dated September 28, 1951, recorded in said Registry, Volume 1345, Page 246; and (3) deed to Etta B. Small, dated July 21, 1952, recorded in said Registry, Volume 1370, Page 79.

ALSO EXCEPTING AND RESERVING, HOWEVER, the following parcel of land: Beginning at an iron bolt at the intersection of the northerly line of Milford Street Extension and the westerly line of Essex Street; thence northerly along the westerly line of Essex Street one hundred five and sixty-five one hundredths (105.65) feet to an iron bolt; thence westerly at right angles to said Essex Street one hundred thirty-four and eighteen one hundredths (134.18) feet to an iron bolt; thence northerly at right angles to the previously mentioned bound one hundred (100) feet to an iron bolt; thence westerly by an interior angle of 81° 49' one hundred twenty-eight (128) feet to an iron bolt; thence southerly by an interior angle of 98° 15' two hundred thirty-five and twenty-six one hundredths (235.26) feet to an iron bolt on the northerly side of said Milford Street Extension; thence easterly along the northerly line of Milford Street Extension two hundred sixty-five and fifty-three one hundredths (265.53) feet to the point of beginning.

There is excepted and reserved from the above-described parcel of land the Slope Easement acquired by the City of Bangor in its Layout of Alterations to Milford Street which is more particularly described in City Council Order 100AA passed by Bangor City Council on March 26, 1973, and recorded in Volume 2513, Pages 258 and 259-264 (at Page 262).

Second Parcel: A certain lot or parcel of land with the buildings thereon, situate in said Bangor, bounded and described as follows: Beginning at a point, which point is exactly at the juncture of the easterly and northerly boundary lines of a lot of land which was conveyed by Frank White, et als. to Matthew Moriarty, Jr., by deed dated December 21, 1920, and recorded in the Penobscot County Registry of Deeds, Book 933, Page 228 to which deed reference is hereby made (meaning a point at the juncture of said easterly and northerly boundary lines of said lot as

said boundary lines are described in said deed); thence from said point easterly in a straight line, which straight line is in an exactly straight extension or continuance of the said northerly boundary line of said lot conveyed in the above-mentioned deed to Moriarity, (as same is therein described), to a point which point is in and on the easterly boundary line of the land conveyed by Eder E. Henderson to John White, by deed dated July 2, 1901, and recorded in said Registry, Book 708, Page 106, to which deed reference is hereby made; thence northerly in a straight line to a point, which point is exactly at and in the juncture of the southerly and easterly boundary lines of a lot of land conveyed by Frank White, et als. to the City of Bangor, by deed dated March 31, 1923, and recorded in said Registry, Book 901, Page 437, to which deed reference is hereby made; thence westerly in a straight line by and along the southern boundary line of land described in the last mentioned deed, to a point at the exact northeast corner of a certain lot of land conveyed to Bert A. Whitney, by deed dated August 28, 1911, and recorded in said Registry, Book 826, Page 246, to which deed reference is hereby made; thence from said last mentioned point southerly to the point begun at.

There is excepted and reserved from the above-described parcel of land the land acquired by the City of Bangor in its Layout of Alterations to Milford Street and the Slope Easement acquired by the City of Bangor, both of which are more particularly described in City Council Order 100AA, passed by Bangor City Council on March 26, 1973, and recorded in Volume 2513, Pages 258 and 259-264 (at Page 263).

There is further excepted and reserved from the above-described First Parcel and Second Parcel the portions of each respective parcel which was acquired by City of Bangor in its Layout of Alterations to Milford Street as said land is described in the Line of Milford Street, as recorded in Volume 2513, Pages 258 and 259-264 (at Pages 261-263).

Third Parcel: A certain lot or parcel of land with the buildings thereon situate in said Bangor and bounded and described as follows: Beginning at an iron bolt in the easterly line of the Six Mile Falls Road, commonly called Broadway, one hundred thirty-one and one-half ($131\frac{1}{2}$) feet northerly of the southerly line of the premises conveyed by Eder E. Henderson to John White dated July 2, 1901, by deed recorded in the Penobscot County Registry of Deeds in Volume 708, Page 106; thence northerly on the line of said Broadway thirty-nine (39) feet to an iron bolt; thence easterly at right angles one hundred (100) feet to an iron bolt; thence southerly parallel with the said line of Broadway thirty-nine (39) feet to an iron bolt; thence westerly parallel with said southerly line of said premises one hundred (100) feet to the place of beginning.

Fourth Parcel: A certain lot or parcel of land with the buildings thereon situate in said Bangor located easterly of and adjacent to the third parcel above-described, bounded and described as follows: Beginning at the northeasterly corner of the third parcel described above (said third parcel being the former homestead lot of Leslie T. Bailey on Broadway); thence in a southerly direction parallel with said Broadway and on the rear line of said third parcel thirty-nine (39) feet to the southeasterly corner of said third parcel; thence in a generally easterly direction being a continuation of the southerly sideline of said third parcel two hundred and ten (210) feet, more or less, to the generally easterly sideline of a lot of land conveyed by Eder E. Henderson to John White by deed dated July 2, 1901, recorded in Penobscot Registry of Deeds,

Volume 708, Page 106, and later conveyed by said John White to Frank White and May White by deed dated April 5, 1915, recorded in said Registry, Volume 879, Page 91, both of said deeds being referred to; thence in a generally northerly direction on and by said easterly sideline of said lot of land so conveyed by Henderson to White thirty-nine (39) feet, more or less, to a point in said line where the same is intersected by the extension in a direct course of the generally northerly sideline of said third parcel; thence in a generally westerly direction on and by said extension of said northerly sideline two hundred and ten (210) feet, more or less, to the point begun at. Hereby conveying a strip of land in the rear of the former homestead lot of said Bailey measuring thirty-nine (39) feet in width and extending back, holding the same uniform width of thirty-nine (39) feet a distance of about two hundred and ten (210) feet to the easterly sideline of said lot of land so conveyed by Henderson to said John White. Said distance back of two hundred and ten (210) feet stated as "more or less" is by estimation solely; and said grantor are not bound by said estimated distance of two hundred and ten (210) feet, but they do convey only to the easterly sideline of said lot of land conveyed by said Henderson to said White wherever the same may be located.

EXCEPTING AND RESERVING herefrom a certain public right of way or footpath owned by the City of Bangor, fifty (50) feet in width at an angle across the northeasterly side of said premises, as more particularly set forth in City Plan Book No. 3, Page 71, Office of the City Engineer, in said Bangor, which Plan is hereby referred to.

Fifth Parcel: A certain lot or parcel of land, together with the buildings thereon, situate in said Bangor, bounded and described as follows: Beginning at an iron bolt on the easterly line of Six Mile Falls Road, commonly called Broadway, eighty-four and one-half (84 ½) feet northerly of the southerly line of the premises conveyed by Eder E. Henderson to John White, July 2, 1901, by deed recorded in Penobscot Registry of Deeds, Volume 708, Page 206; thence northerly on said line of Broadway forty-seven (47) feet to an iron bolt; thence easterly at right angles one hundred (100) feet to an iron bolt; thence southerly parallel with said Broadway forty-seven (47) feet to an iron bolt; thence westerly parallel with said southerly line of said premises one hundred (100) feet to the place of beginning.

Sixth Parcel: A certain lot or parcel of land together with the buildings thereon situate in Bangor, bounded and described as follows: Beginning at the northeasterly corner of the former homestead lot of Walter R. Jordan, on the Six Mile Falls Road, commonly called Broadway, extending southerly on a line parallel with Broadway forty-seven (47) feet to the southeasterly corner of said lot and extending easterly in a uniform width to the easterly line of the premises conveyed by Eder E. Henderson to John White, by deed dated June 2, 1901, and recorded in Penobscot County Registry of Deeds in Volume 708, Page 106.

Seventh Parcel: A certain lot or parcel of land together with the buildings thereon situate in Bangor, County of Penobscot, State of Maine, more particularly bounded and described as follows: Beginning at an iron bolt on the easterly line of the Six Mile Falls Road, commonly called Broadway, one hundred seventy and one-half (170 ½) feet northerly of the southerly line of the premises conveyed by Eder E. Henderson to John White July 2, 1901, by deed recorded in Penobscot County Registry of Deeds in Volume 708, Page 106; thence northerly on said line of Broadway, thirty-eight and three-fourths (38 ¾) feet to a granite monument in the angle of said

line of Broadway; thence easterly at right angles one hundred (100) feet to an iron bolt; thence southerly parallel with said Broadway thirty-eight and three-fourths (38 ¾) feet to an iron bolt; thence westerly parallel with said southerly line of said premises one hundred (100) feet to the place of beginning.

A N A N
O F F I C I A L O F F I C I A L

Eighth Parcel: A certain lot or parcel of land together with the buildings thereon situate in Bangor, County of Penobscot, State of Maine, more particularly bounded and described as follows: Beginning at a point, which point is in and at the exact point of intersection of the southerly boundary line of that lot of land conveyed by Frank White, et als. to H. F. Tibbetts, by deed dated May 26, 1924, recorded in said Registry in Book 975, Page 32 (as said southerly boundary line is therein described) with the easterly boundary line of that lot of land conveyed by Eder E. Henderson to John White by deed dated June 2, 1901, recorded in said Registry in Book 708, Page 106 (as said easterly boundary line is therein described) reference to which two deeds is hereby made; from thence westerly in a straight line by and along the southerly boundary line of the lot conveyed by said Frank White, et als, to said H. F. Tibbetts in the first deed above referred to, to a point which point is at and in the exact northeast corner point of a certain lot of land conveyed by Matthew Moriarty, Jr., to Nealey E. Barrows, et al, by deed dated August 9, 1921, recorded in said Registry in Book 942, Page 60, (as said corner is described in said deed) reference to which deed is hereby made; from thence southerly in a straight line by and along the easterly boundary line of the lot described in said last mentioned deed (as said easterly boundary line is therein described) to a point, which point is in and at the exact southeast corner point of said lot of land described in said last mentioned deed (as said southeast corner is therein described) from thence easterly in a straight line parallel with the northerly boundary line of the land herein conveyed which is the first boundary line hereby described of the land hereby conveyed, to a point in the said easterly boundary line of said lot conveyed by Eder E. Henderson to John White, by said deed recorded in said Registry, Book 708, Page 106; thence from said point northerly in a straight line by and along said easterly boundary line of the said lot described in said last mentioned deed to the point of beginning.

Reference is made to Second Parcel, Third Parcel, Fourth Parcel, Fifth Parcel, Sixth Parcel, Seventh Parcel, Eighth Parcel and Ninth Parcel in deed from MediMaine Real Estate Company to MediMaine Real Estate Limited Partnership dated June 1, 1994, and recorded at the Penobscot County Registry of Deeds in Book 5638, Page 67.

FINANCIAL ABILITY

Penquis CAP, Inc. is working on a 9% LITC pre-application. This project will be funded with funds awarded from Maine Housing.

TECHNICAL ABILITY

Penquis C.A.P., Inc. has successfully developed many housing projects throughout the Bangor area. The following local professionals, who have worked with Penquis on numerous projects, have been retained for development of this project:

Carpenter Associates
Consulting Engineers
687 Stillwater Avenue
Old Town, ME 04468

TAC Architectural Group
40 Summer Street, Suite 4
Bangor, ME 04401

Plisga & Day
72 Main Street
Bangor, ME 04401

Watershed Resource Consultants, LLC
PO Box 294
Brewer, ME 04412

STORMWATER NARRATIVE

It is proposed to develop approximately 1.04± acres of land located in Bangor (M046, Lot 032), on Milford Street Extension for the purpose of providing affordable housing. The 1.04± acre property is generally bounded by Milford Street Extension; Broadway to the west; Mary Snow School to the north; URD-1 residential properties; and a small easterly boundary shared by the City of Bangor. The property is currently undeveloped and vegetated with grass, shrubs and a few trees. Current runoff is directed to the southeast portion of the property, near the outlet of a large culvert crossing Milford Place Extension.

The proposed project creates approximately 21,181± (0.49± acres) of impervious area, leaving about 24,199sf ± grass, and the remaining returning to natural condition. Since this project is not located in the watershed of an urban impaired waterbody, no stormwater law permit is required, however the project proposes to collect and treat 100% impervious area (21,181sf±) and 24,199sf± grass area with an underdrained soil filter. The control volume needed is calculated as

$$CV_{\text{required}} = 21,181 \times \frac{1}{12} + 24,199 \times \frac{0.4}{12} = 2572\text{cf}$$

The actual CV proposed is 2,692cf

$$2,692\text{cf} > 2,572\text{cf} \checkmark\checkmark \text{ good}$$

The 5% + 2% check shows

$$(9,850 + 11,331) 0.05 + (24,199) 0.02 = 1,543\text{sf}$$

USF plan area is 2,347sf

$$2,347 > 1543 \checkmark\checkmark \text{ good}$$

The emergency spillway is set at ELEV 132.00 (1' depth max) and normally outlets via a 6" PVC rippapped outlet near the easterly boundary.

