

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, FEBRUARY 9th, 2022 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 February 9th, 2022 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.

There is no public hearing at this meeting and public comments are not being accepted at this time. A public hearing on proposed ordinance changes was held October 6th, 2021 and an opportunity for public comment will be part of the City Council process, should the Planning Board recommend draft language for the Council to consider.

A copy of the meeting documents is available at City Hall and many are available on the City website. Questions regarding proposed amendments should be directed to Planning and Codes 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/85273394923>

Or One tap mobile:

+16465588656,,85273394923# US (New York)

+13017158592,,85273394923# 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: 852 7339 4923

International numbers available: <https://us02web.zoom.us/j/85273394923>

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. Ordinance Amendment Workshop – Outside Rural Zoning Amendments –

The Planning Board recommended proposed amendments that would affect most of the existing rural zoning districts located outside of the Rte. 1 Bypass. If adopted by the City Council, the amendments will result in changes to the Outside Rural areas of Belfast. Staff has completed final draft language incorporating Planning Board discussion from the Jan. 26, 2022 meeting for the Board to view.

4.1 Staff Presentation of Final Language for Outside Rural amendments

4.2 Board Discussion

5. Ordinance Amendment Workshop – Potential Near Bypass Zoning Amendments

Following the Board's recent recommendation that the City Council adopt Outside Rural zoning amendments, a proposal for the Flex Housing concept to be incorporated into Near Bypass mixed-use zoning districts is appropriate. Flex Housing is an approach conceived by the Board to accommodate housing options for the Outside Rural areas so that property owners could have the opportunity to increase housing in Belfast.

Zoning districts recently amended to increase Multi-family allowable densities and subject to the new Flex Housing approach in the proposal include Rte. 1 South Commercial, Office Park, Rte. 3 Commercial, Rte. 137 Commercial, Searsport Ave. Commercial and Searsport Ave Waterfront.

5.1 Staff Presentation

5.2 Board Discussion

6. Ordinance Amendment Workshop – Inside the Bypass

The Planning Board and City Council recently held a Joint Workshop to discuss housing opportunities Inside the Bypass. Staff and the Board will discuss take-aways from the meeting and look at potential future work plans.

5.1 Staff Presentation and debrief of Joint Workshop with City Council

5.2 Board Discussion

- 6. Code and Planning Department Report - Bub Fournier, Director, Code & Planning**
- 7. Other Business**
- 8. Adjournment**