

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, FEBRUARY 23rd, 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 23rd, 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.

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

- 1) You can send an email to City Planner Jon Boynton at cityplanner@cityofbelfast.org in advance of the meeting. All emails should be submitted by 2:00 pm on February 23rd, 2022. 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 February 23rd, 2022 at noon.
- 3) When the Board meeting is in session on February 23rd, you can send an email to cityplanner@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.

Questions regarding these projects and proposed amendments should be directed to the Planning and Codes Department at 338-3370 x 125.

A copy of the meeting documents is available at City Hall and many are available on the City website.

Zoom Meeting Information

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

Please click this URL to join. <https://us02web.zoom.us/j/81550366487>

Or One tap mobile:

+13126266799,,81550366487# US (Chicago)

+16465588656,,81550366487# US (New York)

Or join by phone:

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

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

Webinar ID: 815 5036 6487

International numbers available: <https://us02web.zoom.us/j/81550366487>

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 – The Grasshopper Shop – Rob and Sierra Dietz – 105 High Street Map 11 Lot 39.**

Rob and Sierra Dietz, applicants, recently purchased 105 High Street, Map 11, Lot 39 and plan to locate a retail store at this location. This property is located in the Downtown Commercial zoning district but is situated outside the exempt area for off-street parking. 105 High St. has about 6,100 square feet of land, a footprint of approximately 4,000 square feet, and the ability to locate 8 off-street parking spaces on their site. However, the City's off-street parking standards require more than the provided 8 parking spaces. Section 98-246 of the City Ordinance provides standards for alternative parking options which may be approved by the Board.

4.1 Staff Review of site history

4.2 Applicant Presentation

4.3 Planning Board Public Hearing

4.4 Board Review and Discussion

5. 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.

5.1 Staff Presentation of Final Language for Outside Rural amendments

5.2 Board Discussion

6. 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.

The Board will also discuss various minor adjustments to zoning districts.

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.

6.1 Staff Presentation

6.2 Board Discussion

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

8. Other Business

9. Adjournment