CARPENTER ASSOCIATES

CONSULTING ENGINEERS

687 STILLWATER AVENUE OLD TOWN MAINE 04468

Subject: PENQUIS BROADWAY HEIGHTS SITE PLAN Job No.: 2024038

Computation: IMPERVIOUS AREAS

Computed by: JE Checked by: RB Date: 06/08/2026

TOTAL AREA:

TOTAL = 45,380 SF.±

WETLAND AREA:

DISTURBED = 4,238 SF.±

AREA 1:

BUILDING = 9,850 SF.±
PAVEMENT = 11,331 SF.±
GRASS = 24,199 SF.±
TOTAL = 45,380 SF.±

USF-1:

ELEV 131.00 = 2,347 SF.±
ELEV 132.00 = 3,036 SF.±



CARPENTER ASSOCIATES

CONSULTING ENGINEERS

687 STILLWATER AVENUE OLD TOWN MAINE 04468

Subject Penguin's Broadway Heights Job No. 2024038
Computation Stormwater Calc's - revised
Computed by R.B. Checked by _____ Date 6/12/26

USF-1

Building = 9850 sf
Pavement = 11,331 sf
Grass = 24,199 sf
TOTAL = 45,380 sf = 1.04 acres

$$CV_{req'd} = (9850 + 11,331) \frac{1}{12} + (24,199) \frac{0.7}{12} = 2572 \text{ cf}$$

USF-1

<u>ELEV</u>	<u>Area (sf)</u>	
131.00	2347	} 2,692 cf
132.00	3,036	

$$2,692 > 2,572 \quad \checkmark \text{ good!}$$

5% + 2% Check

$$(9850 + 11,331) 0.05 + (24,199) 0.02$$
$$1059 + 484 = 1543$$

USF-1 plan area @ EL = 131.00 → 2347 sf

$$2347 > 1543 \quad \checkmark \text{ good!}$$

SEWER

Sewer will be sent gravity to the public wastewater system that is to be extended along Milford Place Extension. Based on the occupancy of 41 single bedroom dwellings, we anticipate a water flow of about 3,690gpd (41 x 90gpd). The small kitchen proposed will serve 50± people and therefore add about 500gpd (includes food prep and cooking, hand dishwashing, commercial dishwasher, hand washing, & cleaning, etc.). A grease trap will be installed on all kitchen fixtures prior to discharge. Therefore, the total wastewater flow for the proposed project is estimated at 4,500gpd±.

WATER

Water will be provided from an extension of the public water supply. An 8" D.I. line will be extended from the previous Milford Place project to supply both domestic water and fire flow to the building. A fire hydrant is proposed near the end of the line (this will allow for easy flushing). The end will be fitted with a gate valve such that the line could be extended further. The domestic water demand is about 5,000gpd (about 10% higher than wastewater flows). The peak domestic flow is estimated at 150gpm. The fire demand for the building, based on past similar size buildings, is 500gpm±.

ELECTRICAL

Electrical is available from Milford Street Extension or Broadway. A drop pole will be placed on the property and travel underground to a vault mounted transformer to serve the building. Lighting will be provided for safety and security purposes. The entrance will be lighted, as well as the parking area with pole mounted fixtures. Walkways areas near the building will be lighted building mounted wall pack fixtures. Lighting fixtures will be dark sky compliant/cutoff style and will avoid casting light into neighboring properties. Lighting will be installed with dimming/timer controls for off hours/late night hours. These will be fitted with motion sensors for security purposes. Example of pole and building mounted fixtures are provided. Exact final selection may vary.

CL1 LED

Cimarron LED Series

RECTANGULAR LUMINAIRES



FEATURES

- Stylish vertically finned die-cast solid top housing and lower heat sink optimize heat dissipation;
- Isolated electrical compartment with integral heat sinking for cooler operation and longer driver life
- Drivers have greater than 90% power factor and less than 20% THD
- Optional continuous dimming to 10% or dual circuitry available
- Automatic thermal self protection
- Surge protection standard
- 60,000 hours life (L90 @ 40°C)*
- Shipped with upswept or straight arm for uniform look and ease of installation
- -30 deg C to 40 deg C ambient operation
- Lektrocote TGIC polyester powder coat finish
- 3000K, 80 CRI; 4200K, 70 CRI; 5100K, 67 CRI
- New stainless steel bezel (Dec 2013)
- Choice of 3 high brightness LED configurations with individual acrylic lenses aimed to produce IES type II, III, IV and V distributions
 - Backlight control option reduces spill light behind pole by 85%, doesn't change fixture appearance or EPA
- Features exclusive wiHUBB technology
 - Wireless system for On/Off and 0-10VDC continuous dimming control to 10% light output
 - Programmable autonomous operation
- IP65
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
 - Increased lumen output with use of 1050mA driver (90L only)
- DesignLights Consortium qualified
- New turtle friendly Amber available

ORDERING INFORMATION



SERIES	NO. OF LEDs	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS
CL1 Cimarron LED	90L 90 High brightness LEDs 60L 60 High brightness LEDs 30L 30 High brightness LEDs	U ³ Universal 120V-277V, 50/60 Hz 1 ⁷ 120V 2 ⁷ 208V 3 ⁷ 240V 4 ⁷ 277V 5 480V, 60 Hz F 347V, 60 Hz E ⁴ 220V, 50 Hz	3K 3000K, 80CRI 4K 4200K, 70CRI 5K 5100K, 67CRI AM ¹⁰ Amber (590 nm available for "Turtle Friendly" applications (consult factory))	Leave blank for 700mA (standard) 035 350mA Amber CCT only 105 1050mA (use with 90L only for higher lumen output)	BC ⁶ Backlight control BL ^{1,2,5} Bi-level control CD ² Continuous dimming WB Wall bracket RPA ³ 3" Round pole adapter RPA ⁴ 4" Round pole adapter RPA ⁵ 5" Round pole adapter RPA ⁶ 6" Round pole adapter F(X) ^{3,4} Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, 6-347V) SSB ⁹ Stainless steel LED bezel VG Vandal guard PR(X) ⁵ NEMA Photo cell receptacle (replace X with voltage: U=120-277, 5=480, 6=347) WIH ^{2,5,7} In-fixture wireless control module (120, 277, 347 & 480V)

MOUNTING

A	Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)
AD	Decorative arm mount const. (6" decorative upswept arm incl. & acceptable for 90° configurations)
MAF	Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm

- Notes: 1 For BL option 90L and 60L; N/A 347V & 480V
 2 BL, CD and or WIH cannot be combined
 3 Fuse option not available with universal voltage
 4 Select F3 fusing option for 220V
 5 Photocell receptacle not available with BL or WIH options
 6 Recommended for Type II, III or Type IV distributions only
 7 Replace XX with color designation (see below)
 8 Direct pole mount only, not compatible with tenon adapters
 9 Bezel changed to stainless steel as standard Dec. 1 2013
 10 Available in 350mA drive current only, Type IV, 5m only

DISTRIBUTION

2	Type II
3	Type III
4	Type IV
5S	Type V Short
5M	Type V Medium
5W	Type V Wide

COLOR

DB	Dark Bronze
BL	Black
WH	White
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CC	Custom Color

MOTION CONTROL OPTIONS

SCO	No light output when no motion detected / On/Off control
SCP	Programmable motion control, factory default is 50%

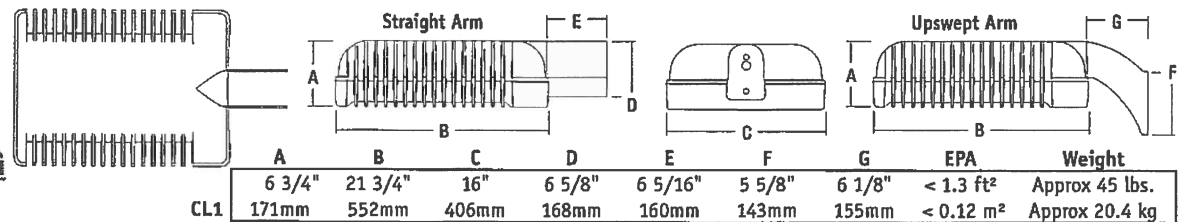
ENERGY DATA

Power Factor	>.9
Total Harmonic Distortion	<20%

ACCESSORIES SEE PAGE: 157
 *Projected per IESNA TM-21-11

NOTE: All poles to be drilled with #2 pattern

DIMENSIONS















CL1 LED

Cimarron LED Series

RECTANGULAR LUMINAIRES

PERFORMANCE INFORMATION

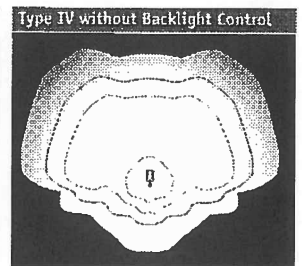
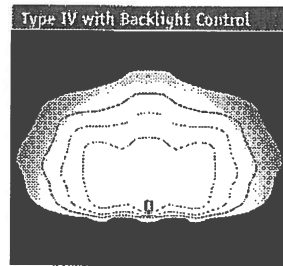
Series Number	Equivalency		Delivered Lumens						System Watts		Lumens Per Watt	CCT	Drivers/Current
	MH	HPS	Type 2	Type 3	Type 4	Type 5M	Type 5S	Type 5W	120V-277V	347V-480V			
 CL1-30L-3K	175w	150w	4,606	4,668	4,686	4,858	4,902	4,601	70	87	70	3000K	2@700mA
 CL1-60L-3K	250w	150w	9,013	9,175	9,216	9,409	9,461	8,844	140	157	68	3000K	4@700mA
 CL1-90L-3K	320w	200w	13,360	13,601	13,575	13,923	14,004	13,902	210	227	66	3000K	6@700mA
 CL1-90L-3K-10S	400w	250w	17,645	17,612	17,469	17,950	18,271	17,330	336	363	54	3000K	6@1050mA
 CL1-30L-4K	250w	250w	6,089	6,109	6,104	6,417	6,439	6,046	70	87	92	4200K	2@700mA
 CL1-60L-4K	320w	400w	11,583	11,468	12,036	12,038	12,581	11,807	140	157	95	4200K	4@700mA
 CL1-90L-4K	400w	400w	17,143	16,973	17,648	18,521	20,220	17,394	210	227	98	4200K	6@700mA
 CL1-90L-4K-10S	750w	750w	23,896	23,912	24,199	24,583	25,357	23,128	336	363	80	4200K	6@1050mA
 CL1-30L-5K	250w	250w	6,384	6,164	6,641	7,108	6,999	6,619	70	87	101	5100K	2@700mA
 CL1-60L-5K	320w	400w	13,300	12,842	13,125	13,185	13,675	12,954	140	157	95	5100K	4@700mA
 CL1-90L-5K	400w	400w	19,684	19,006	19,202	20,592	19,610	18,973	210	227	98	5100K	6@700mA
 CL1-90L-5K-10S	750w	750w	26,974	25,351	26,548	25,793	27,445	25,195	336	363	80	5100K	6@1050mA

ECL1PSE

Backlight Control

For those LED projects that require minimal light behind the pole, Spaulding Lighting has a solution – ECL1PSE Backlight Control. This unique system, designed specifically for LED lighting, will virtually eliminate the light spill behind the pole and is available on Cimarron LED CL1 and CL1S models. (See CL1 and CL1S page(s) for ordering information)

- Reduce light 85% behind the pole – industry leading performance
- No change to fixture appearance or EPA
- Achieves impressive Backlight-Uplight-Glare (BUG) rating
- Neighbor-friendly lighting
- 2012 IES Progress Report Award winner



ORDERING INFORMATION – SEE CIMMARRON CL1 AND CL1S ORDERING OPTIONS



OPTIONS

BC. Backlight control

Laredo LMC

Medium-Size Wallpack

Laredo 30 LED medium size wallpack offers both wide spacing and excellent uniformity. The 30 LED unit is available in lumen packages ideal for mounting heights from 12 to 18 feet; providing spacings of up to five times the mounting height. The 30 LED unit is available in a Type II, III or forward throw Type IV beam.

