

**CITY OF BELFAST PLANNING BOARD SPECIAL MEETING &
PUBLIC HEARINGS - ORDINANCE AMENDMENTS
MEETING CONDUCTED VIA A ZOOM WEBINAR
WEDNESDAY, OCTOBER 6, 2021 6:00 PM**

Due to the ongoing public health crisis, and per Emergency Order adopted by the City Council on August 12, 2021, the October 6, 2021 Planning Board meeting and public hearing will be conducted online using ZOOM and can be streamed on the City website at www.cityofbelfast.org. It also can be viewed on BEL-TV. The Board will not be meeting in City Hall and there will be no public access to City Hall during the meeting.

BOARD AGENDA

1. Call to Order & Roll Call. Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, Wayne Corey, and Kathleen Dunkel,, regular members and Lewis Baker and Pippa Jollie, alternate members.
2. Adoption of Agenda.
3. Public Hearing on Proposed Ordinance Amendments (See Hearing Notice Below)
 - 3.1 Introduction to Public Hearing - Hugh Townsend, Chair, and How to Offer Public Comment - Jon Boynton, City Planner
 - 3.2 Description of Proposed Ordinance Amendments - Wayne Marshall, Project Planner
 - 3.3 Public Hearing - Opportunity for Public Comment
 - 3.4 Board Discussion and Potential Action on Ordinance Amendments
4. Planning and Code Department Report - Bub Fournier, Department Director
5. Other Business
6. Adjournment

Notice of Public Hearing

The City of Belfast Planning Board, at its meeting of Wednesday, October 6, 2021, beginning at 6:00 p.m., shall conduct a public hearing on proposed amendments to City Code of Ordinances, Chapter 102, Zoning. Due to the ongoing public health crisis, and per Emergency Order adopted by the City Council on August 12, 2021, the public hearing will be conducted online using ZOOM and can be streamed on the City website at www.cityofbelfast.org.

The Planning Board is considering proposed amendments that would affect most of the existing zoning districts located outside of the Route 1 Bypass. If adopted, the amendments would result in the following changes:

- Creation of the following new zoning districts: Outside Rural - 1, Outside Rural-2, Outside Rural-3, Residential 4, Residential 5, Route 3 Rural, Swan Lake Ave Mixed Use, and Outside Rural Special Use.
- Elimination of the following existing zoning districts: Residential Agricultural I, Residential Agricultural II, Protection Rural, Protection Rural-2, General Purpose-A, Route 141 & Mill Lane Commercial, and Residential Growth.
- Several properties in the Airport Growth zone being included in the proposed Outside Rural-2 zone, an expansion of the Searsport Avenue Commercial zone to include properties located adjacent to Searsport Avenue that are now in the Route 141 & Mill Lane Commercial zone, and the renaming of the Residential II zone to the Residential 9 zone.
- Amending the following zoning districts to allow additional housing options for individual lots in the following zoning districts: Route One South Commercial, Searsport Avenue Commercial, Searsport Avenue Waterfront, Route 137 Commercial, and Route 3 Commercial.

The Planning Board notes that one of the key purposes of the proposed amendments is to create new options for the construction of additional housing in Belfast.

The Planning Board encourages persons who may be affected by the proposed amendments to offer comment to the Board. The Board is accepting comment in any of three ways, including:

- 1) Participate in the ZOOM webinar and offer oral comment. The Board Chair will invite participants in when it is your turn to speak. The ZOOM webinar can be accessed at:
<https://us02web.zoom.us/j/82381824457>
Or One tap mobile: US: +16465588656,,82381824457# or +13017158592,,82381824457#
Or Telephone: Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 823 8182 4457
- 2) Submit comment or questions by 12 noon on October 6 by email to public@cityofbelfast.org.
- 3) Submit comment by 12 noon on October 6 by letter to: City of Belfast, Code & Planning Dept, 131 Church St, Belfast, ME 04915

Persons interested in participating in the public hearing via ZOOM should check the City website, cityofbelfast.org, reference Planning and Codes, prior to the hearing to see if there is any change in the ZOOM instructions. The meeting also will air live on BEL-TV.

The complete text of amendments the Board is considering can be found on the city website, cityofbelfast.org, reference planning and codes, October 6 Board Hearing. This link also has language for current Ordinances that apply, as well as a link to the Comprehensive Plan Committee's page that identifies the 2021 updated Comprehensive Plan. A copy of the proposals also is available for inspection in the Code and Planning Department offices during normal business hours, 7:00 am - 6:00 pm, Monday-Thursday.

Questions regarding the proposed amendments can be directed to the Code and Planning Department offices, 338-3370 x 125, or by email to Wayne Marshall, Project Planner, at wmarshall@cityofbelfast.org.