

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, MARCH 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 March 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 online, it will be streamed live on the city website (cityofbelfast.org), and it can be seen on BEL-TV.

Persons who may 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 Planning and Codes Director Bub Fournier at directorplanning@cityofbelfast.org in advance of the meeting. All emails should be submitted by 2:00 pm on March 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 March 23rd, 2022 at noon.
- 3) When the Board meeting is in session on March 23rd, 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.

Questions regarding these 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/85804225070>

Or One tap mobile:

+13126266799,,85804225070# US (Chicago)

+16465588656,,85804225070# 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: 858 0422 5070

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

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 –
Proposed Building Codes and Permitting Amendments –**

The Planning Board is considering proposed amendments to the City Code of Ordinances, Chapter 102 Zoning and Chapter 74 Buildings and Building Regulations regarding currently adopted codes and permitting. The proposed amendments include updating ordinance language to reflect current State-mandated building, electrical and plumbing codes. The amendments also include changes to the City ordinance regarding permitting and “after-the-fact” fees. A public hearing will be conducted online using ZOOM and can be streamed on the City website at www.cityofbelfast.org. After a public hearing, the Board may discuss a potential recommendation for adoption by the City Council.

4.1 Staff presentation of proposed amendments

4.3 Public hearing on proposed ordinance amendments

4.2 Board discussion and possible action

5. Ordinance Amendment Update – Outside Rural Amendments

5.1 Staff presentation of amendment status and potential changes to date

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 and converting uses and dimensional requirements to a table format to be incorporated into Near Bypass 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.

6.1 Staff Presentation on proposed amendments

6.2 Board Discussion

7. Ordinance Amendment Workshop – Potential Residential II Zoning Amendments

Project Planner Wayne Marshall will be leading a discussion of proposed zoning ordinance amendments regarding the Residential II zoning district along the bay and inland, south of the Rte 1 bypass area of Belfast. This zoning district is a remnant from previous zoning configurations in the City and cleanup or incorporation of these areas into more recently revised zoning districts is expected to simplify the City's zoning ordinance. The Residential II zoning district (specifically not the Residential 2 zoning district) is one of the last remaining zoning districts unaffected by recent amendments outside the Rte. 1 bypass.

7.1 Staff Presentation on proposed amendments

7.2 Board Discussion

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

9. Other Business

10. Adjournment