

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, APRIL 29, 2020 6:00 PM**

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 April 29 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 in any of the following ways: the meeting will be streamed on the City of Belfast website, cityofbelfast.org, it will be aired live on BEL-TV, and can be heard via audio on Belfast Community radio, WBFY, 100.9.

Persons who wish to offer public comment at any of three scheduled public hearings can do so in any of the following ways:

- 1) During the April 29 meeting and prior to the close of the scheduled public hearing on a specific permit review, you can submit comment via email to public@cityofbelfast.org. Your email will be read at the meeting to the Planning Board.
- 2) Prior to the meeting you can submit comment via email to wmarshall@cityofbelfast.org. All comment should be submitted by 2:00 pm on April 29. All comment provided by this deadline will be provided to the Board in advance of the meeting. This is the City's preferred way for persons to submit public comment.
- 3) You can send a letter to: City of Belfast, Code and Planning Department, 131 Church St, Belfast, ME, 04915. All letters must be received by 2:00 pm on April 29.

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. **Review of Meeting Minutes.**
4. **Development Review – Final Site Plan Application**

Realty Resources, Inc., applicant, doing business as Belfast Acres, LLC, request to construct 24 (subsidized) multi-family housing units for older adults on a 2.4 acre property located at 80 Wight Street, Map 34, Lot 17. The project features one-bedroom units, all of which will be located in one two-story building. Realty Resources has been awarded funds through the

2019 Rural Housing for Older Adults program offered by Maine Housing to assist in project construction. The proposed project is located in the Residential 3 zoning district. The Planning Board reviewed the Sketch Plan application for this project at its meeting of November 6, 2019, and reviewed and approved the Preliminary Plan application at its meeting of March 11, 2020. The Board will review the Final Plan application pursuant to requirements of Chapter 90, Site Plan, and Chapter 102, Zoning.

- 4.1 Applicant presentation
- 4.2 Public Hearing
- 4.3 Board deliberations and action

5. Development Review – Request for Use Permit.

Destioney Pinkham, applicant and owner of the Rip Tide Smoke Shop, request for a Use Permit to relocate and operate her smoke shop in an existing building located at 67 Belmont Avenue, Map 5, Lot 25-A. Ms. Pinkham proposes few changes to the existing building or property. Property is located in the Route 3 Commercial zoning district. A retail use is a permitted activity, subject to applicant compliance with applicable performance standards.

- 5.1 Applicant presentation
- 5.2 Public Hearing
- 5.3 Board deliberations and action

6. Development Review – Request for Use Permit.

Brian and Jill Friel, applicant and property owner, request to use their existing residence located at 78 Waldo Avenue, Map 13, Lot 9, as a licensed day care home for up to 12 children. Property is located in the Residential 2 zoning district. A day care home is a permitted use, subject to applicant compliance with the Chapter 102, Zoning, Article VIII parking requirements and the Article IX, Division 2, Environmental Performance Standards. Project requires a Use Permit from the Board.

- 6.1 Applicant presentation
- 6.2 Public Hearing
- 6.3 Board deliberations and action

7. Development Review – Minor Amendment to Use Permit.

SunRaise Solar, applicant. Request to approve a change in ownership to a specific subsidiary that will own and operate the Belfast project; Perkins Road Belfast Solar, LLC. The Board reviewed and approved the Site Plan Permit for this project at its meeting of April 8, 2020.

8. Code and Planning Department report

9. Other Business

10. Adjournment