

CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 16, 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 September 16 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, and it will be aired live on BEL-TV.

The Board will be conducting a public hearing on the Developers Collaborative housing project application at this meeting. Persons who wish to offer comment that will be considered by the Planning Board at the public hearing can do so in any of the following ways:

- 1) In advance of the meeting/hearing, you can submit comment by email to wmarshall@cityofbelfast.org. The Board considers email comment the same as oral comment offered at the hearing. Comment sent to this email address must be received by 2:00 pm on September 16. This is the preferred way to offer comment.
- 2) You can submit a letter in advance of the hearing to: City of Belfast, Code and Planning Dept, 131 Church St, Belfast, ME, 04915. Letters must be received by 2:00 pm on Sept. 16.
- 3) You can submit comment via email during the meeting to public@cityofbelfast.org. City staff will monitor this email account and will read any email submitted to the Board.
- 4) You can submit oral comment by participating on the ZOOM platform by using the following connection. The Board will only be accepting audio comment (no video) so we can try and preserve band-width.

Webinar link: <https://us02web.zoom.us/j/82644273391>

Phone Number: 646 558 8656

Webinar ID: 883 2254 8113

PLANNING 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.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes.**
4. **Introductory Staff Report**

5. Development Review – Sketch Plan Application

Developers Collaborative, applicant, proposal to construct 48 multi-family housing units on the former City Public Works garage property located at 115 Congress Street, Map 35, Lot 43. The project involves the construction of 36 affordable rental housing units for persons who earn less than 60% of the median household income, and 12 market rate rental housing units. The 36 housing units will be located in 4 two-story buildings, and the 12 market rate units will be located in 1 two-story building. The proposed project involves the construction of 73 parking spaces. Project requires a Site Plan Permit from the Planning Board, reference City Code of Ordinances, Chapter 90, Site Plan. A Sketch Plan is the first step in the Board review process.

- 5.1 Applicant presentation of Sketch Plan.
- 5.2 Planning Board Public Hearing
- 5.3 Board review of Sketch Plan application.

6. Discussion of Board Meeting Schedule

7. Code & Planning Department Report

8. Other Business

9. Adjournment