



## **CITY COUNCIL ACTION**

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Council Meeting Date: November 24, 2025

Item No: 26-023

Responsible Dept: Planning

Action Requested: Ordinance

Map/Lot: R22-003-B

### **Title, Ordinance**

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Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 38 Blue Hill East from Urban Service District to High Density Residential

### **Summary**

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This Ordinance would amend the Land Development Code, District Map to re-zone the property at Map-Lot R22-003-B located at 38 Blue Hill East, from Urban Service District (USD) to High Density Residential (HDR). The total area requested to be changed is approximately 0.92 acres. The applicant is TCK Contracting and the owner of record is Kenneth Nagle.

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 Neighborhood Residential area which consists of "Medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential uses".

### **Committee Action**

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Committee: Planning Board

Meeting Date: December 2, 2025

Action:

For:

Against:

### **Staff Comments & Approvals**

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City Manager

City Solicitor

Finance Director

**Introduced for:** First Reading and Referral



## **CITY COUNCIL ORDINANCE**

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Date: November 24, 2025

Assigned to Councilor: Deane

**ORDINANCE**, Amending Chapter 165, Land Development Code, District Map to Re-zone a Property Located at 38 Blue Hill East from Urban Service District (USD) to High Density Residential (HDR).

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

**WHEREAS**, the zoning around the property consists primarily of High Density Residential (HDR) and Neighborhood Service District (NSD);

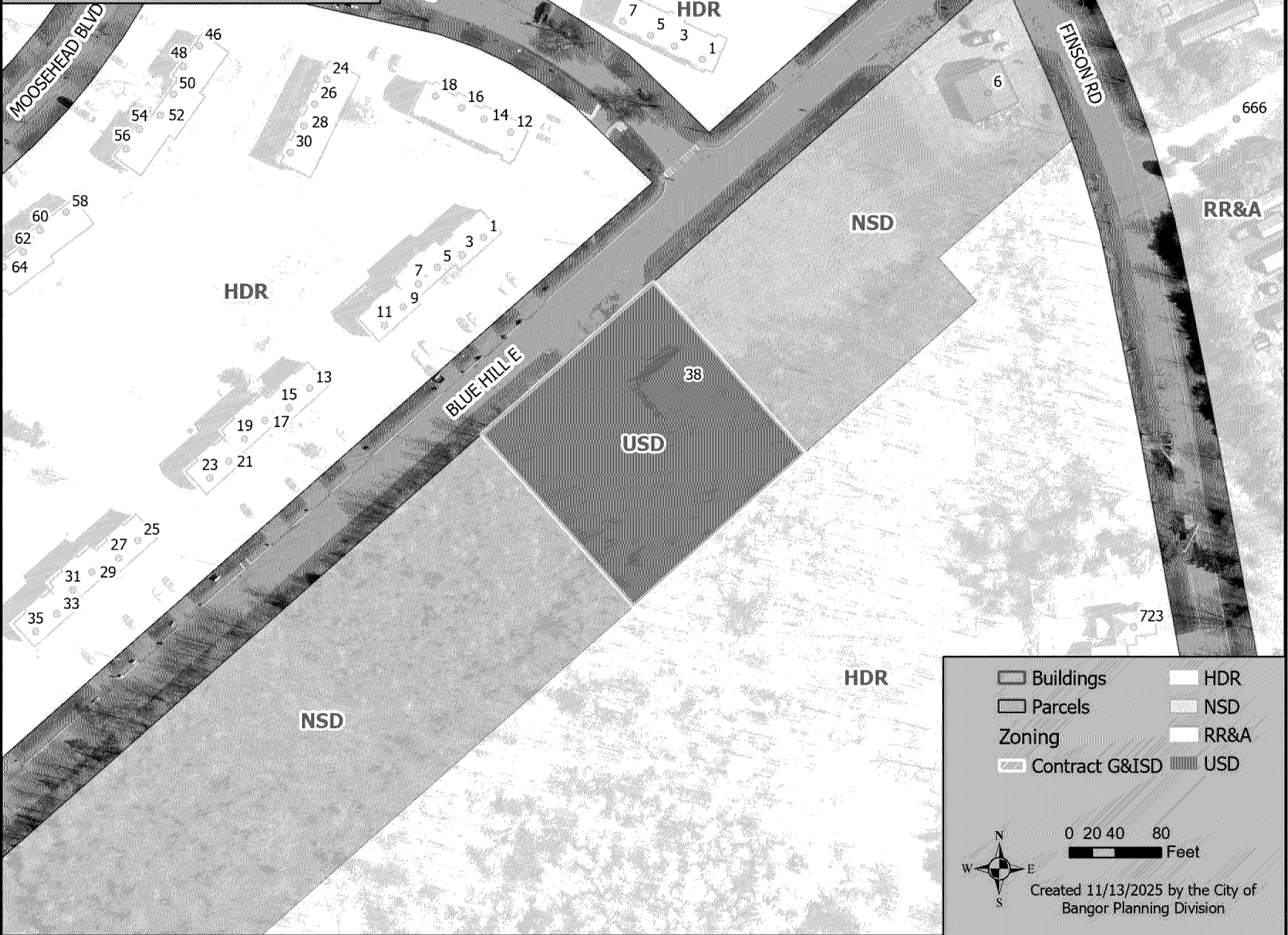
**WHEREAS**, the 2022 Comprehensive Plan and the future land use map in the Plan shows this property in the Neighborhood Residential area which consists of "Medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential uses";

### **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 R22-003-B, located at 38 Blue Hill East, from Urban Service District (USD) to High Density Residential (HDR). The total area requested to be changed is approximately 0.92 acres and is shown in the attached exhibit.

# Area Map: 38 Blue Hill East

26-023  
NOVEMBER 24, 2025



Buildings	HDR
Parcels	NSD
Zoning	RR&A
Contract G&ISD	USD

0 20 40 80 Feet

Created 11/13/2025 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 38 Blue Hill East from Urban Service District (USD) to High Density Residential (HDR)

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, TCK Contracting, reviewed the application and described the purpose as being to add residential units to the property.

From the staff memo:

- A. The applicant seeks to change the zoning of this property from Urban Service District (USD) to High-Density Residential (HDR). The uses allowed in each of these zones are included in the public notice in your packets.
- B. The land uses around the property consist primarily of a mix of residential and commercial and the zoning around the property consists primarily of High Density Residential (HDR) and Neighborhood Service District (NSD).
- 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 Neighborhood Residential area which consists of "Medium-density residential development with limited commercial and institutional uses that are complementary to the surrounding residential uses". 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  
**38 Blue Hill East – Map-Lot R22-003-B**

Member Brush moved to recommend to City Council that the proposed amendment ought to pass. Member Jonas 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 amendments ought to pass.

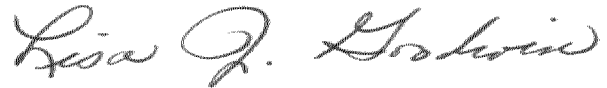
Anja Collette

**IN CITY COUNCIL**

**NOVEMBER 24, 2025**

**COrd 26-023**

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



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**CITY CLERK**

**IN CITY COUNCIL**

**DECEMBER 22, 2025**

**COrd 26-023**

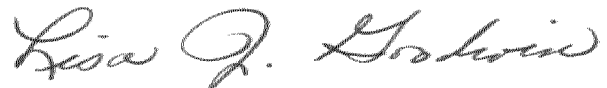
**Motion made and seconded for Passage**

**Vote: 9 – 0**

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

**Councilors Voting No: None**

**Passed**



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**CITY CLERK**