

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, APRIL 8, 2020 6:00 PM**

NOTE 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 this Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via ZOOM, 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 via ZOOM. The meeting will be streamed on the City of Belfast website, cityofbelfast.org, will be aired live on BEL-TV and can be heard on audio on Belfast Community radio, WBFY, 100.9.

Persons who wish to offer public comment at the public hearing on the Developers Collaborative project are encouraged to submit email comment at the meeting to public@cityofbelfast.org. All comment submitted via email must be received prior to the closing of the public hearing. Your emails will be read at the meeting to the Planning Board. You also can consult the City website, cityofbelfast.org, planning and codes link, reference Wight Street Housing, Developers Collaborative for information regarding how to participate in the meeting via ZOOM.

AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, Declan O'Connor, Secretary, David Bond, Wayne Corey, and Geoff Gilchrest, regular members and Daisy Beal and Steve Ryan, alternate members.
2. **Adoption of Agenda.**
3. **Development Review – Preliminary Site Plan Application**

Developers Collaborative, applicant, request to construct 25 (subsidized) multi-family housing units for older on a 2 acre property located at 75 Wight Street, Map 34, Lot 6. The 25 proposed units will consist of one bedroom and efficiency units in a single three-story building. Developers Collaborative has obtained funds 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. The Planning Board reviewed and approved a Sketch Plan application for this project at its meeting of November 6, 2019 and is now reviewing the Preliminary Plan application pursuant to requirements of Chapter 90, Site Plan.

- 3.1 Applicant presentation
- 3.2 Public Hearing
- 3.3 Board deliberations and action

4. Development Review – Review of Conditions of Approval for Site Plan Permit.

SunRaise Solar, applicant. Board review of final Conditions of Approval for the SunRaise Solar application to develop a commercial solar array on a 20 acre parcel located at 31 Perkins Road, Map 4, Lot 9-A and 11. The Planning Board reviewed and granted conditional approval of the Site Plan Permit for this project at its meeting of February 12, 2020.

5. Development Review – Revisions to Contract Rezoning Agreement & Site Plan Permit.

DMK Development, applicant, request to develop a Tractor Supply Store on a 6 acre site that is a portion of a property located at 45 Belmont Avenue, Map 5, Lot 23. The Tractor Supply Store is about 19,097 sq. ft. in size and has an outside display area of about 15,000 sq. ft. The Planning Board and Belfast City Council approved a contract rezoning agreement to allow the construction of the Tractor Supply Store. Minor revisions are proposed to reflect a change in the name of the developer and to adopt a protocol for how the City will review future changes in ownership.

6. Code and Planning Department report
7. Other Business
8. Adjournment