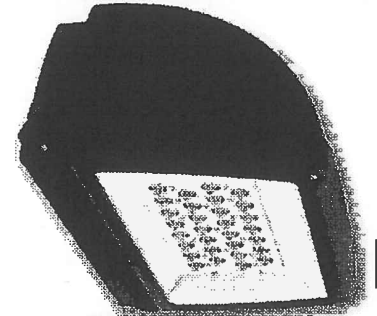
The fixture is constructed of durable die-cast aluminum housing and door. The Laredo features a quick-mount adapter that allows installation without ever opening the fixture. Save on installation time, fixture maintenance and energy!

LMC-30LU Egress Wallpack:

Designed to meet strict 1fc minimum requirements. At 12ft mounting height 1fc covers 16x16ft area, well beyond the 10x10ft standard. 43.5w - 350mA drives 30LEDs at 2700 lumens at full power/ 2046 average lumens in battery mode. Outer clear impact resistant glass lens protects LED lenses. No uplight, external test button quick mount, wet location listed.

APPLICATIONS

Zero uplight, IDA compliant perimeter lighting. Listed to UL1598 for use in wet locations when mounted aimed down.



ORDERING INFORMATION - STANDARD CONFIGURATIONS

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	BES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Medium Cut-off	30LU 30 LEDs, Universal voltage 120-277V 30LF 30 LEDs, 347V	3K 3000K nominal, 80 CRI 4K 4200K nominal, 70 CRI 5K 5100K nominal, 67 CRI	2 Type II 3 Type III 4 Type IV (Forward throw)	BLANK Std. is 700mA 035 350mA	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC(X) ¹ Photocontrol WIH In fixture wireless control module

1 PC(X) Replace X with 1-120V, 2-208V, 3-240V, 4-277V

PERFORMANCE INFORMATION

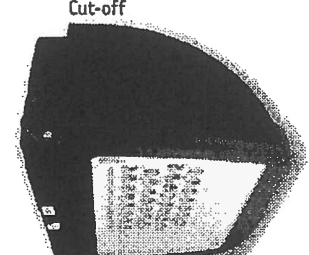
Series Number	Efficiency			Delivered Lumens	System Watts	Lumens Per Watt	Mounting Height	CCT	Voltage	Drivers/Current
	MH	HPS	lm							
LMC-30L	250w	250w	2x42w+	6,023	71.7	84	15-18 ft.	5100K	120-277V	2@700mA
LMC-30L-035	150w+	150w+	2x42w+	3,448	35.4	97.4	12-15 ft.	5100K	120-277V	1@350mA

ACCESSORIES/REPLACEMENT PARTS - Order Separately

Catalog Number	Description
LMC-SPC	Polycarbonate shield
PBT-1	120V button photocontrol
PBT-234	208/240/277V button photocontrol
93044764	40w, 700mA, 120-277V, 0-10V dimming driver
93022563	10 KVA surge protector

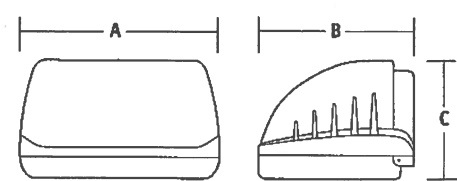
ORDERING INFORMATION - EGRESS LAREDO LMC

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	BES DISTRIBUTION	DRIVE CURRENT	FINISH	OPTIONS
LMC Laredo Medium Cut-off	30LU 30 LEDs, 43w, Universal voltage 120-277V	3K 3000K nominal 4K 4200K nominal 5K 5100K nominal	3 Type III	035 350mA	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	BBU277 ² Intergral battery for 120-277V, rated for -20° C ambient BOC277 ² Intergral battery for 120-277V, rated for 0° C ambient PC(X) ¹ Photocontrol



LMC-30LU BBU/BOC

2 2,046 lumens at 10w for 5K CCT in battery mode



A	B	C
16"	12.125"	9.0"
406 mm	308 mm	229 mm

SETBACKS

The M & SD zone has limited setbacks; 10' for front, and 5' for side and rear yards. This zone allows a building height of 60' for this property as it has frontage on a major arterial street (Broadway). Refer to attached sketch for building envelope check.

This zone has limited requirements for buffers. Additional plantings will be provided once the project moves to design. A few trees will be planted at the front of the parcel and between neighboring properties. Refer to plan for proposed plantings. Exact species to be determine during design.

CITY OF BANGOR SCHEDULE A - URBAN UNDEVELOPED AREA		
ZONE - M &SD	REQUIRED	PROPOSED
MAX HEIGHT (feet)*	60'	44'±
MIN LOT AREA (sf)	5,000sf 1st two units + 250sf each additional unit	1.04 acres 45,380±sf
MAX LOT COVERAGE	50%	22%±
MIN LOT WIDTH (feet)	50'	124'±
MIN FRONT YARD	10'	15'±
MIN SIDE YARD	5'	31'+
MIN REAR YARD	5'	N/A
MAX IMPERVIOUS SURFACE RATIO	0.85	0.46±
*Property has frontage on major arterial Street (Broadway)		

TRAFFIC

Traffic is not anticipated to have a negative effect on the area. Mary Snow School is located at the end of Milford Street Extension, and as is true of most school locations, for a short period on school days it can be congested. The anticipated peak trips for the proposed multi-story, 41 unit, 41 bedroom Land Use Category – Affordable Housing – ITE Land Use Code 223 projects 0.46 peak hour trips per dwelling unit. Therefore, 19 peak trips ($41 \times 0.46 = 18.86$) are calculated for the project.



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Pre-application Meeting Date: 02.11.2026

Date submitted: 5.21.2026

Date Reviewed: 5.28.2026

Initials: MRA

Project: Broadway Height

Project Location: Milford St Ext (Map-Lot 046-032)

Applicant: Penquis CAP

Applicant Representative: Randy Bragg – Carpenter Associates

Phone Number or Email: 207-827-8001 – info@carpenterassoc.com

Project Zoning District: Multifamily and Service District (M&SD)

Allowed Use: One-family, two-family and multifamily detached dwellings

Yes	No	Not applicable / Other	Site Plan Element
X			Scale
X			North Arrow
X			Building/Lot dimensions
X			Building locations/uses
X			Parking/access/loading locations
		X	Signage
X			Lighting
		See Comments	Screening and Buffer
X			Erosion and sedimentation
			Stormwater
			Manholes/catch basins
X			Sewer



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
			Water
			Fire Hydrants / fire pond
	X		Electric/Communication
X			Curbs and gutters
X			Paved/un-vegetated/vegetated areas
X			Trash
		X	Outdoor display/storage
X			Existing trees
X			Deed or other instrument allowing pursuit of permits
X			Topo
X			Adjacent buildings and features
		X	Traffic
X			Location sketch
			Post Construction Stormwater Maintenance Plan
			Fire Comments
		X	Shoreland delineation/zoning compliance
	X		Floodplain location
		X	Effects on scenic, etc
X			Table showing compliance with dimensional Requirements
		See Comments	Table showing compliance with Parking Requirements
		X	Additional Conditional Use General Requirements Traffic Study Support Letter for paragraph (4)
		X	Additional Conditional Use Specific Requirements for Use or District



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

X			Additional Subdivision Requirements Lot lines Existing street connections Open space reservation Abutters Onsite wastewater Easements Soils Wetlands
		X	Additional Solar applications Height Yard Buffers Glare Decommissioning plan Utility Connections Confirmation of use

Staff Comments

Please add a note to the site plan that native species are encouraged and no invasive species will be used.

Will existing trees identified on the site be able to be preserved at all? They can count towards buffer requirements where applicable.

Please note on the plan the number of required parking spaces (proposed number is shown, but not the required amount).

Please add a signature block for the Planning Board to sign.

Please provide documentation to demonstrate technical and financial capacity



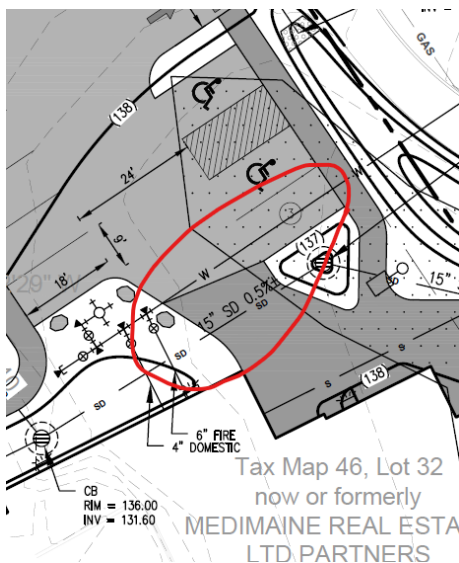
CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

At the pre-app meeting, a parking agreement was discussed. Are there still plans to do this?

For some of the bolts/monuments found, on the subdivision plan, there needs to be leader lines between the label and the bolt/monument to more clearly indicate where these are.



Is this area meant to allow cars in or is it meant to be pedestrian only? If pedestrian-only, there should be bollards here to prevent people from driving in. Also, the aisle width does not appear to be 24' where the last parking space is. The maneuvering area here also does not appear to provide an area for a vehicle to back and turn around.

The narrative says this is a 1.3-acre lot, but the dimension table on the site plan says 1.04 acres.

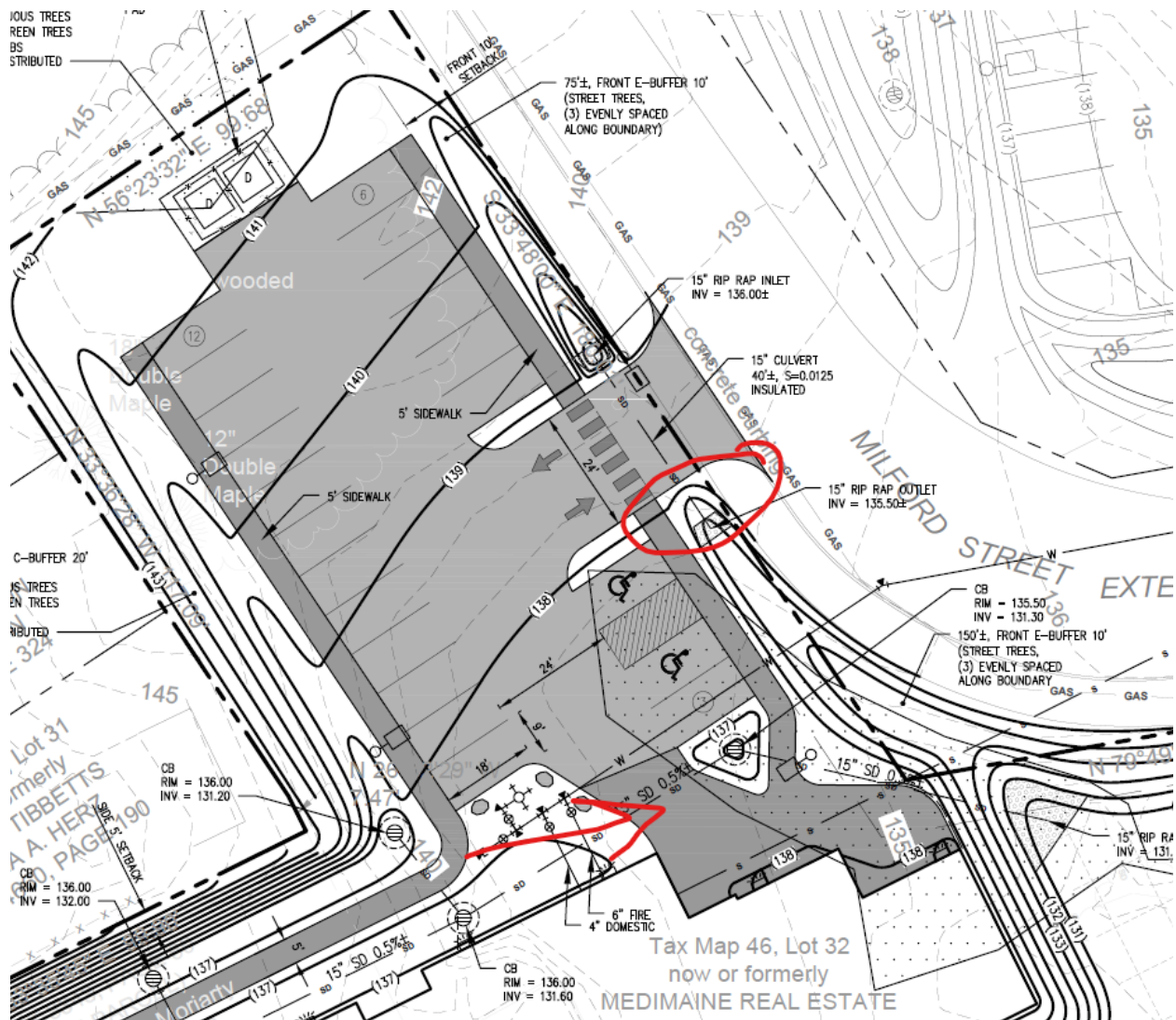


CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

There should be a sidewalk connection from this parcel to the sidewalk along the street.
Also, can you connect the sidewalk on the west side to the sidewalk on the east side of the parking lot? The onsite pedestrian access seems incomplete, or non-continuous.



