



CITY COUNCIL ACTION

Council Meeting Date: November 24, 2025

Item No: 26-024

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: 017-015

Title, Ordinance

Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 195 Thatcher Street from Industry and Service District to Urban Industry District

Summary

This Ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot 017-015, located at 195 Thatcher Street, from Industry and Service District (I&S) to Urban Industry District (UID). The total area requested to be changed is approximately 6.42 acres. The applicant/owner of record is LMP Properties.

This area is within the growth boundary shown in the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Industrial area which consists of "a range of industrial and commercial uses that benefit from proximity to I-95 and the associated highway interchange".

Committee Action

Committee: Planning Board

Meeting Date: December 2, 2025

Action:

For:

Against:

Staff Comments & Approvals

City Manager

City Solicitor

Finance Director

Introduced for: First Reading and Referral



CITY COUNCIL ORDINANCE

Date: November 24, 2025

Assigned to Councilor: Faloon

ORDINANCE, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 195 Thatcher Street from Industry and Service District (I&S) to Urban Industry District (UID).

WHEREAS, the land uses around the property consist primarily of a mix of commercial and industrial;

WHEREAS, the zoning around the property consists primarily of Industry and Service District (I&S) with some Urban Service District (USD);

WHEREAS, the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Industrial area which consists of "a range of industrial and commercial uses that benefit from proximity to I-95 and the associated highway interchange";

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

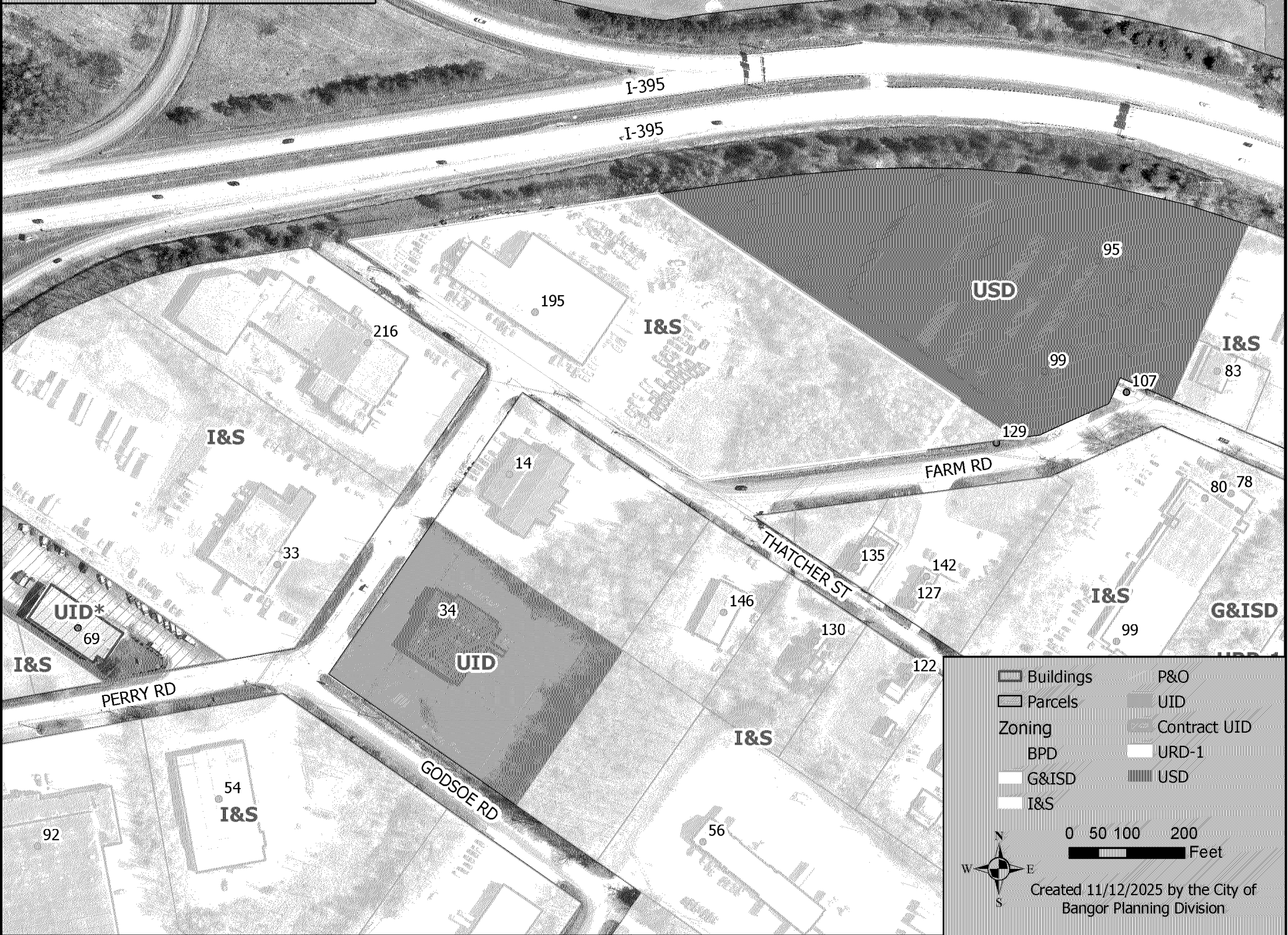
Chapter 165 of the Code of the City of Bangor, District Map, is amended to reclassify the property at 017-015, located at 195 Thatcher Street, from Industry and Service District (I&S) to Urban Industry District (UID). The total area requested to be changed is approximately 6.42 acres and is shown in the attached exhibit.

