



CITY COUNCIL ACTION

Council Meeting Date: November 13, 2023

Item No: 24-006

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 026-046-B

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone Property Located at 586 Main Street from Urban Service District (USD) to Waterfront Development District (WDD).

Summary

This ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot 026-046-B, located at 586 Main Street from Urban Service District (USD) to Waterfront Development District (WDD). The total area requested to be changed is approximately 0.9 acres. The applicant is Christopher Morley of Mason's Brewing Company and the owner of record is Maine Strain Distributors, LLC.

The neighborhood around the property consists of a primarily commercial uses and medium-density residential uses. The zoning in the area is primarily a mixture of WDD, USD, and URD-2. This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this area in the "Waterfront" land use category, which consists of "commercial and recreational uses in proximity of Downtown that front the Penobscot River and consist of uses that benefit from their location on the River".

Committee Action

Committee: Planning Board

Meeting Date: November 21, 2023

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: November 13, 2023

Assigned to Councilor: Fournier

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone Property Located at 586 Main Street from Urban Service District (USD) to Waterfront Development District (WDD).

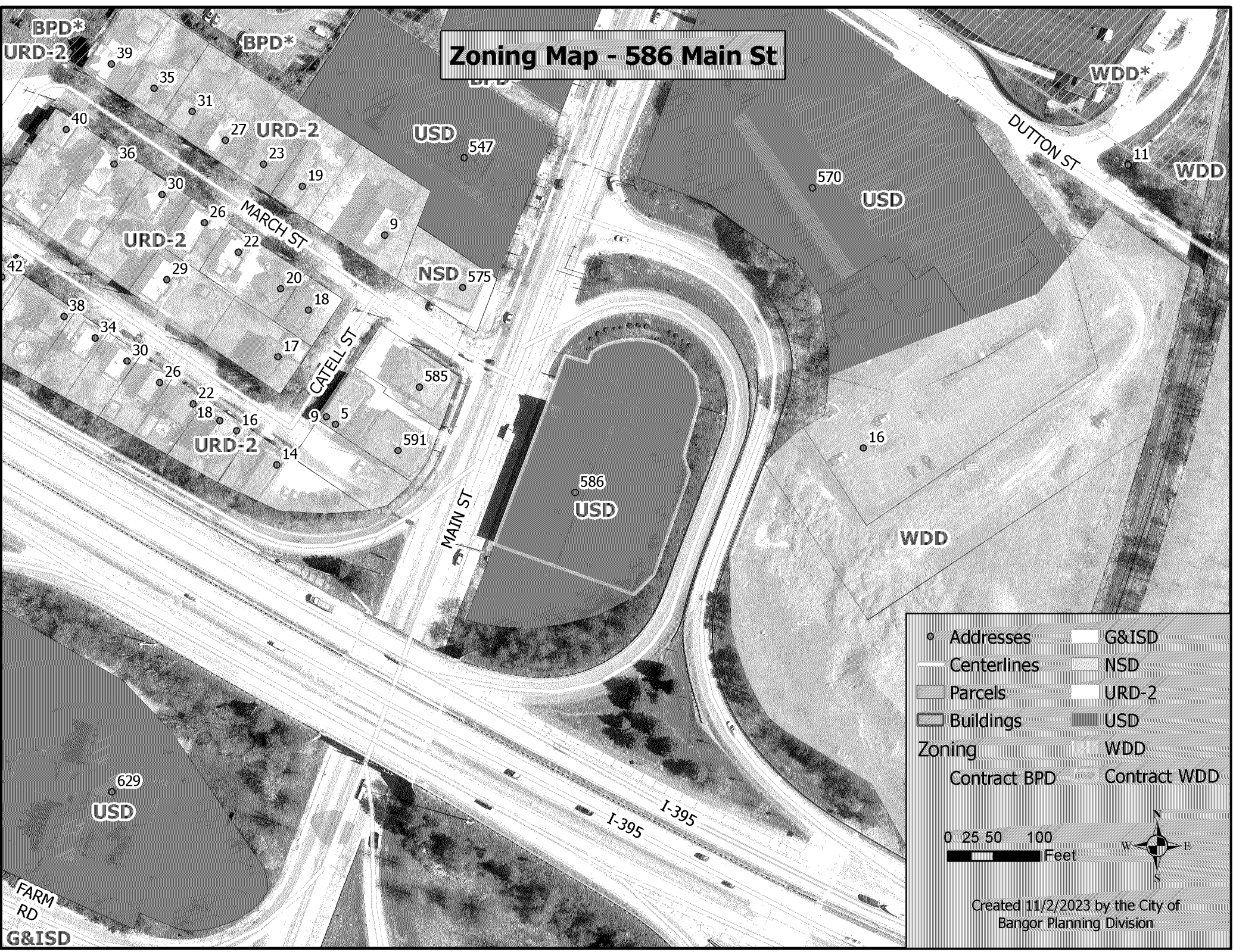
WHEREAS, the neighborhood around the property consists of a primarily commercial uses and medium-density residential uses and the zoning in the area is primarily a mixture of WDD, USD, and URD-2;