Please add the number of units to the LDP application and the site plan.



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

For the required lot size, please just put the calculated required lot size; also, it needs to use the updated formula, which is 5,000sqft for the first 4 units and 250sqft for each additional.

It seems like there's a common kitchen? Does there need to be a loading area for food/etc?

Are there not individual cooking facilities in each room? If not, this use may fall under congregate housing or co-living dormitory, which are conditional uses in this zone. If it is one of these uses, there is a lower parking space requirement - 1 space per 3 rooms.

Please add disturbed area to the LDP application

Please add to the notes on the subdivision plan the square footage of wetland disturbed.

Please note that a Maine General Construction Permit is required for this project.

The abutter info seems to be outdated. Up to date abutter information can be found on the parcel viewer:

https://experience.arcgis.com/experience/174c9cb9d4644d67883101b8743b94a9#data_s=id%3AdataSource_2-4a9f4682b6d542d38c5cf46dc0b1638a%3A6063

BWD Comments:

Provide an 8" gate valve near the right of way; water mains, services, valves and hydrants will be considered as privately owned, from this point.

Hydrant shall be located within 5 feet of the dead end.

Please fill out the attached fixture count and new construction forms; Bangor Water District will size the domestic service line.



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Confirm fire service size once design has been completed and approved by the Fire Marshall.

Existing water main which this project is shown connecting is a 12" DI not an 8", reducing will be required. Please note that the existing 12" MJ cap shall be removed to allow connection.

Existing 12" DI water main is still currently inactive, awaiting pressure testing, chlorination and passing bacteria sampling. Assumption is that this will be addressed prior to the start of this project, but worth noting.

Please update note 14 on sheets C1 and C2. "ALL WATER UTILITY WORK MUST BE COORDINATED WITH AND MEET BANGOR WATER DISTRICT STANDARDS."

Please update the water narrative to reflect that the water main will be privately owned from valve installed at the right of way to the dead end. Please also note that Bangor Water District will size the domestic water service.

Engineering Comments:

Show the size of the proposed sewer pipes.

Show the existing sewer in Milford Street Extension to which you plan to connect. It is currently beyond the limits of the plans.

Can the sewer main and manhole be extended to the corner of Milford Street Extension? This would lengthen the sewer main, but shorten the sewer service.

Is the sewer main intended to be taken over and maintained by the City in Milford Street Extension after construction?



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Provide a grease trap sized appropriately for the use. Outside grease traps are preferred. Code Enforcement can help with this.

We would like to see pedestrian access to Broadway, but recognize that the grades make this difficult. Please explore the possibility of stairs or pathways to Broadway for pedestrians.

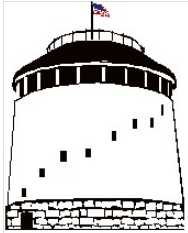
***Please do not submit hard copies until we have notified you that the plans are good to go for a Planning Board agenda.**

Possible Planning Board agenda:

Deadline to advertise:

Deadline to post to abutters:

Deadline for edits or amendments:



BANGOR WATER DISTRICT

P.O. BOX 1129 · BANGOR, ME 04402-1129
 TEL: (207) 947-4516 · FAX: (207) 947-5707
 www.bangorwater.org

Information for Meter Sizing and Cross-Connection Control

Service Address _____

Customer: _____ Phone: _____

Contractor/plumber: _____ Phone: _____

Each unit receiving service will be individually metered. A variance for a master meter in a multi-unit building may be allowed if the units share central hot water (heating or domestic use); however the water bill will be calculated based on the number of units plus consumption, i.e. a three-unit building with a master meter will be charged for three minimum water bills plus consumption over the minimum.

Variations to the meter policy for any other reason requires written application and approval by the Board of Trustees.

Accounts in a multi-unit building remain the responsibility of one entity unless there is a separate outside shut-off for each unit, or the meters are clustered in one location to which the District has unrestricted access. Failure to maintain access can result in denial of service.

Total number of units in building: _____

Type of use: Commercial Industrial Governmental
 Residential Fire protection _____

Describe use: _____

Predominately flushometers: Y N Used by public: Y N

#	FIXTURE	#	FIXTURE	#	OTHER FIXTURES
	Bathtubs/showerheads		Utility sinks		
	Toilet – tank		Laundry tub/sink		
	Toilet- flushometer		Bar sinks		
	Urinal – flushometer		Dishwashers		
	Urinal – tank		Lavatory sinks		
	Urinal – pedestal		Clothes washers		
	Drinking fountains		Soda fountains		
	Cuspidors		Ice maker no refrigeration		
	Kitchen sinks		Hose connections		

Complete and sign reverse side

Additional Notes or Comments (i.e. continues flow needs or other water-use items):

Please check all that apply to this facility:

Chemical use/injection	Swimming pool/hot tub
Recycled water connection	Well
Sewer septic tank	Sewage treatment/pumping
Booster pump/pressure tank	Medical /dental/lab facilities
Irrigation system	Commercial laundry/dry cleaning
Solar panels	Plating facilities
Steam generation	Cooling system
Industrial processing	Car wash
Sand/gravel processing	Fire protection
Food prep/dishwashing	Photo development/printing

Addition notes or comments (i.e. other connections or processes related to cross-connection classification):

I certify that the information provided above is true and accurate.

Signature: _____

Print name: _____ Date: _____

<u>BWD USE</u>	
Calculated fixture units:	_____
Estimated peak flow demand:	_____
Required meter size: _____	Required backflow device: _____
Completed by: _____	Date: _____

NEW CONSTRUCTION INFORMATION SHEET

Block A: Information

Owner

Date _____ Owner _____ Email _____

Owner's Mailing Address _____

Owner's Phone _____ Contact Name _____

Project

Project Description _____

Project Location (Street Address) _____

Map _____ Lot _____

Engineer _____ Contact Name _____

Engineer Phone _____ Email _____

Contractor _____ Contact Name _____

Contractor Phone _____ Email _____

Block B1: Residential

Single Family _____ Rental _____ Apartment _____ Condo _____ Duplex _____ Other _____

Will there be a Pressure Tank/Booster Pump installed? _____ Single source of heat & hot water? _____

Will there be a Sprinkler System? _____ Irrigation? _____ Life Safety? _____

Block B2: Commercial/Industrial

Business Name _____

Development Type _____ Number of Buildings _____

Peak Domestic Demand (gpm) _____ Average Daily Demand (gpd) _____

Peak Fire Flow/Sprinkler Demand (gpm) _____ Minimum Pressure Required _____

Will there be a Pressure Tank/Booster Pump installed? _____ Fire Hydrant? _____

Single source of heat & hot water for multi-units? _____ Plans for Future Additions to Water Line _____

Block C: BWD Use Only

Project Number _____

Basic Data

Closest Hydrant _____ Static Pressure (psi) _____ Size Of Existing Main _____ Type: _____

Main Extension _____ Private/Public _____ Hydrant Ownership _____

Estimated Fees

Inspection _____ Jobbing _____ Fire Protection _____

Inspection Complete

NOTE: A fee will be assessed upon completion of each Application for Service.

I have received a copy of the Terms and Conditions of Service. I authorize the Bangor Water District to enter the premises and access the property to inspect the main/service installation, normal maintenance and reading of the water meter, evaluate, require and test backflow prevention devices, and evaluate potential usage. I further understand the estimated cost is to be paid in advance and any adjustments will be made upon completion of the work.

Owner/Applicant _____ Date _____



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Pre-application Meeting Date: 02.11.2026

Date submitted: 5.21.2026

Date Reviewed: 5.28.2026

Initials: MRA

Project: Broadway Height

Project Location: Milford St Ext (Map-Lot 046-032)

Applicant: Penquis CAP

Applicant Representative: Randy Bragg – Carpenter Associates

Phone Number or Email: 207-827-8001 – info@carpenterassoc.com

Project Zoning District: Multifamily and Service District (M&SD)

Allowed Use: One-family, two-family and multifamily detached dwellings

Yes	No	Not applicable / Other	Site Plan Element
X			Scale
X			North Arrow
X			Building/Lot dimensions
X			Building locations/uses
X			Parking/access/loading locations
		X	Signage
X			Lighting
		See Comments	Screening and Buffer
X			Erosion and sedimentation
			Stormwater
			Manholes/catch basins
X			Sewer



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Yes	No	Not applicable / Other	Site Plan Element
			Water
			Fire Hydrants / fire pond
	X		Electric/Communication
X			Curbs and gutters
X			Paved/un-vegetated/vegetated areas
X			Trash
		X	Outdoor display/storage
X			Existing trees
X			Deed or other instrument allowing pursuit of permits
X			Topo
X			Adjacent buildings and features
		X	Traffic
X			Location sketch
			Post Construction Stormwater Maintenance Plan
			Fire Comments
		X	Shoreland delineation/zoning compliance
	X		Floodplain location
		X	Effects on scenic, etc
X			Table showing compliance with dimensional Requirements
		See Comments	Table showing compliance with Parking Requirements
		X	Additional Conditional Use General Requirements Traffic Study Support Letter for paragraph (4)
		X	Additional Conditional Use Specific Requirements for Use or District



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

X			Additional Subdivision Requirements Lot lines Existing street connections Open space reservation Abutters Onsite wastewater Easements Soils Wetlands
		X	Additional Solar applications Height Yard Buffers Glare Decommissioning plan Utility Connections Confirmation of use

Staff Comments

Please add a note to the site plan that native species are encouraged and no invasive species will be used. **Note added to General Notes on plan.**

Will existing trees identified on the site be able to be preserved at all? They can count towards buffer requirements where applicable. **At this time there is very little area that will not be disturbed. Any vegetation preserved is counted on to meet the buffer requirements.**

Please note on the plan the number of required parking spaces (proposed number is shown, but not the required amount). **Note added to plan.**



CITY OF BANGOR

Planning Division

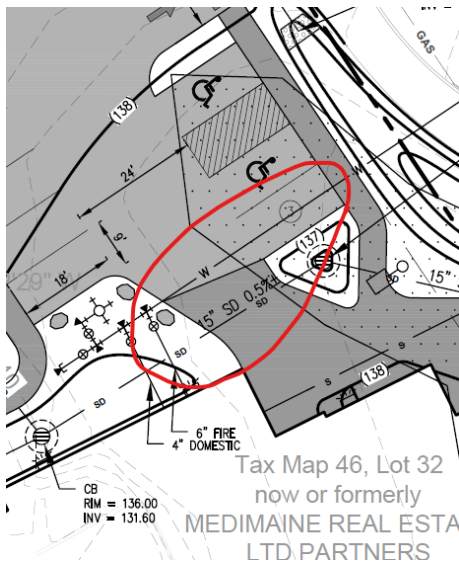
Checklist for Land Development Applications

Please add a signature block for the Planning Board to sign. **Added.**

Please provide documentation to demonstrate technical and financial capacity. **Added to application package.**

At the pre-app meeting, a parking agreement was discussed. Are there still plans to do this? **No, not at this time.**

For some of the bolts/monuments found, on the subdivision plan, there needs to be leader lines between the label and the bolt/monument to more clearly indicate where these are. **Refer to survey plan.**



Is this area meant to allow cars in or is it meant to be pedestrian only? If pedestrian-only, there should be bollards here to prevent people from driving in. Also, the aisle width does not appear to be 24' where the last parking space is. The maneuvering area here also does not appear to provide an area for a vehicle to back and turn around. **Refer to revised plan. Bollards added, as well as pavement markings to deter vehicles other than deliveries.**



