



CITY COUNCIL ACTION

Council Meeting Date: March 22, 2021

Item No: 21-127

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 45/37 & 37A

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 559 Essex Street (Assessors Map 45, Lots 37 & 37A) from the Urban Residence 1 (URD-1) to the Urban Residence 2 District (URD-2.)

Summary

This Ordinance seeks to change the zoning district at 559 Essex Street from the Urban Residence 1 (URD-1) to the Urban Residence 2 District (URD-2.)

The subject properties are adjoining and under the same ownership. One lot is currently vacant and the other lot contains a house with an apartment. The property owner, Clive Johnson is seeking to place units on the adjoining lot as well as make the existing lot conform to zoning.

The Comprehensive Plan also shows this area as URD-1; however the lot is transitional to outer Bangor as it is the last lot before the I-95 bridge.

Committee Action

Committee: Planning Board

Meeting Date:

April 6, 2021

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: March 22, 2021

Assigned to Councilor: Dubai

ORDINANCE, Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 559 Essex Street (Assessors Map 45, Lots 37 & 37A) from the Urban Residence 1 (URD-1) to the Urban Residence 2 District (URD-2.)

WHEREAS, at present, there is a need to add dwelling units in Bangor;

WHEREAS, in order to provide for more construction of dwelling units, the use of other zoning districts may be used;

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:

The Zoning District is hereby amended by changing the Parcel of Land addressed at 559 Essex Street (Assessors Map 45, Lots 37 & 37A) from the Urban Residence 1 (URD-1) to the Urban Residence 2 District (URD-2.)



CITY OF BANGOR

Planning Division

Memorandum

To: Honorable Bangor City Council
Cathy Conlow, City Manager
Tanya Emery, Director of Community of Economic Development

CC: Josh Saucier, Assistant City Solicitor
Jeff Wallace, Code Enforcement Officer

Date: April 7, 2021

**Regarding: Zone Change – 559 Essex Street – Map-Lot 045-037, and 045-037-A
from Urban Residence District 1 (URD-1) to Urban Residence District
2 (URD-2), Clive Johnson, applicant**

Please accept this memorandum as the record of the Planning Board's recommendation for the above-noted item, as duly advertised, noticed and posted, at their public hearing on April 6, 2021. The meeting was conducted on Zoom.

The Planning Board members reviewed the current uses and zoning designation of the area. They also discussed the potential build-out of the vacant parcel. There were concerns about the possibility of adding inappropriate density in this area.

No abutters were in attendance.

The Planning Board passed a motion to recommend the order ought to pass. The motion was made by Member Brush and seconded by Member Perkins. The motion carried by a yes vote from Members Shaw, Brush, Bazinet, Perkins, and the Chair, Ken Huhn. Member Kenney voted against the motion.

The reason Board members generally were in favor of the change was they felt it was in keeping with the Council policy of creating more housing dwelling units where feasible, and, from the work of the 2019 Affordable Housing Work Group.

The concern expressed was that this part of Essex Street may not be appropriate for multifamily development projects.

IN CITY COUNCIL

MARCH 22, 2021

COrd 21-127

Motion made and seconded for First Reading and Referral to Planning Board Meeting of April 6, 2021

Vote: 9 – 0

Councilors Voting Yes: Davitt, Dubay, Fournier, Hawes, Nichols, Okafor, Schaefer, Sprague, Tremble

Councilors Voting No: None

Passed



CITY CLERK

IN CITY COUNCIL

APRIL 12, 2021


COrd 21-127

Motion made and seconded for Passage

Vote: 9 – 0

Councilors Voting Yes: Davitt, Dubay, Fournier, Hawes, Nichols, Okafor, Schaefer, Sprague

Councilors Voting No: None



CITY CLERK