

**City of Belfast
Council Chambers-Belfast City Hall
Tuesday, June 21, 2016
7:00 p.m.**

Public Hearing #1

The Belfast City Council, at its meeting of Tuesday, June 21, 2016, beginning at 7:00 p.m. or as soon as practical thereafter, in the Council Chambers of Belfast City Hall which is located at 131 Church Street, shall conduct a public hearing regarding the Council proposal to purchase both a permanent recreational easement and a temporary construction easement from Waldo County Land Company for property located at Map 13, Lot 70A and from Penobscot McCrum, LLC for property located at Map 13, Lot 70, pursuant to the power of eminent domain authorized by 30-A M.R.S.A. § 3101. The easement the City seeks is associated with the 2.3 mile long recreational trail the City is now constructing in the former railroad right-of-way located adjacent to the Passagassawakeag River between the Memorial Bridge and the City Point Train Station. The requested easement will allow the City to construct a 10 foot wide recreational trail and to connect this trail to the Belfast Harbor Walk and Armistice Bridge; reference attached map.

The City is proposing to acquire a permanent easement that is about 10,542 square feet in size, 14 feet wide for a distance of 753 feet, and a temporary construction easement that is about 4,518 square feet in size, 6 feet in width for a distance of 753 feet. The easement is solely for the purposes of allowing public access, and Penobscot McCrum and Waldo County Land Company would continue to own the land on which the easement and pedestrian trail is located. The City used the services of Bucklin Appraisal, LLC to prepare a real estate appraisal of the above property, and the firm, in their report dated April 13, 2016, identified a value of \$55,000 for the identified easement. The City Council extended this offer of \$55,000 to the property owners in May 2016.

Persons who may be affected by this proposal are encouraged to attend the public hearing and to offer comment. Comment also may be submitted in writing or via email by the date of the hearing. Written comment should be sent to the Attention of Manda Cushman, Administrative Assistant to Manager, City of Belfast, 131 Church St, Belfast, ME, 04915. Email comment to: mcushman@cityofbelfast.org. A copy of the Appraisal Report can be viewed on the City website, cityofbelfast.org, and is available for public inspection at the City Manager's office in Belfast City Hall, 8:00 am - 5:00 pm, Monday - Friday.

Regular Council Meeting No. 24

1) Call to order

2) Roll call: Mayor Walter Ash, Jr.; Councilors Mary Mortier, Neal Harkness, Eric Sanders, Michael Hurley and John Arrison, City Manager Joseph Slocum, and Admin. Assistant Manda Cushman.

3) Pledge of Allegiance

4) Adoption of the agenda

5) Acceptance of the minutes

Special Council Meeting of June 7, 2016, Regular Council Meeting of June 7, 2016 and Special Council Meeting of June 14, 2016.

6) Open to the public

Please state your name and town you are from when addressing the City Council.

7) Communications

8) Old Business and Council Committee Reports

9) Permits, Petitions and Licenses - Consent Agenda

- A.** Request to approve an off premises catering permit for Delvino LLC d/b/a La Vida for the Ukulele Picnic located at Steamboat Landing Park on Saturday, June 4, 2016 from 10:00 a.m. to 5:00 p.m.
- B.** Request to spend \$810 from the Cemetery Trust Fund Account #630-504, FY 2015-2016 to Holmes Greenhouse & Flower Shop under the Perpetual Care Contract with the City for the spring flower arrangements.

10) Business

A) Further discussion on the Rail Trail and the proposal from Penobscot McCrum for the City to route the trail up and around their building off River Avenue.

B) Consideration of a proposal from the City's Ambulance Department to participate in a pilot program to enhance community health and bring greater efficiency to local health care delivery.

C) First Reading on proposed amendments to the Cemetery Ordinance Section 18 provisions 18- 51 to 18-111.

D) Confirmation of Officer Jonathan Guba is a full-time Officer for the Belfast Police Department.

E) Further consideration of a recommendation from the Energy Committee to install a thermal insulation demonstration project in Heritage Park.

F) Request from the Energy Committee for the City to approve and fund an LED lighting retrofit for City buildings.

G) Request from the Energy Committee to approve two small heating related upgrades at the Wastewater Treatment Plant.

H) Request from the Public Works Director to use \$13,780 of the Culvert Capital Reserve to replace culverts on Perkins and Rolerson Roads.

I) Discussion with the City Clerk on outstanding vacancies in a variety of City committees and boards.

J) PUBLIC HEARING on PROPOSED AMENDMENTS TO CITY ORDINANCES.

(To be Read aloud by Staff at the meeting.)

The City of Belfast City Council will now conduct a public hearing and the Second Reading of the following proposed amendments to the City Code of Ordinances:

- Chapter 102, Zoning, Article V, District Regulations, Division 30, Table of Uses, Proposal authorizes the Code Enforcement Officer, rather than the Planning Board, to review and issue Use Permits for certain uses in the Downtown Commercial zoning district.
- Chapter 98, Technical Standards, Article VIII, Parking and Loading Facilities, Section 98-242, Off-Street Parking Requirements, and Section 98-245, Areas Exempt from Parking Requirements, both of which mostly affect the Downtown Commercial zone. The proposal is to expand the size of the exempt parking area and to allow the Code Enforcement Officer to issue permits for Uses when three or less parking spaces are required.
- Chapter 102, Zoning, Article V, District Regulations, Division 31, Dimensional Standards, and Article X, Contract Rezoning, Division 5, Downtown Commercial zoning district. These amendments would authorize adoption of a contract rezoning agreement to allow the potential division and reuse of an existing building (constructed prior to 1985) and property in circumstances when the lot or lots created by the proposed property division results in creating a lot or lots that do not comply with the minimum lot size and/or minimum street frontage requirement for the Downtown Commercial zone.

K) Second Reading on proposed amendments to the City's Zoning Ordinance that impact the Downtown Area.

L) PUBLIC HEARING on PROPOSED AMENDMENTS TO CITY ORDINANCES.

(To be Read aloud by Staff at the meeting.)

The City of Belfast City Council, at this meeting will conduct a public hearing and the Second Reading of the following proposed amendments to the City Code of Ordinances:

- Chapter 66, General Provisions, proposal to establish revised definitions for a back lot and lot frontage.
- Chapter 102, Zoning, Article V, District Regulations, Division 31, Dimensional Standards that involve establishing the minimum front setback requirement for properties located in the Birch Street, Cottage Street, Charles Street, Ocean Street and Pearl Street areas.
- Chapter 98, Technical Standards, Article VIII, Parking and Loading Facilities, Section 98-247, Front Yard Parking Restrictions, that proposes amendments to the current prohibition on parking in the front yard area for the Residential 1, Residential 2 and Residential 3 zoning districts.

M) Second Reading on proposed amendments to the City's Zoning Ordinance that impact the Downtown Area.

N) Update on the Front Street Reconstruction Project, the Washington Street Project and the proposed construction of a new building by the Front Street Shipyard.

O) Further consideration of identifying a name for the Rail Trail.

P) Signing of Council Orders

11) Open to the Public

Please state your name and town you are from when addressing the City Council.

12) Communications

13) Adjourn