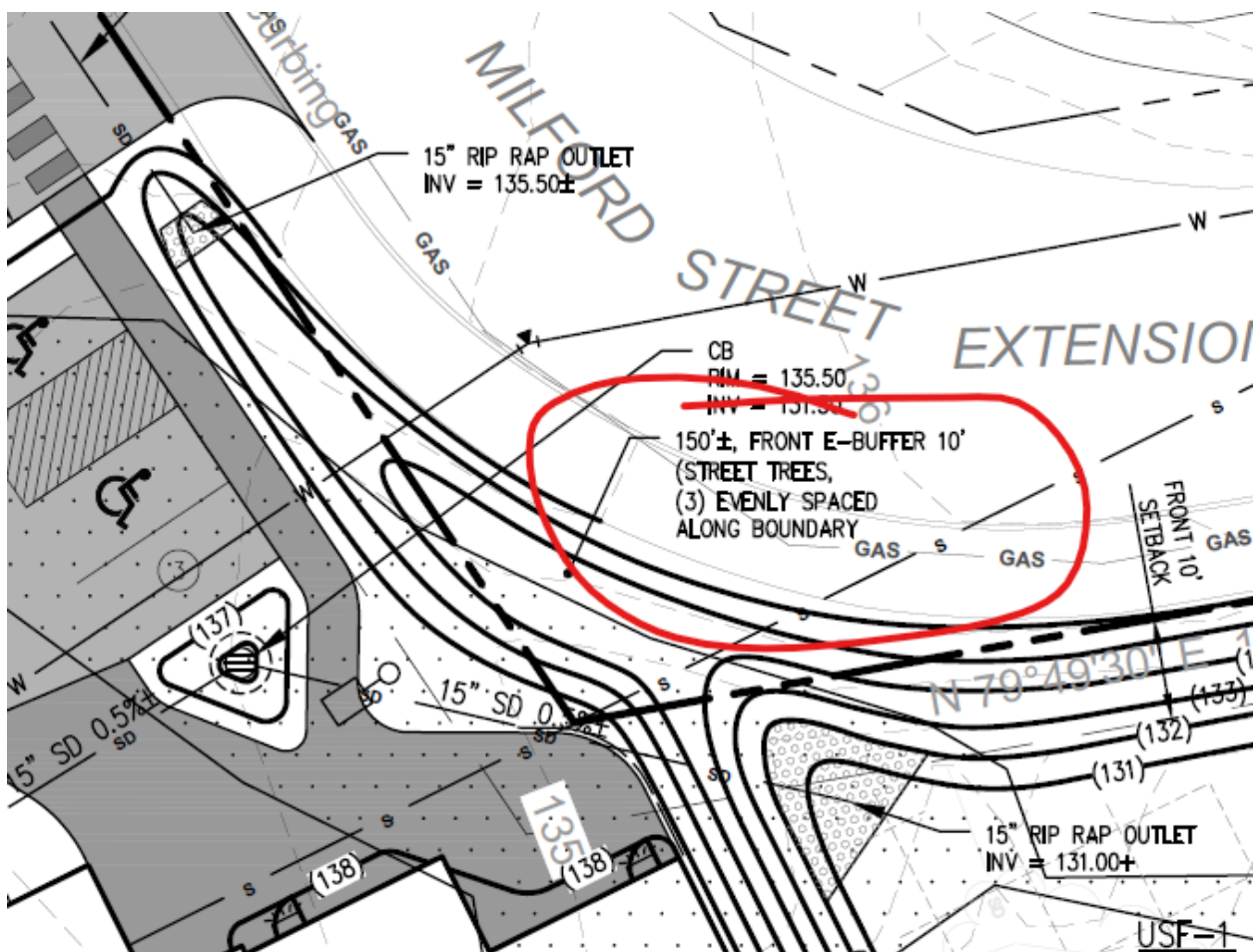
CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

The narrative says this is a 1.3-acre lot, but the dimension table on the site plan says 1.04 acres. **Survey has been provided. Parcel viewer to be updated.**

This label is indicating the trees will be planted in the City's right-of-way, but they would need to be located inside the property line. Also, if the buffer length is 150', 6 trees would be needed, not 3. Also, per Engineering's comments, the trees are proposed to be located in a ditch, which is not a good location. The ditch grading also falls outside the property line. **Trees will be adjusted to be planted inside the property line. The number of trees has been adjusted to align with distance.**





CITY OF BANGOR

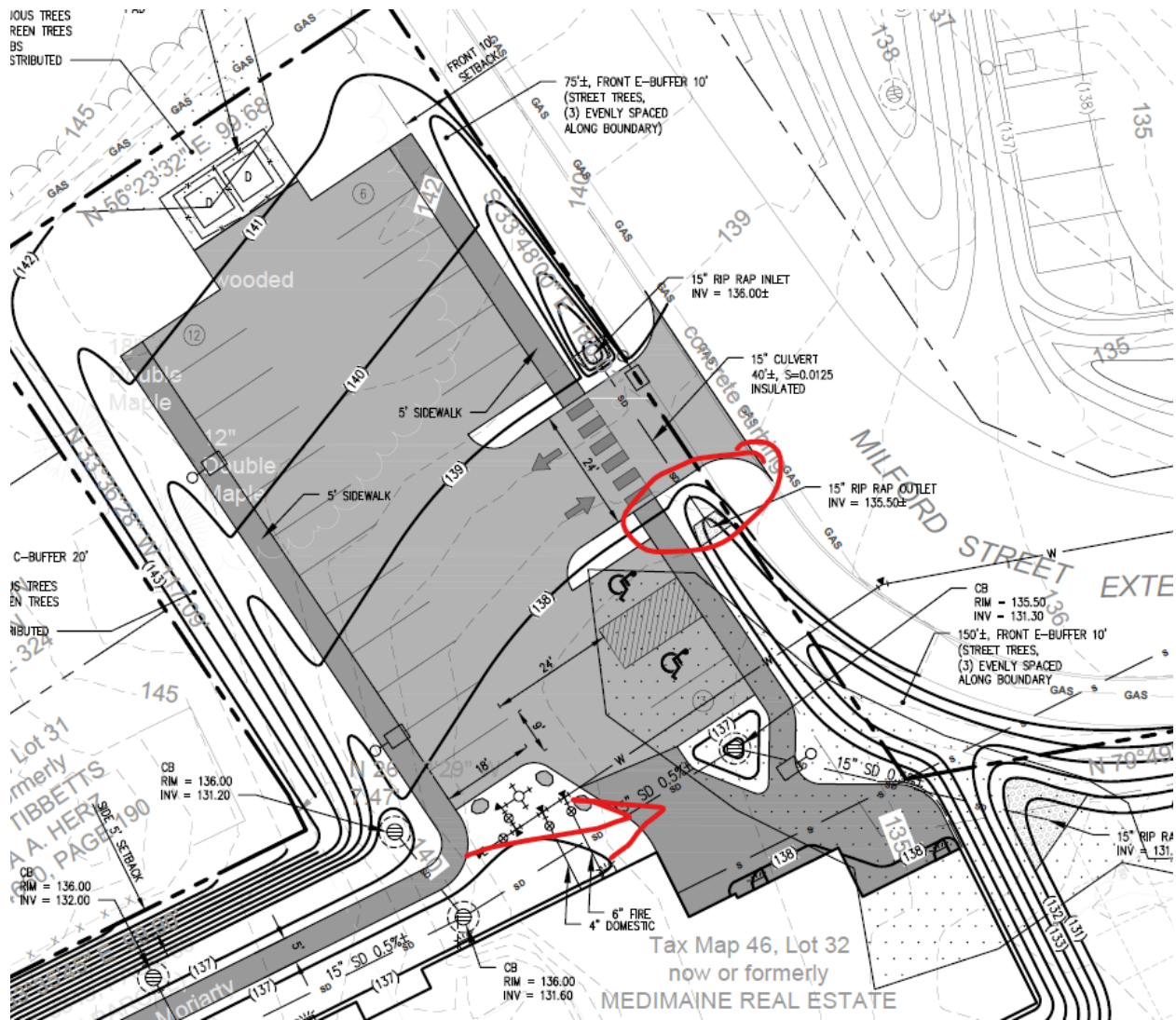
Planning Division

Checklist for Land Development Applications

In all buffers, please also show the specific locations of the plantings. **See updated plan.**

There should be a sidewalk connection from this parcel to the sidewalk along the street. Also, can you connect the sidewalk on the west side to the sidewalk on the east side of the parking lot? The onsite pedestrian access seems incomplete, or non-continuous.

Sidewalk has been added at entrance drive and along front of building as requested.





CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Please add the number of units to the LDP application and the site plan. **Number of units added to plan (41) and application.**

For the required lot size, please just put the calculated required lot size; also, it needs to use the updated formula, which is 5,000sqft for the first 4 units and 250sqft for each additional. **Table adjusted. $14,250sf = [5,000 + (41-4) 250]$.**

It seems like there's a common kitchen? Does there need to be a loading area for food/etc? **A small loading area has been created.**

Are there not individual cooking facilities in each room? If not, this use may fall under congregate housing or co-living dormitory, which are conditional uses in this zone. If it is one of these uses, there is a lower parking space requirement – 1 space per 3 rooms.

Each of the units will have a small kitchen.

Please add disturbed area to the LDP application. **Disturbed area has been added to the plan.**

Please add to the notes on the subdivision plan the square footage of wetland disturbed.

Wetland disturbed is shown on the plan.

Please note that a Maine General Construction Permit is required for this project.

A MGCP will be required of the contractor as part of the bidding documents.

The abutter info seems to be outdated. Up to date abutter information can be found on the parcel viewer:

https://experience.arcgis.com/experience/174c9cb9d4644d67883101b8743b94a9#data_s=id%3AdataSource_2-4a9f4682b6d542d38c5cf46dc0b1638a%3A6063

Abutters have been updated on plan.



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

BWD Comments:

Provide an 8" gate valve near the right of way; water mains, services, valves and hydrants will be considered as privately owned, from this point. **8" gate valve added near R.O.W.**

Hydrant shall be located within 5 feet of the dead end. **Adjusted.**

Please fill out the attached fixture count and new construction forms; Bangor Water District will size the domestic service line. **Preliminary forms completed. Final fixture count to be verified upon final plumbing design.**

Confirm fire service size once design has been completed and approved by the Fire Marshall. **Fire service size will be confirmed upon design completion and SFMO review.**

Existing water main which this project is shown connecting is a 12" DI not an 8", reducing will be required. Please note that the existing 12" MJ cap shall be removed to allow connection. **Note added.**

Existing 12" DI water main is still currently inactive, awaiting pressure testing, chlorination and passing bacteria sampling. Assumption is that this will be addressed prior to the start of this project, but worth noting. **Understood.**

Please update note 14 on sheets C1 and C2. "ALL WATER UTILITY WORK MUST BE COORDINATED WITH AND MEET BANGOR WATER DISTRICT STANDARDS." **Existing note adjusted with new wording.**



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Please update the water narrative to reflect that the water main will be privately owned from valve installed at the right of way to the dead end. Please also note that Bangor Water District will size the domestic water service. **Narrative adjusted.**

Engineering Comments:

Show the size of the proposed sewer pipes. **Labeled on plan, verified at final design.**

Show the existing sewer in Milford Street Extension to which you plan to connect. It is currently beyond the limits of the plans. **View window extended.**

Can the sewer main and manhole be extended to the corner of Milford Street Extension? This would lengthen the sewer main, but shorten the sewer service. **Done.**

Is the sewer main intended to be taken over and maintained by the City in Milford Street Extension after construction? **Yes.**

Provide a grease trap sized appropriately for the use. Outside grease traps are preferred. Code Enforcement can help with this. **Grease trap added. Sizing will be completed as part of final design.**

We would like to see pedestrian access to Broadway, but recognize that the grades make this difficult. Please explore the possibility of stairs or pathways to Broadway for pedestrians. **At this time, stairs are difficult, and there is concern that the low lying area between the retaining wall and building could be used as a hideaway.**



CITY OF BANGOR

Planning Division

Checklist for Land Development Applications

Forestry Comments:

If any of the six (6) proposed " 10' Front E-Buffer Trees" fall within the 50' ROW of Milford Street Ext., the metal root ball cage should be removed entirely, not just have burlap folded down. **All trees will be placed outside the R.O.W.**

What is the "Guarantee Period" for landscaping survival should any of it be placed within the City ROW? **It is typical that the bid documents require a 1 year warranty from completion.**

***Please do not submit hard copies until we have notified you that the plans are good to go for a Planning Board agenda.**

Possible Planning Board agenda: 07.07.26

Deadline to advertise: _____

Deadline to post to abutters: 06.25.26

Deadline for edits or amendments: 06.18.26

Re: 2024038 Penquis - Broadway Heights

From Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>

Date Wed 6/17/2026 8:44 AM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

I'm ok with this

Best Regards,



CITY OF BANGOR

Brenda Hanscom Bilotta

Deputy Director of Code Enforcement

Code Enforcement Office

Phone: 207-992-4224

Fax: 207-992-4196

<http://www.bangormaine.gov>



From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Wednesday, June 17, 2026 8:12 AM

To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Hanscom Bilotta, Brenda <Brenda.hanscombilotta@bangormaine.gov>; LaBree, Jeff <jeff.labree@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>; Cameron, Sophia <sophia.cameron@bangormaine.gov>; Arruda, Ben <ben.arruda@bangormaine.gov>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Fw: 2024038 Penquis - Broadway Heights

Hi all,

Attached are the revisions for the project on Milford St Ext. If these satisfy your remaining comments, please send your signoffs, if not, please send your comments. Thanks in advance!