WHEREAS, the 2022 Comprehensive Plan shows this area in the "Waterfront" land use category, which consists of "commercial and recreational uses in proximity of Downtown that front the Penobscot River and consist of uses that benefit from their location on the River";

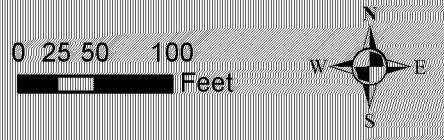
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BANGOR AS FOLLOWS, THAT

Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify the property at Map-Lot 026-046-B, located at 586 Main Street from Urban Service District (USD) to Waterfront Development District (WDD). The total area requested to be changed is approximately 0.9 acres and is shown in the attached exhibit.

Zoning Map - 586 Main St



- Addresses
- Centerlines
- ▭ Parcels
- ▭ Buildings
- Zoning
- Contract BPD
- ▭ G&ISD
- ▭ NSD
- ▭ URD-2
- ▭ USD
- ▭ WDD
- ▭ Contract WDD



Created 11/2/2023 by the City of Bangor Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Deb Laurie, City Manager

From: Anja Collette, Planning Officer

Date: November 21, 2023

CC: Courtney O'Donnell, Assistant City Manager
David Szewczyk, City Solicitor
Anne Krieg AICP – Director of Community & Economic Development

Re: Planning Board Recommendation November 21, 2023
Zone Change – Map-Lot 026-046-B – 586 Main Street – Urban Service District (USD) to Waterfront Development District (WDD)

Please accept this memorandum as the recommendation from the Planning Board for the noted item. The Planning Board considered this item in a noticed public hearing on November 21, 2023.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were the Chair Reese Perkins, Vice Chair Ted Brush, and Members Don Meagher, Trish Hayes, Jonathan Boucher, Mike Bazinet, and Ken Huhn. Associate Member Josh Saucier was also in attendance.

The applicant, Christopher Morley of Mason's Brewing Company, presented the application.

From the staff memo:

- A. The applicant is seeking a zone change for the property located at 586 Main Street from the Urban Service District to the Waterfront Development District.
- B. The neighborhood around the property consists of a primarily commercial uses and medium-density residential uses. The zoning in the area is primarily a mixture of WDD, USD, and URD-2.
- C. This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this area in the "Waterfront" land use category, which consists of "commercial and recreational uses in proximity of Downtown that front the Penobscot River and consist of uses that benefit from their location on the River".

Chair Perkins asked about why a zone change was required for this use. Planning Officer Collette stated that the Waterfront Development District is the only zone where this type of use is called out, so the applicant needed this zone change in order to have their desired type of business on this property (the type of business being a small craft distillery). The type of use that would be applied in

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PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 11.21.23
586 Main Street – Map-Lot 026-046-B

the Waterfront Development District would be “commercial establishments for craftsmen, artisans and others to craft, prepare, package and sell their products”.

There were no comments from the public.

Member Meagher made a motion to recommend to the City Council that the proposed zone change ought to pass. Member Bazinet seconded the motion. The motion passed 7:0 with all regular members voting to approve.

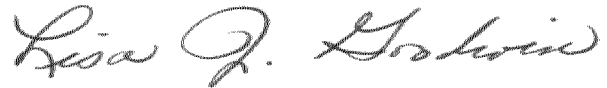
Anja Collette

IN CITY COUNCIL

NOVEMBER 13, 2023

COrd 24-006

First Reading and Referral to Planning Board meeting on November 21, 2023



CITY CLERK

IN CITY COUNCIL

NOVEMBER 27, 2023

COrd 24-006

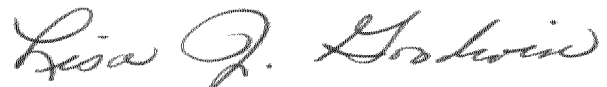
Motion made and seconded for Passage

Vote: 9 – 0

Councilors Voting Yes: Deane, Fish, Fournier, Hawes, Schaefer, Tremble, Yacoubagha, Pelletier

Councilors Voting No: None

Passed



CITY CLERK