

**CITY OF BELFAST PLANNING BOARD MEETING**  
**WEDNESDAY, May 26th, 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 May 26th, 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.

The Board will be conducting (3) public hearings at this meeting.

Persons who may be affected by the proposed projects and/or ordinance amendments are encouraged to watch the May 26, 2021 Planning Board meeting via the Zoom virtual meeting platform, live streaming on the Cities website, [www.cityofbelfast.org](http://www.cityofbelfast.org), or watch on BelTV. The public can offer comment for the May 26, 2021, public hearing in one of three ways:

- You can submit a comment via email to [jboynton@cityofbelfast.org](mailto:jboynton@cityofbelfast.org). All email comments should be submitted by 3:00 pm on May 26, 2021, so copies can be provided to the Board.
- You can submit a comment in writing to: Jon Boynton, Code & Planning, City of Belfast, 131 Church St, Belfast, ME 04915. Written Comment must arrive by the date of the May 26, 2021, public hearing.
- You can watch the May 26 meeting and offer oral comments on Zoom to the Planning Board. The Planning Board conducts their meetings on Zoom and does not meet in person at this time. The Board asks that comments generally be limited to 3 minutes.

Zoom Meeting Information

URL <https://us02web.zoom.us/j/86970500814>

Phone 1 646 558 8656

Webinar ID 869 7050 0814

- The Board notes that anyone can send an email to [public@cityofbelfast.org](mailto:public@cityofbelfast.org) during the public hearing period.

## BOARD AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, Wayne Corey, and Daisy Beal regular members, and Kathleen Dunckel, associate member.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes**
4. **Development Review – Quirk Auto Group– Site Plan Amendment – 244 Main Street, Map 12, Lot 437.**

Quirk Auto Group, Applicant, proposes to amend their Site Plan for their location at 244 Main Street, Map 12, Lot 37. Quirk Auto Group plans to construct a new vehicle service and to make minor site improvements with landscaping and location of fuel tanks. The new service building will be located behind the current sales and service building on site. The Applicant is not proposing to increase parking or the amount of impervious surface for the site. The Planning Board will review the application pursuant to the City Code of Ordinances requirements, reference Chapter 90 Site plan and Chapter 102 Zoning, Article VIII performance standards.

- 4.1 Staff Summary and Applicant Presentation
- 4.2 Planning Board Public Hearing
- 4.3 Board Review and Discussion

### **5. Public Hearing – Proposed Ordinance Amendments**

Proposed amendments to Chapter 82-392, Shoreland Zoning - Timber Harvesting. The proposed amendments would repeal the current section of the Shoreland Zoning Code and replace it with language to facilitate Maine Forest Service regulation of timber harvests in the Shoreland Zone. The role of the Planning Board is to provide a recommendation to the City Council on this proposal.

- 4.4 Presentation on proposed amendments. Bub Fournier, Director of Planning and Codes
- 4.5 Public Hearing
- 4.6 Board review and recommendation on proposed amendments

### **6. Public Hearing – Proposed Ordinance Amendments**

Proposed amendments to Chapter 102, Zoning, Chapter 66, General Provisions, and the Chapter 98, Technical Standards regarding issues related to multi-family housing. Proposals to be considered at this second hearing include:

- Proposals to increase the number/density of multi-family housing units allowed in the following zoning districts that now allow multi-family housing: Searsport Avenue Waterfront, Searsport Avenue Commercial, Route 141 & Mill Lane (except on Mill Lane), Route 137 Commercial, Route One South Commercial, Residential Agricultural II, and General Purpose A. Amendments to Chapter 102, Zoning, Article V, District Regulations.
- Proposals to allow limited types of multi-family housing, mostly triplexes and four-plexes, in certain zoning districts that now prohibit multi-family housing, including: Residential Agricultural I, Protection Rural 1, and the portions of the General Purpose A zone that are not connected to public sewer. Amendments to Chapter 102, Zoning, Article V, District Regulations.
- Proposals to establish new standards that would apply to the design, installation and maintenance of a subsurface wastewater disposal system used to manage wastewater for a multi-family dwelling structure; reference amendments to Chapter 102, Zoning, Article VIII, Supplementary District Regulations.
- Proposal to eliminate multi-family housing as an allowed use in the General Purpose B zoning district; a district that now allows multi-family housing if a property is connected to public sewer.
- Amendments to Chapter 66, General Provisions, that revise certain existing definitions that apply to housing.
- Amendments to the parking standards identified in the Chapter 98, Technical Standards, regarding the minimum amount of parking required for a multi-family dwelling structure.
- The amendments also involve certain other 'clean-up' provisions to the current Chapter 102, Zoning, Article V, District Regulations for the zoning districts identified above.

6.1 Presentation on proposed amendments. Bub Fournier, Director of Planning and Codes

6.2 Public Hearing

6.2 Board review and recommendation on proposed amendments

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

## **8. Other Business**

## **9. Adjournment**