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Carpenter Associates <info@carpenterassoc.com>

Sent: Tuesday, June 16, 2026 4:58 PM

To: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Subject: 2024038 Penquis - Broadway Heights

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Anja/Matthew –

Please find attached our response to staff comments and an updated Land Development Application package.

We have contacted Penquis again and are waiting for them to provide the signed Owner-Applicant-Agent form and the Financial Ability information and will update the package as soon as received (we expect it to be in the next day or two). We wanted to get this in front of you ASAP and before the 6/18 deadline.

Thank you,

Janelle Libby

Carpenter Associates

687 Stillwater Avenue

Old Town, ME 04468

Phone (207) 827-8001

Fax (207) 827-8234

RE: 2024038 Penquis - Broadway Heights

From Chuck Harrison <chuck@bangorwater.org>

Date Mon 6/22/2026 3:25 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>;
Vaughan Littlefield <vaughan@bangorwater.org>; Joe Abbott <joe@bangorwater.org>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Matthew,

For the next Milford Street extension project, I will call it phase II. I am a bit concerned that phase I (Water Line Approval and Activation) is not yet completed, and others are looking to move on to phase II. The water line has sat for so long, the contractor will need to re-pressure check and re-chlorine that line to meet our construction standards. I do not want to be an obstacle for growth, but pushing phase I completion down the road to start another leaves the Water District in an even more perilous situation, of which I am not willing to do. Currently we have 500 feet of 12-inch pipe and 175 feet of 8-inch pipe with stagnant water that has been in the pipe for a long period of time. Allowing more connections is a safety concern that the District is not willing to take. What if anything can be done to get phase I completed. The District will not sign off on phase II until phase I is complete to our standards.

Please let me know if you have questions or concerns.

Chuck Harrison
Bangor Water Distict
General Manager
O: 207-947-4516 X203
C: 720-505-6641

"Whether you think you can or think you can't, you're right"
– Henry Ford

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, June 22, 2026 12:20 PM

To: Chuck Harrison <chuck@bangorwater.org>; Patrick Later <patrick@bangorwater.org>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 2024038 Penquis - Broadway Heights

Hello,

Okay, I'll reattach the revisions for a project on Milford St Ext here and I just sent you another application.

Thank you,

Re: 2024038 Penquis - Broadway Heights

From Vachon, Adam <adam.vachon@bangormaine.gov>
Date Tue 6/23/2026 9:43 AM
To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

No additional comments from fire.

Adam



CITY OF BANGOR

Adam Vachon
Fire Inspector, CFI-1
Fire Prevention Division
Phone: 207-992-4180
Fax: 207-942-8213

<http://www.bangormaine.gov>

adam.vachon@bangormaine.gov

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Sent: Monday, June 22, 2026 11:13 AM
To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Peasley, Hannah <Hannah.Peasley@bangormaine.gov>; Vachon, Adam <adam.vachon@bangormaine.gov>; Vaughan Littlefield <vaughan@bangorwater.org>; Cameron, Sophia <sophia.cameron@bangormaine.gov>; Arruda, Ben <ben.arruda@bangormaine.gov>
Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Subject: Re: 2024038 Penquis - Broadway Heights

Hi all, has anyone had a chance to review these revisions? Thanks in advance!

Re: 2024038 Penquis - Broadway Heights

From Collette, Anja <anja.collette@bangormaine.gov>

Date Wed 6/24/2026 11:21 AM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; info <info@carpenterassoc.com>

Cc Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Hi there, this is an additional comment with regards to the pedestrian connection to Broadway. We spoke with Engineering about that and they agree that there really does need to be a pedestrian connection to Broadway particularly when there is frontage on that road and where it's a 41-unit apartment building with only 21 parking spots. They noted that the existing sidewalk through the school area is intended for the school itself and not as a public way, and also that it goes through a fenced area at the school. The Schools department will likely not allow the public to use that, at least during school hours. I know there was also a concern about people coming up any stairs to hide between the retaining wall and the building, so I would propose a gate at the bottom of the stairs that requires key card access or something similar in order for people to enter.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

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Re: 2024038 Penquis - Broadway Heights

From Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Date Wed 6/24/2026 11:07 AM

To info <info@carpenterassoc.com>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Hello, please see the comments from staff below. To get this on the July 7th Planning Board meeting, we will need revisions as soon as possible. If you have any questions, please feel free to reach out.

Engineering Comments:

- The plans show a 1:1 slope that is 9 feet in height at its maximum and is graded to the property line of the abutting property. The plans do not call out the proposed surface treatment of this slope that I could find. They provide details of slope treatment in the detail section but provide details for both vegetative cover and Riprap. This is a tall, steep slope with storm drain at the base of the slope and surface treatment needs to be called out as well as a maintenance plan for this slope. This will be an erosion issue long-term and with the basin at the bottom of this will require regular maintenance to ensure not sediment is built up. Also, would like to see Geotech report that supports the stability of the 1:1 slope.
- This slope creates a change in conditions for the neighboring property and a fence should be installed the entire length of the slope on the property line to mitigate the hazard it creates for the abutting property. Plans show an existing fence that extends a portion of this, however it should be extended to the full length.
- The plan calls for a modular block wall installed on the frontage on Broadway Street. This is shown with the face of the wall only 2 feet off the property line. I am curious how they plan to install this. This will require excavating into the ROW as shown and likely at 9 ft max exposed height, likely 11 to 12 feet including buried portion, this wall will require base blocks to be 72 inch deep blocks which means the base blocks will be 4 feet into the ROW at the back. The other alternative would require reinforcing geogrid which would extend under the sidewalk which the City is not in favor of allowing either. This wall should be moved away from the ROW line to allow the wall to be built entirely on the subject property. The city may allow a construction easement for excavation during construction within the ROW, however no structure shall be built within the ROW.
- We recommend shrubs planted at the top of the wall between the wall and the sidewalk as a buffer. Top of wall must have a proper railing installed
- The isle for the parking at and to the south of the handicapped parking spot does not meet the isle width requirement. The isle necks down before these spots. This isle needs to be increased to 24 feet for the entire width of the parking spaces. This layout also forces the last 1 or 2 spots to back over the sidewalk closing area in order to exit. Possibly shift the sidewalk to remove this scenario.
- Curb cut on Broadway needs to be removed and new curbing installed to match existing curb line. Esplanade should be installed and sidewalk raised to match grades on either side of existing driveway.
- There is an odd Door shown on the top of the retaining wall on Broadway. What is this for?
- Grading in ROW in front- We have no issue here since there is an existing sidewalk on this street.

- Crosswalk marking in driveway- would like to move this to the sidewalk for the roadway. This is a school access route. Provide Tip downs and detectables at entrance per MDOT Specifications.

Forestry Comments:

- Can you send a species list for new plantings?

Planning Comments:

- The southern fence looks like it goes over the property line

Best,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Carpenter Associates <info@carpenterassoc.com>

Sent: Wednesday, June 17, 2026 3:30 PM

To: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Subject: 2024038 Penquis - Broadway Heights

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Anja/Matthew -

Please find attached the Broadway Heights application package with the Owner-Applicant-Agent form and Financial Ability Section added.

Please confirm that we are set to be placed on the July 7, 2026 Planning Board Agenda.

Thank you,

Janelle Libby

Carpenter Associates

687 Stillwater Avenue

Old Town, ME 04468

Phone (207) 827-8001

Fax (207) 827-8234

From: Carpenter Associates

Sent: Tuesday, June 16, 2026 4:59 PM

To: Collette, Anja <anja.collette@bangormaine.gov>; 'Altiero, Matthew' <Matthew.Altiero@bangormaine.gov>

Subject: 2024038 Penquis - Broadway Heights

Anja/Matthew –

Please find attached our response to staff comments and an updated Land Development Application package.

We have contacted Penquis again and are waiting for them to provide the signed Owner-Applicant-Agent form and the Financial Ability information and will update the package as soon as received (we expect it to be in the next day or two). We wanted to get this in front of you ASAP and before the 6/18 deadline.

Thank you,

Janelle Libby

Carpenter Associates

687 Stillwater Avenue

Old Town, ME 04468

Phone (207) 827-8001

Fax (207) 827-8234

RE: 2024038 Penquis - Broadway Heights

From Randy Bragg <rbragg@carpenterassoc.com>

Date Thu 6/25/2026 10:35 AM

To Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Cc info <info@carpenterassoc.com>; Krieg, Anne M. <anne.krieg@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Anja,

Jeff and Eric called and we went through all of their comments. Thank you for having them call back. We can make the adjustments needed, the big one moving the retaining wall in a bit, and obtain a grading easement for the install if necessary. We will make the drawing changes as soon as possible (a couple of days).

Randy Bragg, P.E.

Carpenter Associates

687 Stillwater Avenue

Old Town, ME 04468

(207) 827-8001

From: Collette, Anja <anja.collette@bangormaine.gov>

Sent: Thursday, June 25, 2026 10:09 AM

To: Randy Bragg <rbragg@carpenterassoc.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Cc: Carpenter Associates <info@carpenterassoc.com>; Krieg, Anne M. <anne.krieg@bangormaine.gov>

Subject: Re: 2024038 Penquis - Broadway Heights

Okay, they did confirm that the rest of their comments were addressed. I just contacted Engineering to ask if someone could speak with you today.



CITY OF BANGOR

Anja Collette, AICP

Planning Officer

Community & Economic Development

Planning Division

73 Harlow Street

Bangor, ME 04401

anja.collette@bangormaine.gov

Phone: 207.992.4280

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From: Randy Bragg <rbragg@carpenterassoc.com>
Sent: Thursday, June 25, 2026 6:35 AM
To: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Cc: info <info@carpenterassoc.com>
Subject: RE: 2024038 Penquis - Broadway Heights

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Okay, that sounds reasonable. I believe we did address their previous comments, they were minor.

I did reach out to engineering to discuss their recent comments, but have not heard back yet. A couple of the requests are going to be challenging to solve in short order. I will know more once I talk with them.

Randy Bragg, P.E.
Carpenter Associates
687 Stillwater Avenue
Old Town, ME 04468
(207) 827-8001

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Wednesday, June 24, 2026 3:22 PM
To: Randy Bragg <rbragg@carpenterassoc.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Cc: Carpenter Associates <info@carpenterassoc.com>
Subject: Re: 2024038 Penquis - Broadway Heights

Hi Randy, I spoke with the Water District and they're amenable to having a condition of Planning Board approval be that before the road opening permit be issued for Phase 2, that any issues

with the water line for Phase 1 be cleared up. Since Vaughan is out, they're also reviewing his comments to make sure those were addressed.



CITY OF BANGOR

Anja Collette, AICP
Planning Officer
Community & Economic Development
Planning Division

73 Harlow Street
Bangor, ME 04401
anja.collette@bangormaine.gov
Phone: 207.992.4280

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From: Randy Bragg <rbragg@carpenterassoc.com>
Sent: Wednesday, June 24, 2026 11:30 AM
To: Collette, Anja <anja.collette@bangormaine.gov>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Cc: info <info@carpenterassoc.com>
Subject: RE: 2024038 Penquis - Broadway Heights

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Anja,

Is it possible to speak with the reviewer from Engineering to make sure I understand their concerns.

Randy Bragg, P.E.
Carpenter Associates
687 Stillwater Avenue
Old Town, ME 04468
(207) 827-8001

From: Carpenter Associates <info@carpenterassoc.com>
Sent: Wednesday, June 24, 2026 11:27 AM
To: Randy Bragg <rbragg@carpenterassoc.com>

Carpenter Associates Responses
June 25, 2026

Milford St Ext – 046-032 Additional Comments
6/24/2026

Hello, please see the comments from staff below. To get this on the July 7th Planning Board meeting, we will need revisions as soon as possible. If you have any questions, please feel free to reach out.

