

**CITY OF BELFAST PLANNING BOARD MEETING  
WEDNESDAY, FEB. 24<sup>TH</sup>, 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 February 24<sup>th</sup>, 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.

Persons who want to view the meeting can do so on the live stream on the City of Belfast website, [cityofbelfast.org](http://cityofbelfast.org), or watch it live on BEL-TV. The video of the meeting will be posted on the city website a day or two after the meeting is conducted.

The Board will be conducting a public hearing on the Developers Collaborative housing project application at this meeting. Persons who wish to offer comment that will be considered by the Planning Board at the public hearing can do so in any of the following ways:

- 1) In advance of the meeting/hearing, you can submit comment by email to [wmarshall@cityofbelfast.org](mailto:wmarshall@cityofbelfast.org). The Board considers email comment the same as oral comment offered at the hearing. Comment sent to this email address must be received by 2:00 pm on February 24th. This is the preferred way to offer comment.
- 2) You can submit a letter in advance of the hearing to: City of Belfast, Code and Planning Dept, 131 Church St, Belfast, ME, 04915. Letters must be received by 2:00 pm on Feb. 24th.
- 3) You can submit comment via email during the meeting to [public@cityofbelfast.org](mailto:public@cityofbelfast.org). City staff will monitor this email account and will read any email submitted to the Board.
- 4) You can submit oral comment by participating on the ZOOM platform by using the following connection.

<https://us02web.zoom.us/j/81350088811>

Or iPhone one-tap :

US: +16465588656,,81350088811# or +13017158592,,81350088811#

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: 813 5008 8811

International numbers available: <https://us02web.zoom.us/j/81350088811>

The Board will only be accepting audio comment (no video) so we can try and preserve band-width.

## BOARD AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, David Bond, Wayne Corey, Geoff Gilchrist, and Daisy Beal regular members and Steve Ryan and Kathleen Dunckel, associate members.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes – Draft minutes from January 13<sup>th</sup> and 27<sup>th</sup> and February 10<sup>th</sup>, 2021 were provided for review.**
4. **Development Review – Preliminary Site Plan Review – Developers Collaborative Multi-Family Housing – 115 Congress Street, Map 35, Lot 43.**

Developers Collaborative (Applicant) has an option to purchase agreement with the City of Belfast to acquire ownership of a 4.3 acre (188,849sqft) property located at 115 Congress Street, Map 35, Lot 43. Developers Collaborative proposes to construct 48 multi-family housing units. Thirty-six (36) of the units would be affordable workforce housing, and 12 units would be market rate units. The 36 units would consist of a mix of 1, 2 and 3 bedroom units and would be located in 4 two-story buildings. The 12 market rate units would all be 2 bedroom units and would be located in a single 3-story structure. The Applicant is proposing to construct 72 parking spaces to support the housing units, and also proposes to retain about 2.5 acres of the property as green space.

4.1 Applicant Presentation

4.2 Planning Board Public Hearing

4.3 Board Review and Discussion

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