Area Map: 195 Thatcher St

P&O

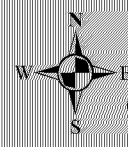
26-024
NOVEMBER 24, 2025

BPD



	Buildings		P&O
	Parcels		UID
	Zoning		Contract UID
	BPD		URD-1
	G&ISD		USD
	I&S		

0 50 100 200 Feet



Created 11/12/2025 by the City of Bangor Planning Division



COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF BANGOR

PLANNING DIVISION

Memorandum

To: Honorable Bangor City Council
Carollynn Lear, City Manager

From: Anja Collette, Planning Officer

Date: December 10, 2025

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

Re: Planning Board Recommendation December 9, 2025
Amending Chapter 165, Land Development Code, to Re-zone a Property Located at 195 Thatcher Street from Industry and Service District to Urban Industry District

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 December 9, 2025.

The meeting was conducted in the Council Chambers at City Hall and on Zoom. Members in attendance in the Chambers were Chair Reese Perkins, Vice Chair Jonathan Boucher and Members Trish Hayes, Mike Bazinet, Ted Brush, Ken Huhn, and Janet Jonas, as well as Associate Member Justin Cartier.

A representative of the applicant, LMP Properties, reviewed the application and described the purpose as being to add retail to the site.

From the staff memo:

- A. The applicant seeks to change the zoning of the property at 195 Thatcher Street from Industry and Service District (I&S) to Urban Industry District (UID). The uses allowed in each of these zones are included in the public notice in your packets. The uses in UID are generally more flexible than those in the I&S zone.
- B. The land uses around the property consist primarily of a mix of commercial and industrial and the zoning around the property consists primarily of Industry and Service District (I&S) with some Urban Service District (USD).
- 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 property in the Industrial area which consists of "a range of industrial and commercial uses that benefit from proximity to I-95 and the associated highway interchange". Staff recommend that the Planning Board find this change to be in alignment with the Comprehensive Plan.

There were no comments from the Board or the public.

CITY OF BANGOR PLANNING DIVISION
PLANNING BOARD RECOMMENDATION TO CITY COUNCIL 12.9.2025
195 Thatcher Street – Map-Lot 017-015

Vice Chair Boucher moved to recommend to City Council that the proposed amendment ought to pass. Member Bazinet seconded the motion. The motion passed 7:0 with all regular members voting in favor.

The result of the vote is that a majority of Planning Board members voted to recommend that the proposed amendment ought to pass.

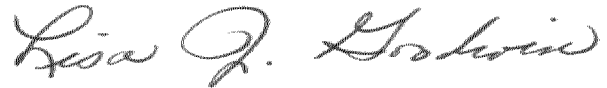
Anja Collette

IN CITY COUNCIL

NOVEMBER 24, 2025

COrd 26-024

First Reading and Referral to Planning Meeting on December 2, 2025



CITY CLERK

IN CITY COUNCIL

DECEMBER 22, 2025

COrd 26-024

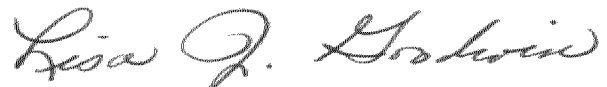
Motion made and seconded for Passage

Vote: 9 – 0

Councilors Voting Yes: Beck, Carson, Deane, Faloon, Fish, Leonard, Mallar, Walker, Hawes

Councilors Voting No: None

Passed



CITY CLERK