

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, DECEMBER 14, 2022 6:00 PM
COUNCIL CHAMBERS IN BELFAST CITY HALL**

NOTES TO PUBLIC:

Following the direction of the Belfast City Council for all Boards and Committees, the Planning Board will again be meeting in person in the Council Chambers of Belfast City Hall to conduct the December 14th, 2022 Board meeting and public hearing. Thus, the public will now have access to City Hall during the meeting.

There is limited space for the public to attend the meeting in person in Council Chambers at City Hall. The meeting will be streamed live on the city website (cityofbelfast.org), and it can be seen on BEL-TV. The meeting will also be broadcast in a conference room at City Hall for any overflow from Council Chambers.

A copy of the meeting documents is available at City Hall and are posted on the City website under Planning and Codes, reference December 14, 2022 Public Hearing - City Code of Ordinance Amendments. Questions regarding proposed amendments and public hearing should be directed to Planning and Codes at 338-3370 x 125.

BOARD AGENDA

1. Call to Order & Roll Call. Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, Wayne Corey, and Pippa Jolie, regular members and Lewis Baker and Gianne Conard, alternate members.
2. Adoption of Agenda.
3. Presentation - Proposed Amendments to City Code of Ordinances, Wayne Marshall, Project Planner.
4. Public Hearing regarding Proposed Amendments; reference attached Public Hearing Notice.
5. Planning Board discussion of proposed Amendments and potential recommendation to Belfast City Council.
6. Planning and Code Department Report – Bub Fournier, Department Director
7. Other Business
8. Adjournment

**NOTICE OF PUBLIC HEARING
CITY OF BELFAST PLANNING BOARD
DECEMBER 14, 2022
PROPOSED AMENDMENTS - CITY CODE OF ORDINANCES**

The City of Belfast Planning Board, at its meeting of Wednesday, December 14, 2022, beginning at 6:00 pm in the Council Chambers of Belfast City Hall that is located at 131 Church St, shall conduct a public hearing on proposed amendments to City Code of Ordinances. The role of the Planning Board is to provide a recommendation to the City Council regarding the proposed amendments. The Council will conduct a public hearing on these same amendments after it receives the Planning Board recommendation.

The Planning Board encourages persons who may be affected by the proposed amendments to offer comment to the Board. The Board is accepting comment in any of three ways, including:

- 1) Submit comment by 2:00 pm on December 14 by email to public@cityofbelfast.org;
- 2) Submit comment by 2:00 pm on December 14 by letter to: City of Belfast, Planning & Codes Department, 131 Church St, Belfast, ME 04915; or
- 3) Attend the public hearing in person and offer oral comment to the Board. Oral comment should be limited to 4 minutes. Persons who wish to offer more extensive comment should do so in writing.

The Board is considering a large number of amendments, including the following:

- 1) Chapter 102, Zoning, Article V, District Regulations, including: establishing Division 11, Eastside Zoning Districts, and Division 14, Southerly Zoning Districts, and making amendments to Division 16, Outside Rural Zoning Districts to establish the Northwesterly of Bypass and Outside Rural Zoning Districts. Also, Division 7, Residential II zone will be amended and renamed Residential 15, and the amount of area in this zone will be significantly reduced. The above amendments are associated with changing the format of current Zoning Ordinances to incorporate common Use and Dimensional Tables, and to expand housing options. In addition, if the above amendments are adopted, there are corresponding changes to the Official Zoning Map, and the current language for the affected zoning districts will be repealed.
- 2) Chapter 102, Zoning, Article I, Districts. Current language would be amended to reflect zoning district changes to Article V, Districts.
- 3) Chapter 102, Zoning, Article III, Nonconformance. The Board is proposing significant revisions to the current nonconforming standards.
- 4) Chapter 102, Zoning, Article IV, District Descriptions. The current descriptions of zoning district boundaries would be amended to reflect the zoning district changes for Article V, Districts.
- 5) Chapter 102, Zoning, Article VI, Planned Unit Development, revisions to both Division 1, Residential Planned Unit Development, and Division 2, Rural Affordable Housing Planned Unit Development.
- 6) Chapter 102, Zoning, Article VIII, Supplementary District Standards. Establishment of Division 1.5 regarding the regulation of Home Occupations, and minor clean-up amendments to Division 2.5, Adult Use Marijuana Regulations, and Division 9, Solar.

- 7) Chapter 102, Zoning, Article IX, potential revisions to the Division 2, Environmental Standards, and the Nonresidential Development Standards in Divisions 3, 4, and 5.
- 8) Chapter 102, Zoning, Article X, Contract Rezoning, revisions to contract rezoning standards identified in Division 2, Route 3 Commercial, Office Park, and Searsport Avenue Commercial zoning districts, and Division 4, Waterfront Mixed Use-1 and Waterfront Mixed Use-2 Zoning Districts, and the Waterfront Development Shoreland District.
- 9) Chapter 66, General Provisions, revisions to the definitions that apply to the land use section of City Ordinances.
- 10) Chapter 82, Shoreland. Amendments involve adoption of a common Use Table similar to the Article V, Zoning Districts, and updating the standards to be more consistent with the State Guidelines for Municipal Shoreland Zoning Ordinances. Also, two minor revisions to the Official Shoreland Map.
- 11) Chapter 86, Signs. Many of the revisions ensure the Sign Ordinance is consistent with proposed changes in zoning district designations; others clarify current sign standards.
- 12) Chapter 30, Marine Activities. Amendments to ensure consistency among Chapter 30, Chapter 102, Zoning, Article X, Contract Rezoning, and Chapter 82, Shoreland, regarding wharf line and contract rezoning requirements.

The complete text of the amendments the Board is considering can be found on the city website, cityofbelfast.org, reference Planning and Codes, December 14 public hearing. A copy of the proposals is available for inspection in the Planning and Codes Department offices in City Hall during normal business hours, 7:00 am - 6:00 pm, Monday-Thursday. Questions regarding the proposed amendments can be directed to the Planning and Codes Department offices, 338-3370 x 125, or by email to Wayne Marshall, Project Planner, at wmarshall@cityofbelfast.org.