



CITY COUNCIL ACTION

Council Meeting Date: April 12, 2021

Item No: 21-151

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R38/003

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 300 Bomarc Road from the Rural Residence & Agriculture (RR&A) to the Urban Industry District (UID).

Summary

This Ordinance seeks to change the zoning district for a portion of the lot addressed at 300 Bomarc Road from Rural Residence and Agriculture (RR&A) to Urban Industry District (UID.) Most of the subject lot is currently zoned UID; however, there is a strip of land in the rear of the lot that is zoned RR&A. It is not known how this strip of land zoned RR&A was placed adjacent to UID. The last 2 Comprehensive Plans have this area as UID, as the land is part of the disposition of military properties in Bangor in 1964.

Committee Action

Committee: Planning Board

Meeting
Date:

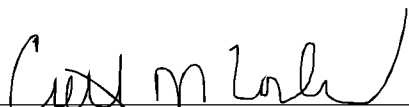
April 20, 2021

Action:

For:

Against:

Staff Comments & Approvals



City Manager



City Solicitor



Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: April 12, 2021

Assigned to Councilor: Dubai

ORDINANCE, Amending Chapter 165, Land Development Code, District Map, by changing the Parcel of Land addressed at 300 Bomarc Road (Assessors Map R38, Lot 3) from the Rural Residence & Agriculture (RR&A) to the Urban Industry District (UID).

WHEREAS, at present, the subject property is generally zoned Urban Industry District, with a portion of land zoned Rural Residence & Agriculture;

WHEREAS, in order to provide usable land for industrial development at this site;

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 300 Bomarc Road (Assessors Map R38, Lot 3) from the Rural Residence & Agriculture (RR&A) to the Urban Industry District (UID).



CITY OF BANGOR

Planning Division

Memorandum

To: Honorable Bangor City Council
CC: Cathy Conlow, City Manager
Tanya Emery, Director of Community and Economic Development
Josh Saucier, Assistant City Solicitor
Jeff Wallace, Code Enforcement Officer

From: Anne Krieg AICP, Planning Officer

Date: April 20, 2021

Regarding: Zone Change – 300 Bomarc Road – Map-Lot – R38-003 – from Rural Residence & Agricultural District (RR&A) to Urban Industry District (UID) – Bomarc, Inc., applicant - To amend the Land Development Code by changing a parcel land located at 300 Bomarc Road, Map-Lot R38-003, from Rural Residence & Agricultural (RR&A) to Urban Industry District (UID). Said parcel of land contains 36.2 acres. Bomarc, Inc., applicant.

Please accept this memorandum as an indication of the proceedings of the Planning Board at their April 20, 2021 public hearing on the noted application. The meeting was held on the city's Zoom account.

Fred Marshall of Plymouth Engineering, was present to represent the applicant. Rich Trott of BOMARC was also present.

Krieg presented the staff report which included the following points:

- A. This is a request from Bomarc to increase the area assigned to Urban Industry District to contain the entire subject lot. Currently there is "ring" of Rural Residence & Agriculture on the outer edge of the property.
- B. Staff spent time looking to see how the lot came to be this way for zoning and there was nothing in the file to suggest this "ring" of RR&A was done purposefully. It is that the subject lot may have increased into the RR&A district.
- C. The BOMARC area is part of the disposition of land from the military that commenced in the 1960's.

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D. The city sees this area as best for industrial uses in the last 2 comprehensive plans.

The Board discussed protection to the abutting RR&A zone using the setback requirements as well as buffering requirement for this district when it abuts residential districts.

Reese Perkins recommended the subject application ought to pass. The motion was seconded by Member Meagher. All were in favor of the motion.

amk

IN CITY COUNCIL

APRIL 12, 2021

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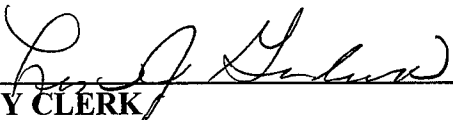
Motion made and seconded for First Reading and Referral to Planning Board Meeting of April 20, 2021

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 26, 2021

COrd 21-151

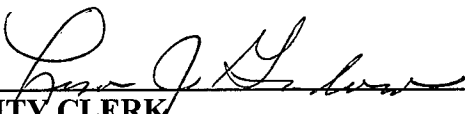
Motion made and seconded for Passage

Vote: 9 – 0

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

Councilors Voting No: None

Passed



CITY CLERK