

**CITY OF BELFAST PLANNING BOARD MEETING  
WEDNESDAY, MARCH 24<sup>th</sup>, 2021 6:00 PM  
PROPOSED AGENDA  
MEETING VIA A ZOOM WEBINAR**

**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 March 24<sup>th</sup>, 2021 Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via a ZOOM webinar, 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 on the live stream on the City of Belfast website, [cityofbelfast.org](http://cityofbelfast.org), or watch it live on BEL-TV. The video of the meeting will be posted on the city website a day or two after the meeting is conducted.

The Board will be conducting a public hearing 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 [public@cityofbelfast.org](mailto:public@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 March 24<sup>th</sup>. 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 March 24<sup>th</sup>.
- 3) You can submit comment via email during the meeting to [public@cityofbelfast.org](mailto: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.

Please enter the link below to join the webinar:

<https://us02web.zoom.us/j/82716029676>

Or iPhone one-tap :

US: +13017158592,,82716029676# or +13126266799,,82716029676#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 827 1602 9676

International numbers available: <https://us02web.zoom.us/j/82716029676>

## BOARD AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, David Bond, Wayne Corey, Geoff Gilchrist, and Daisy Beal regular members and Steve Ryan and Kathleen Dunckel, associate members.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes.**
4. **Development Review – Large-Scale Photovoltaic Solar System, Site Plan Review and Use Permit – Syncarpha Solar – 195 and 205 Northport Ave, Map 31 Lots 12 and 9.**

Syncarpha Solar, Applicant, requests a Site Plan and Use Permit to construct a 13.1-acre commercial solar energy system located on two parcels of land at 195 and 205 Northport Ave. Map 31, Lot 12, and Map 31, Lot 9. These two lots total 54.25 acres in size. The proposed solar energy system will produce about 3.5 MW of electricity, consist of 10,530 solar panels, and an 18 ft wide access road from Congress St. The development identifies connecting to Three-Phase power at Congress St. The location of the solar energy system is closer to Congress St than Northport Ave. The Planning Board will review the application according to requirements in the City Code of Ordinances reference Chapter 90 Site Plan, and Chapter 102 Zoning, Zoning, Article V, District Regulations, Division 3, General Purpose B zoning district and Article VIII, Supplementary District Regulations, Division 9 Solar Energy Systems.

- 4.1 Department Review of site history
- 4.2 Applicant Presentation
- 4.3 Public Hearing
- 4.4 Board Deliberations and Action on Permit Application.

5. **Development Review –Minor Amendment to a Subdivision – Old County Plantation, LLC represented by Cooper Ridge Properties, LLC - Mossy Ridge Subdivision – Swan Lake Avenue Map 9 Lots 52 through 52-N.**

The Belfast Planning Board approved this 28 acre, 14 lot subdivision off Swan Lake Ave in 2006. Amendments to the original plan were approved in 2007 and 2016. At this time, Cooper Ridge Properties, LLC would like to remove the requirement that underground power be required for the Mossy Ridge subdivision as Amendment 3 to the original approval. Chapter 94 Subdivision of the City Code requires amendments to be approved by the Planning Board.

- 5.1 Department Review of site history

5.2 Applicant Presentation

5.2 Planning Board Public Hearing

5.3 Board Review and Discussion

**6. Code and Planning Department Report - Bub Fournier, Director, Code & Planning**

**7. Other Business**

**8. Adjournment**