Engineering Comments:

- The plans show a 1:1 slope that is 9 feet in height at its maximum and is graded to the property line of the abutting property. The plans do not call out the proposed surface treatment of this slope that I could find. They provide details of slope treatment in the detail section but provide details for both vegetative cover and Riprap. This is a tall, steep slope with storm drain at the base of the slope and surface treatment needs to be called out as well as a maintenance plan for this slope. This will be an erosion issue long-term and with the basin at the bottom of this will require regular maintenance to ensure not sediment is built up. Also, would like to see Geotech report that supports the stability of the 1:1 slope.
Details are provided for riprap stabilization in the drawing set. Geotechnical work, at design, will confirm slope stabilization.
- This slope creates a change in conditions for the neighboring property and a fence should be installed the entire length of the slope on the property line to mitigate the hazard it creates for the abutting property. Plans show an existing fence that extends a portion of this, however it should be extended to the full length.
Existing fences labeled, fence added to extend to full length.
- The plan calls for a modular block wall installed on the frontage on Broadway Street. This is shown with the face of the wall only 2 feet off the property line. I am curious how they plan to install this. This will require excavating into the ROW as shown and likely at 9 ft max exposed height, likely 11 to 12 feet including buried portion, this wall will require base blocks to be 72 inch deep blocks which means the base blocks will be 4 feet into the ROW at the back. The other alternative would require reinforcing geogrid which would extend under the sidewalk which the City is not in favor of allowing either. This wall should be moved away from the ROW line to allow the wall to be built entirely on the subject property. The city may allow a construction easement for excavation during construction within the ROW, however no structure shall be built within the ROW.
Retaining wall has been moved closer to building. Design will request grading easement for install. No structures are planned for R.O.W. upon completion.

- We recommend shrubs planted at the top of the wall between the wall and the sidewalk as a buffer. Top of wall must have a proper railing installed.
Shrubs will be installed between wall and sidewalk. The wall will also have a fence along the top.
- The isle for the parking at and to the south of the handicapped parking spot does not meet the isle width requirement. The isle necks down before these spots. This isle needs to be increased to 24 feet for the entire width of the parking spaces. This layout also forces the last 1 or 2 spots to back over the sidewalk closing area in order to exit. Possibly shift the sidewalk to remove this scenario.
Sidewalk has been adjusted to allow proper turning movement.
- Curb cut on Broadway needs to be removed and new curbing installed to match exiting curb line. Esplanade should be installed and sidewalk raised to match grades on either side of existing driveway.
Existing curb cut will be removed and curbing, sidewalk and esplanade will be made continuous.
- There is an odd Door shown on the top of the retaining wall on Broadway. What is this for?
This “door” is a gate on the existing fencing picked up on the survey. This fencing and gate/door will be removed in favor of the new design.
- Grading in ROW in front- We have no issue here since there is an existing sidewalk on this street.
Okay.
- Crosswalk marking in driveway- would like to move this to the sidewalk for the roadway. This is a school access route. Provide Tip downs and detectables at entrance per MDOT Specifications.
Crosswalk marking, tip downs, and detectables added to proposed curb cut at Milford Place Extension.

Forestry Comments:

- Can you send a species list for new plantings?
Note added to include native non-invasive species. Exact species to be approved by the City prior to construction.

Planning Comments:

- The southern fence looks like it goes over the property line.
This fence is an existing fence.

This is an additional comment with regards to the pedestrian connection to Broadway. We spoke with Engineering about that and they agree that there really does need to be a pedestrian connection to Broadway particularly when there is frontage on that road and where it's a 41-unit apartment building with only 21 parking spots. They noted that the existing sidewalk through the school area is intended for the school itself and not as a public way, and also that it goes through a fenced area at the school. The School department will likely not allow the public to use that, at least during school hours. I know there was also a concern about people coming up any stairs to hide between the retaining wall and the building, so I would propose a gate at the bottom of the stairs that requires key card access or something similar in order for people to enter.

We have included a stair access from the Broadway sidewalk, connecting to the sidewalk in front of the proposed building. During design a method will be developed to restrict non-tenants from short-cutting through this property.

RE: 2024038 Penquis - Broadway Heights

From Chuck Harrison <chuck@bangorwater.org>

Date Wed 6/24/2026 4:51 PM

To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Patrick Later <patrick@bangorwater.org>; Vaughan Littlefield <vaughan@bangorwater.org>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Anja,

Based on our earlier conversation, and confirming that Vaughan's previous comments that were addressed, I would recommend that the Milford Extension Phase 2 be allowed to go to the planning board with one condition. The condition being that a road opening permit will not be allowed on the phase 2 project until the phase 1 water line meets BWD specifications. I think this will address Vaughan's comment about the original water line yet allow the phase 2 to move forward in seeking funding, and allow additional documents to be submitted. Please let me know if you have questions or concerns.

Chuck Harrison
Bangor Water District
General Manager
O: 207-947-4516 X203
C: 720-505-6641

"Whether you think you can or think you can't, you're right"
– Henry Ford

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Monday, June 22, 2026 12:20 PM

To: Chuck Harrison <chuck@bangorwater.org>; Patrick Later <patrick@bangorwater.org>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>

Subject: Re: 2024038 Penquis - Broadway Heights

Hello,

Okay, I'll reattach the revisions for a project on Milford St Ext here and I just sent you another application.

Thank you,



Re: 2024038 Penquis - Broadway Heights

From Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Date Fri 6/26/2026 12:07 PM

To Cameron, Sophia <sophia.cameron@bangormaine.gov>; Arruda, Ben <ben.arruda@bangormaine.gov>

Cc Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>;
Krieg, Anne M. <anne.krieg@bangormaine.gov>

Hi Sophie,

We cannot require a species list or garden beds on this project since it is not in our ordinance. However, the ordinance prohibits invasive species, so that is why we were able to have that added.



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Cameron, Sophia <sophia.cameron@bangormaine.gov>

Sent: Friday, June 26, 2026 11:45 AM

To: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Davis, Jefferson <jefferson.davis@bangormaine.gov>;
Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Arruda, Ben
<ben.arruda@bangormaine.gov>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>;
Krieg, Anne M. <anne.krieg@bangormaine.gov>

Subject: Re: 2024038 Penquis - Broadway Heights

I think on our end we would prefer there to be a more solid species list/landscape design before approval, instead of them selecting species following approval. Also not seeing any garden beds or

perennials?

Thanks,

Sophie



CITY OF
BANGOR

Sophia A. Cameron

Forest Technician

Forestry Division

Public Works/Parks & Recreation

207-992-4504

sophia.cameron@bangormaine.gov

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>

Sent: Friday, June 26, 2026 11:40 AM

To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Cameron, Sophia <sophia.cameron@bangormaine.gov>; Arruda, Ben <ben.arruda@bangormaine.gov>

Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>

Subject: Fw: 2024038 Penquis - Broadway Heights

Hi all,

Please see the attached comments and revisions. If these satisfy your remaining comments, please send over a signoff.

Thank you,



CITY OF BANGOR

Matthew Altiero, Planning Analyst

Community & Economic Development Department

matthew.altiero@bangormaine.gov

Some people have received emails or letters from an unknown source pretending to be the municipality, stating that additional, exorbitant fees are required to finish processing applications. Please know that our fee schedule is available on the City's website, and we always require fees up front before reviewing an application, not after it's been put on a Planning Board agenda.

RE: 2024038 Penquis - Broadway Heights

From Baron, Eric <Eric.Baron@bangormaine.gov>
Date Mon 6/29/2026 9:27 AM
To Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Cc Davis, Jefferson <jefferson.davis@bangormaine.gov>

Matthew,

These responses are acceptable to Engineering.

Thank you

Eric

Eric Baron, P.E.
Assistant Director of Engineering
Maine Licensed Engineer
City of Bangor
O: 207-992-4244
M: 207-852-8323

From: Altiero, Matthew <Matthew.Altiero@bangormaine.gov>
Sent: Friday, June 26, 2026 11:40 AM
To: Davis, Jefferson <jefferson.davis@bangormaine.gov>; Baron, Eric <Eric.Baron@bangormaine.gov>; May, Richard <richard.may@bangormaine.gov>; Cameron, Sophia <sophia.cameron@bangormaine.gov>; Arruda, Ben <ben.arruda@bangormaine.gov>
Cc: Collette, Anja <anja.collette@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>; Krieg, Anne M. <anne.krieg@bangormaine.gov>
Subject: Fw: 2024038 Penquis - Broadway Heights

Hi all,
Please see the attached comments and revisions. If these satisfy your remaining comments, please send over a signoff.
Thank you,



CITY OF BANGOR
Matthew Altiero, Planning Analyst
Community & Economic Development Department
matthew.altiero@bangormaine.gov

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Please also call our office at 207-992-4280 or email us at planning@bangormaine.gov if you're unsure or if you have any questions.

From: Carpenter Associates <info@carpenterassoc.com>
Sent: Friday, June 26, 2026 11:29 AM
To: Collette, Anja <anja.collette@bangormaine.gov>; rbragg <rbragg@carpenterassoc.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Cc: Krieg, Anne M. <anne.krieg@bangormaine.gov>
Subject: 2024038 Penquis - Broadway Heights

WARNING: EXTERNAL EMAIL - DOUBLE CHECK THE SENDER'S ADDRESS BEFORE OPENING LINKS OR ATTACHMENTS.

Anja –

Please find attached our response to the most recent staff comments, along with the complete updated package with revised drawings.

How many hard copies are required?

Thank you,

Janelle Libby
Carpenter Associates
687 Stillwater Avenue
Old Town, ME 04468
Phone (207) 827-8001
Fax (207) 827-8234

From: Collette, Anja <anja.collette@bangormaine.gov>
Sent: Thursday, June 25, 2026 10:47 AM
To: Randy Bragg <rbragg@carpenterassoc.com>; Altiero, Matthew <Matthew.Altiero@bangormaine.gov>; Rienas, Kayleigh <Kayleigh.Rienas@bangormaine.gov>
Cc: Carpenter Associates <info@carpenterassoc.com>; Krieg, Anne M. <anne.krieg@bangormaine.gov>
Subject: Re: 2024038 Penquis - Broadway Heights
Importance: High

Thanks Randy. I'm thinking we should go ahead and send notices out for this to be on the July 7th meeting, but if after the revisions, there are still some things that are unresolved with Engineering, if the Planning Board had to postpone their decision until July 21st, would that still give Penquis enough time to make their funding deadline?



CITY OF BANGOR

JEFFERSON DAVIS, PLA
DIRECTOR OF ENGINEERING

DEPARTMENT OF ENGINEERING

June 30, 2026

City of Bangor Planning Board
73 Harlow Street
Bangor, Maine 04401

Re: Broadway Heights Subdivision Plan
Milford Street Extension, Bangor, Maine

Dear Planning Board Members,

The Engineering Department of the City of Bangor has completed our review of the proposed subdivision plan at Map 46, Lot 32, Milford Street Extension being proposed by Penquis C.A.P. Inc. The plans were prepared and submitted by Randy Bragg of Carpenter Associates on June 26, 2026.

The plan includes the development of a four-story, forty-one (41) unit residential building. Our review included an evaluation of the overall parking and lot layout, traffic generation, proposed utilities including sanitary sewer and drinking water.

In accordance with Section 165-128 (F), I have determined that the final subdivision plan for the subdivision complies with applicable health, sanitation, and engineering standards.

Sincerely,

Jefferson Davis, PLA
Maine Licensed Landscape Architect
Director of Engineering

Owner	Owner 2	Owner Address 1	Owner Address 2
ST JOSEPH HOSPITAL		360 BROADWAY	BANGOR ME 04401
M & J COMPANY		C/O ST JOSEPH HOSPITAL ATTN ACCTS PAYABLE 172 KINSLEY STREET	NASHUA NH 03060
TIBBETTS GARY D	TIBBETTS DAYNA A HERZ	403 BROADWAY	BANGOR ME 04401
DULLE KATHRYN ELIZABETH		407 BROADWAY	BANGOR ME 04401
MCDUGALL SHAWN		65 KING PINE ROAD	HOLDEN ME 04429
QUEEN CITY LLC		8 ROWELL ROAD	HAMPDEN ME 04444
VANKIRK TRICIA L		391 BROADWAY	BANGOR ME 04401
PENQUIS C.A.P. INC		PO BOX 1162	BANGOR ME 04402-1162
BANGOR NATURAL GAS COMPANY		498 MAINE AVENUE	BANGOR ME 04401
BANGOR CITY OF		ACCT. PAYABLE SCHOOL DEPT. 73 HARLOW STREET	BANGOR ME 04401
ROBINSON ELEANOR JOANNE		383 BROADWAY	BANGOR ME 04401
BANGOR CITY OF		ATTN: BANGOR INTERNATIONAL AIRPORT 287 GODFREY BLVD	BANGOR ME 04401
PENQUIS C.A.P. INC		PO BOX 1162	BANGOR ME 04402-1162
MP LP		262 HARLOW STREET	BANGOR ME 04401



CITY OF BANGOR

PLANNING DIVISION

COMMUNITY & ECONOMIC DEVELOPMENT

June 25, 2026

Dear Property Owner,

Please be advised that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7th, 2026, beginning at 7 PM in the Council Chambers on the 1st floor of City Hall (73 Harlow Street) and will consider the following application:

Land Development Permit Application – Major Site Development and Minor Subdivision for the construction of a 41-unit multi-story building with associated parking at property located at Milford Street Extension, Map-Lot 046-032, in the Multifamily and Service District (M&SD). Applicant/Owner: Penquis CAP, Inc.

