

CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, MARCH 8, 2023, 6:00 PM
PROPOSED AGENDA
MEETING IN COUNCIL CHAMBERS
AT 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 March 8th, 2023 Board meeting. Thus, the public will 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 may be available on the City website. Questions regarding proposed development should be directed to Planning and Codes at 338-3370 x 125.

PLANNING BOARD AGENDA

- 1. Call to Order & Roll Call.** Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, Wayne Corey, and Pippa Jollie regular members, and Lewis Baker and Gianne Conard, associate members.
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes**
- 4. Development Review – Site Plan Amendment - 115 Congress Street, Map 35 Lot 43**

Developers Collaborative Predevelopment LLC & DC 115 Congress LP & DC115A Congress, LLC, Applicants, are proposing to change the Applicant and ownership structure of a previously approved housing development to a condominium form of ownership at 115 Congress St. There are no substantive changes to the project outside these ownership changes, and the development will still utilize subsidy programs to finance non-market-rate rental dwellings. Developers Collaborative was previously permitted to construct a 48-unit multi-family rental development on the former Belfast Public Works site through Planning Board review of a Site Plan and Use permit on April 14th, 2021. The proposed ownership structure change will facilitate separate financing for different buildings within the development, although all of the dwellings continue to be proposed as rental units as was originally approved.

The proposed Site Plan Amendment is subject to Planning Board review, reference City Code of Ordinances, Chapter 90 Site Plan and Chapter 102 Zoning.

4.1 Staff review and background

4.2 Applicant presentation

4.3 Public hearing

4.4 Board review, discussion, and possible action

5. Development Review – Type 2 Expansion of a Nonconforming Structure and Replacement of a Nonconforming Structure, 73 Bayview Street Map 29 Lot 13

Bill and Donna Durkin, hereinafter, Applicants, own an existing single-family home located at 73 Bayview Street. The Applicants propose to renovate and expand their home and reconstruct their garage. Both the home and garage are nonconforming to minimum setback requirements. The property is located in the Residential 1 zoning district which requires a 15’ side setback, a 10’ rear setback and a 15’ front setback in this section. The expansion constitutes a Type 2 Nonconformity, per City Code of Ordinances, Chapter 102, Zoning, Article III Nonconformance, section 102-215. The reconstruction of the existing garage constitutes replacement of a nonconforming structure per City Code of Ordinances, Chapter 102, Zoning, Article III Nonconformance, section 102-222.

5.1 Staff review and background

5.2 Applicant presentation

5.3 Public hearing

5.4 Board review, discussion, and possible action

6. Code and Planning Department Report - Bub Fournier, Director, Code & Planning

7. Other Business

8. Adjournment