

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, NOVEMBER 6, 2019 6:00 PM  
COUNCIL CHAMBERS in BELFAST CITY HALL**

**Note to Public:** The Board will only be accepting public comment at the scheduled public hearings.

**Agenda**

**1. Roll Call & Call to Order** - Chair Hugh Townsend, Secretary Declan O'Connor, Members Wayne Corey, Geoff Gilchrist and David Bond and Associate Members Daisy Beal and Steve Ryan.

**2. Adoption of Agenda**

**3. Review of Meeting Minutes**

**4. Development Review - Nonconforming Permit**

Beacon Family Living, Inc. applicant and property owner, request to construct a 10 ft x 15 ft two story addition on the side of an existing residential structure located at 15 John Street, Map 13, Lot 27. The property is in the Residential 2 zoning district that requires a minimum side structure setback of 15 feet. A portion of the new addition will be located within 9 feet of the side lot line, however, none of the addition will be closer to the side lot line than the existing structure. Project requires Planning Board review as an expansion of an existing nonconforming structure; reference Chapter 102, Zoning, Article III, Nonconformance, Type II Nonconformity.

4.1 Applicant presentation

4.2 Public Hearing

4.3 Board deliberations and action

**5. Development Review - Sketch Plan Review - Housing Project**

Realty Resources Management, applicant, request to construct 25 multi-family housing units for older adults on a 2.4 acre parcel of land located at 80 Wight Street, Map 34, Lot 17. Most will be one bedroom units, while two units will have two bedrooms. All units will be located in one two-story building. Realty Resources is pursuing monies through the 2019 Rural Housing for Older Adults program offered by Maine Housing to assist in project construction. Property is in the Residential 3 zoning district that allows the construction of multi-family housing; reference Chapter 102, Zoning, Article V, District Regulations, Division 9, Sec 102-461, Use Table. This meeting involves Board review of an initial Sketch Plan application pursuant to requirements of Chapter 90, Site Plan.

5.1 Applicant presentation

5.2 Public Hearing

5.3 Board deliberations and action on Sketch Plan

**6. Development Review - Amendment to Site Plan & Use Permit.**

Developers Collaborative, applicant, request to construct 25 (subsidized) multi-family housing units for older adults and potentially 12 market rate multi-family units that are not age restricted on a 2 acre property located at 75 Wight Street, Map 34, Lot 6. The 25 subsidized units will mostly be one bedroom units, while the market rate units will have 6 one bedroom units and 6 two bedroom units. The project features two separate buildings for the different housing proposals. Developers Collaborative is pursuing monies through the 2019 Rural Housing for Older Adults program offered by Maine Housing to assist in construction of the 25 subsidized units. Property is in the Residential 3 zoning district that allows the construction of multi-family housing; reference Chapter 102, Zoning, Article V, District Regulations, Division 9, Sec 102-461, Use Table. This meeting involves Board review of an initial Sketch Plan application pursuant to requirements of Chapter 90, Site Plan.

6.1 Applicant presentation

6.2 Public Hearing

6.3 Board deliberations and action

**7. Code & Planning Department Report.**

**8. Other Business**

**9. Adjournment**