A full copy of the application can be emailed or mailed to any interested party by emailing a request to planning@bangormaine.gov or calling the office at 207.992.4257. Copies of the application can also be picked up at City Hall. To submit comments in writing, please email comments to planning@bangormaine.gov or mail to 73 Harlow Street before 4 PM, July 6th, 2026. Interested parties can also make an appointment by email or phone to meet with Planning Division staff in person or on Zoom.

The public is welcome to attend the meeting in person or via Zoom. Public comments are allowed over Zoom; however, you must register before 9 AM, July 7th at <https://bangormaine.gov/504/Meeting-Participation>. Zoom details can be found at the city's website under www.bangormaine.gov/calendar. The Planning Board meeting may be streamed live via the City of Bangor's YouTube page; however, comments are not enabled during streaming. Please call our office if you have questions about the process or participation in the hearing process.

Anja Collette
Planning Officer
207-992-4280
planning@bangormaine.gov



Bangor is rewriting its Land Development Code! For more details and to sign up for updates, visit www.blueprintbangor.com

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TELEPHONE: (207) 992-4280 FAX: (207) 945-4447
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COMMUNITY & ECONOMIC DEVELOPMENT

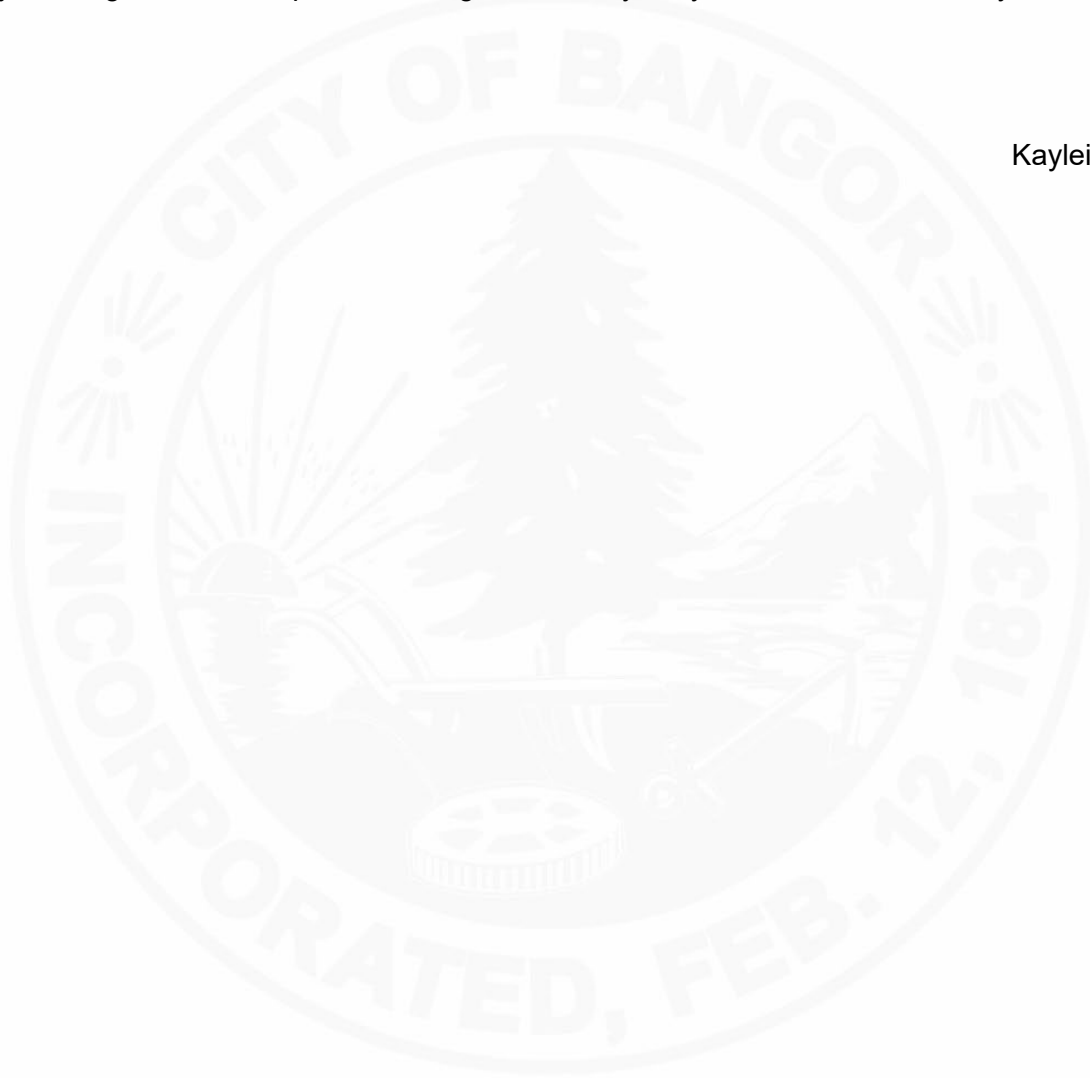
CITY OF BANGOR

PLANNING DIVISION

Re: SDP-SUB – Milford St Ext – Penquis CAP – Notice of Mailing

On June 25, 2026, the Public Notice for Milford St Ext – Penquis CAP, advising that the Planning Board of the City of Bangor will hold a public hearing on Tuesday, July 7, 2026, was mailed by the Planning Division.

Kayleigh Rienas



Title 30-A: MUNICIPALITIES AND COUNTIES
Part 2: MUNICIPALITIES
Subpart 6-A: PLANNING AND LAND USE REGULATION
Chapter 187: PLANNING AND LAND USE REGULATION
Subchapter 4: SUBDIVISIONS

§4404. Review criteria

When adopting any subdivision regulations and when reviewing any subdivision for approval, the municipal reviewing authority shall consider the following criteria and, before granting approval, must determine that: [PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

1. Pollution. The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:

A. The elevation of the land above sea level and its relation to the flood plains; [PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

B. The nature of soils and subsoils and their ability to adequately support waste disposal; [PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

C. The slope of the land and its effect on effluents; [PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

D. The availability of streams for disposal of effluents; and [PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

E. The applicable state and local health and water resource rules and regulations; [PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

2. Sufficient water. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

3. Municipal water supply. The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

4. Erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

5. Traffic. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway located outside the urban compact area of an urban compact municipality as defined by Title 23, section 754 ([./23/title23sec754.html](#)), the Department of Transportation has provided documentation indicating that the driveways or entrances conform to Title 23, section 704 ([./23/title23sec704.html](#)) and any rules adopted under that section;

[PL 2001, c. 560, §1 (AMD).]

6. Sewage disposal. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW); PL 1989, c. 497, §8 (AMD).]

7. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW); PL 1989, c. 497, §8 (AMD).]

8. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW); PL 1989, c. 497, §8 (AMD).]

9. Conformity with local ordinances and plans. The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

10. Financial and technical capacity. The subdivider has adequate financial and technical capacity to meet the standards of this section;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

11. Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38, chapter 3, subchapter I, article 2-B ([./38/title38ch3sec0.html](#)), the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

A. When lots in a subdivision have frontage on an outstanding river segment, the proposed subdivision plan must require principal structures to have a combined lot shore frontage and setback from the normal high-water mark of 500 feet.

(1) To avoid circumventing the intent of this provision, whenever a proposed subdivision adjoins a shoreland strip narrower than 250 feet which is not lotted, the proposed subdivision shall be reviewed as if lot lines extended to the shore.

(2) The frontage and set-back provisions of this paragraph do not apply either within areas zoned as general development or its equivalent under shoreland zoning, Title 38, chapter 3, subchapter I, article 2-B ([./38/title38ch3sec0.html](#)), or within areas designated by ordinance as densely developed. The determination of which areas are densely developed must be based on a finding that existing development met the definitional requirements of section 4401, subsection 1 ([./30-A/title30-Asec4401.html](#)), on **September 23, 1983**; [PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW).]

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW); PL 1989, c. 497, §8 (AMD).]

12. Ground water. The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW); PL 1989, c. 429, §1 (AMD); PL 1989, c. 497, §8 (AMD).]

13. Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;

[PL 1989, c. 104, Pt. A, §45 (NEW); PL 1989, c. 104, Pt. C, §10 (NEW); PL 1989, c. 429, §1 (AMD); PL 1989, c. 497, §8 (AMD); PL 1989, c. 878, Pt. A, §85 (RPR).]

14. Freshwater wetlands. All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the local soil and water conservation district;

[PL 1989, c. 404, §2 (NEW); PL 1989, c. 429, §2 (NEW); PL 1989, c. 497, §9 (NEW); PL 1989, c. 772, §3 (AMD); PL 1989, c. 878, Pt. G, §5 (RPR).]

14-A. Farmland. All farmland within the proposed subdivision has been identified on maps submitted as part of the application. Any mapping of farmland may be done with the help of the local soil and water conservation district;

[PL 2009, c. 356, Pt. C, §2 (NEW).]

15. River, stream or brook. Any river, stream or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, section 480-B, subsection 9 ([./38/title38sec480-B.html](#));

[PL 1991, c. 838, §12 (AMD).]

16. Storm water. The proposed subdivision will provide for adequate storm water management;

[PL 1991, c. 838, §12 (AMD).]

17. Spaghetti-lots prohibited. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland as these features are defined in Title 38, section 480-B ([./38/title38sec480-B.html](#)), none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than 5 to 1;

[PL 1997, c. 226, §2 (AMD).]

18. Lake phosphorus concentration. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision;

[PL 2003, c. 622, §2 (AMD).]

19. Impact on adjoining municipality. For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located; and

[PL 2003, c. 622, §3 (AMD).]

20. Lands subject to liquidation harvesting. Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, section 8869, subsection 14 ([../12/title12sec8869.html](#)). If a violation of rules adopted by the Maine Forest Service to substantially eliminate liquidation harvesting has occurred, the municipal reviewing authority must determine prior to granting approval for the subdivision that 5 years have elapsed from the date the landowner under whose ownership the harvest occurred acquired the parcel. A municipal reviewing authority may request technical assistance from the Department of Agriculture, Conservation and Forestry, Bureau of Forestry to determine whether a rule violation has occurred, or the municipal reviewing authority may accept a determination certified by a forester licensed pursuant to Title 32, chapter 76 ([../32/title32ch76sec0.html](#)). If a municipal reviewing authority requests technical assistance from the bureau, the bureau shall respond within 5 working days regarding its ability to provide assistance. If the bureau agrees to provide assistance, it shall make a finding and determination as to whether a rule violation has occurred. The bureau shall provide a written copy of its finding and determination to the municipal reviewing authority within 30 days of receipt of the municipal reviewing authority's request. If the bureau notifies a municipal reviewing authority that the bureau will not provide assistance, the municipal reviewing authority may require a subdivision applicant to provide a determination certified by a licensed forester.

For the purposes of this subsection, "liquidation harvesting" has the same meaning as in Title 12, section 8868, subsection 6 ([../12/title12sec8868.html](#)) and "parcel" means a contiguous area within one municipality, township or plantation owned by one person or a group of persons in common or joint ownership. This subsection takes effect on the effective date of rules adopted pursuant to Title 12, section 8869, subsection 14 ([../12/title12sec8869.html](#)).

[PL 2003, c. 622, §4 (NEW); PL 2011, c. 657, Pt. W, §§5, 7 (REV); PL 2013, c. 405, Pt. A, §23 (REV).]

SECTION HISTORY

PL 1989, c. 104, §§A45,C10 (NEW). PL 1989, c. 404, §2 (AMD). PL 1989, c. 429, §§1,2 (AMD). PL 1989, c. 497, §§8,9 (AMD). PL 1989, c. 762, §§3,4 (AMD). PL 1989, c. 772, §3 (AMD). PL 1989, c. 878, §§A85,86,G5 (AMD). PL 1991, c. 838, §§12-14 (AMD). PL 1997, c. 226, §§2-4 (AMD). PL 2001, c. 560, §1 (AMD). PL 2003, c. 622, §§2-4 (AMD). PL 2009, c. 356, Pt. C, §2 (AMD). PL 2011, c. 657, Pt. W, §§5, 7 (REV). PL 2013, c. 405, Pt. A, §23 (REV).

The Revisor's Office cannot provide legal advice or interpretation of Maine law to the public.

If you need legal advice, please consult a qualified attorney.