

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, MAY 20, 2020 6:00 PM**

NOTES TO PUBLIC:

Due to the COVID-19 pandemic the Planning Board will not physically be meeting in the Council Chambers of Belfast City Hall to conduct the May 20 Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via ZOOM, and Board members will be participating in the meeting via ZOOM from their respective homes.

Persons who want to view the meeting can do so via the live stream on the City of Belfast website, cityofbelfast.org, or by viewing the meeting live on BEL-TV.

Persons who wish to offer public comment for the public hearing on the Developers Collaborative project can do so in any of the following ways:

- 1) Prior to the meeting you can submit comment via email to wmarshall@cityofbelfast.org. All comment should be submitted by 2:00 pm on May20. All comment provided by this deadline will be provided to the Board in advance of the meeting. This is the City's preferred way for persons to submit public comment.
- 2) You can send a letter to: City of Belfast, Code and Planning Department, 131 Church St, Belfast, ME, 04915. All letters must be received by 2:00 pm on May 20.
- 3) During the May 20 meeting and prior to the close of the scheduled public hearing on the Developers Collaborative hearing, you can submit comment via email to public@cityofbelfast.org. Your email will be read at the meeting to the Planning Board.

AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, Declan O'Connor, Secretary, David Bond, Wayne Corey, and Geoff Gilcrest, regular members and Daisy Beal and Steve Ryan, alternate members.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes.**
4. **Development Review – Final Site Plan Application**

Developers Collaborative, applicant, request to construct 25 (subsidized) multi-family housing units for older adults on a 2 acre property located at 75 Wight Street, Map 34, Lot 6. The project features one-bedroom and efficiency units, all of which will be located in one three-story building. Developers Collaborative has been awarded funds through the 2019 Rural Housing for Older Adults program offered by Maine Housing to assist in project

construction. The proposed project is located in the Residential 3 zoning district. The Planning Board reviewed the Sketch Plan application for this project at its meeting of November 6, 2019, and reviewed and approved the Preliminary Plan application at its meeting of April 8, 2020. The Board will review the Final Plan application pursuant to requirements of Chapter 90, Site Plan, and Chapter 102, Zoning.

- 4.1 Applicant presentation
 - 4.2 Public Hearing
 - 4.3 Board deliberations and action
5. Board review and discussion of potential amendments to Chapter 102, Zoning that would affect certain traditional neighborhood setback requirements established for the Residential 1, 2 and 3 zoning districts.
 6. Code and Planning Department Report
 7. Other Business
 8. Adjournment