

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, AUGUST 12, 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 August 12 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.

The Board will be conducting two public hearings on August 12 at which the Board will be accepting oral comment. Persons who wish to offer public comment can do so in any of the following ways:

- 1) Submit comment via email in advance of the meeting to wmarshall@cityofbelfast.org. Comment should be received by 2:00 pm on August 12 so it can be provided to the Board. This is the preferred way to submit comment.
- 2) Submit a letter by 2:00 pm on August 12 to: City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915.
- 3) Submit a comment to the Board during the August 12 meeting via email; public@cityofbelfast.org. Comment will be presented to the Board.
- 4) Submit oral comment during the meeting via a ZOOM webinar by using the following protocol:
 - Webinar link: <https://us02web.zoom.us/j/kbceUYMCAN>
 - Phone Number: 1 646 558 8656
 - Webinar ID: 883 2254 8113

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

BOARD AGENDA

- 1. Call to Order & Roll Call.** Hugh Townsend, Chair, Declan O'Connor, Secretary, David Bond, Wayne Corey, and Geoff Gilchrest, regular members and Daisy Beal and Steve Ryan, alternate members. Note: Declan O'Connor will chair the meeting discussion on the Nordic Aquafarms applications.
- 2. Adoption of Agenda.**
- 3. Nordic Aquafarms Permit Applications - Board Review of Motion to Dismiss/Stay Action on Permit Applications.**

Kim Ervin Tucker, Legal Counsel, representing Jeffrey Mabee and Judith Grace, the Maine Lobstering Union, David Black (Lobsterman), Wayne Canning (Lobsterman), and the

Friends of Harriet L. Hartley Conservation Area, request that the Belfast Planning Board stay or dismiss its review of the Nordic Aquafarms application. Attorney Tucker filed an amended motion with the Board on July 20, 2020. The Board issued Procedural Order #4 that stipulated how it would address the motion to dismiss/stay, including its decision to require all comment on this matter to be submitted in writing.

3.1 City Attorney Kelly review of Motion with the Board.

3.2 Board action on Motion to Dismiss/Stay.

4. Proposed Amendments to City Code of Ordinances

Board consideration of proposed amendments to City Code of Ordinances, Chapter 66, General Provisions (Definitions), Chapter 90, Site Plan and Chapter 94, Subdivision (non-codified). The proposed amendments would revise City procedures associated with the review of a multi-family housing project, particularly an affordable housing project, pursuant to Site Plan requirements. Amendments include but are not limited to: allowing Board review of an affordable housing project through a combined Preliminary and Final Site Plan process; incorporating certain Subdivision Ordinance standards into Chapter 90, Site Plan, for the review of a multi-family housing project; including certain State exemptions in the Subdivision Ordinance, and amending certain definitions. The role of the Planning Board is to provide a recommendation to the City Council on the proposed amendments. The Board conducted a public hearing on these amendments at its meeting of August 5 and chose to continue the hearing to its meeting of August 12.

4.1 Description of Proposed Amendments - Wayne Marshall, Director, Code & Planning

4.2 Public Hearing (Continuation of August 5 Hearing)

4.3 Board review and action on proposed amendments.

5. Replacement Structure for an Existing Nonconforming Use.

Broughman Builders, Applicant, request to demolish an existing single family home located 222 Lincolnville Ave, Map 4, Lot 58 and to replace the home with a new mobile home. The property is located in the Airport Growth zoning district that does not allow new residential construction, however, the district does allow replacement residential structures and expansions of existing residential structures, subject to review by the Planning Board.

5.1 Applicant presentation

5.2 Public Hearing

5.3 Board review and action

6. Development Review - Amendment to Approved Subdivision Plan

Clinton and Susan Condon, CCSC Real Estate, LLC, doing business as the Belfast Bay Inn, that is located at 70 - 72 Main Street, Map 11/Lot 66, request to void a plan to expand the Inn approved by the Planning Board on August 13, 2014. The request is associated with the

current plan to sell the individual Inn units as residential condominium units, and to no longer operate the property as an Inn.

6.1 Description of Request by Director Code and Planning

6.2 Board review and action

7. Code & Planning Department Report

8. Other Business

9. Adjournment