

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, NOVEMBER 10th, 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 November 10th, 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 public can view the meeting in any of the following ways: it will be streamed live on the city website (cityofbelfast.org), and it can be seen on BEL-TV.

Persons who may be affected by these projects who want to offer comment at the public hearings can do so in any of the following four ways:

- 1) You can send an email to Bub Fournier, Director, Code & Planning, at directorplanning@cityofbelfast.org in advance of the meeting. All emails should be submitted by 2:00 pm on November 10th, 2021. This is the preferred way for the Board to receive testimony.
- 2) You can send a letter to City of Belfast, Planning and Codes Department, 131 Church St, Belfast, ME, 04915. All letters must be received by November 10th, 2021.
- 3) When the Board meeting is in session on November 10th, you can send an email to directorplanning@cityofbelfast.org. Any emails that are received in this manner will be read to the Board by Staff.
- 4) During the meeting, you can make oral comment using the ZOOM platform. You should consult the City website, cityofbelfast.org, reference Planning and Codes link, for specific information on how to access the website to offer comment via ZOOM.

A copy of the application materials is available at City Hall. Questions regarding these projects should be directed to Bub Fournier, Director, Code & Planning at 338-3370 x 125.

Zoom Meeting Information

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/82990138438>

Or One tap mobile:

+16465588656,,82990138438# US (New York)

+13017158592,,82990138438# US (Washington DC)

Or join by phone:

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: 829 9013 8438

International numbers available: <https://us02web.zoom.us/j/82990138438>

PLANNING BOARD AGENDA

- 1. Call to Order & Roll Call. Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, Wayne Corey, and Kathleen Dunckel regular members, and Pippa Jollie and Lewis Baker, associate members.**
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes**
- 4. Development Review – Amendment to Site Plan – Developers Collaborative– Multi Family Dwelling – 75 Wight Street Map 34 Lot 6.**

The Applicant, Developers Collaborative, is proposing an amendment to the Site Plan and Use Permits for a 25-unit multi-family dwelling project located at 75 Wight Street, Map 34 Lot 6 in Belfast. The Belfast Planning Board approved Site Plan and Use permits in May/June 2020 for the project. The Applicant is proposing a small amount of wetland impact to be approved by the Board to accommodate site conditions encountered during construction. Reference Chapter 90 Site Plan Section 90-42(b)14 and Chapter 102 Zoning Section 102-1134 of the City Code of Ordinances.

4.1 Staff Review of site history

4.2 Applicant Presentation

4.3 Planning Board Public Hearing

4.4 Board Review and Discussion

5. Development Review –Nonconformity – 89 Union Street - Map 36 Lot 4.

Melvin Schierman, Applicant, owns an existing single-family home located at 89 Union Street, Map 36, Lot 4. The Applicant has hired Peter Robbins of Robbins Construction to construct the addition on the west side of the structure. The proposed addition would encroach on the minimum setbacks identified in the City Code of Ordinances for the Residential 1 zoning district. This zoning district has traditional front neighborhood setbacks, a rear setback of 10 feet, and a side setback of 15 feet. The proposed addition is eligible as a Type 2 nonconformity in City Code of Ordinances per Chapter 102 Zoning, Article III Nonconformance, Sec. 102-215 requiring Planning Board approval.

5.1 Staff Review of site history

5.2 Applicant Presentation

5.3 Planning Board Public Hearing

5.4 Board Review and Discussion

6. Ordinance Amendment Workshop – Adult/Recreational Use Marijuana

The Planning Board is considering proposed amendments to allow for the adult use of marijuana for cultivation, testing, and manufacturing. A public hearing was held and draft language was considered on October 27th, 2021. Staff has prepared revised language for the Board to consider.

6.1 Staff Review

6.2 Board Discussion and Potential Action on Ordinance Amendments

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

8. Other Business

9. Adjournment