

**CITY OF BELFAST CITY COUNCIL AND PLANNING BOARD  
JOINT WORKSHOP ON ZONING AMENDMENTS  
TUESDAY, FEBRUARY 8th, 2022 6:00 PM  
PROPOSED AGENDA  
MEETING VIA A ZOOM WEBINAR**

**NOTES TO PUBLIC:**

Due to the COVID-19 pandemic the City Council and Planning Board will not physically be meeting in the Council Chambers of Belfast City Hall to conduct the February 8th, 2022 zoning amendment workshop. Thus, the public will have no access to City Hall during the meeting. The City Council and Planning Board will be conducting the meeting electronically via a ZOOM webinar, and members and staff will be participating in the meeting via ZOOM remotely.

The public can view the meeting in any of the following ways: it will be streamed live on the city website (cityofbelfast.org), and it can be seen on BEL-TV.

There is no public hearing at this meeting and public comments are not being accepted at this time. A public hearing on the proposed ordinance amendments was held October 6<sup>th</sup>, 2021 and an opportunity for public comment including a public hearing will be part of the upcoming City Council process.

A copy of the meeting documents is available at City Hall and many are available on the City website. Questions regarding proposed Outside Rural amendments should be directed to Wayne Marshall, Project Planner at 338-3370 x 125. Questions regarding the discussion regarding Inside the Bypass and Near Bypass zoning should be directed to Bub Fournier, Planning and Codes Director at 338-3370 x125.

**Zoom Meeting Information**

**Join from a PC, Mac, iPad, iPhone or Android device:**

**Please click this URL to join. <https://us02web.zoom.us/j/88126859662>**

**Or One tap mobile:**

**+16465588656,,88126859662# US (New York)**

**+13017158592,,88126859662# US (Washington DC)**

**Or join by phone:**

**Dial(for higher quality, dial a number based on your current location):**

**US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799**

**Webinar ID: 881 2685 9662**

**International numbers available: <https://us02web.zoom.us/j/kAFKk5kXA>**

## PROPOSED JOINT WORKSHOP AGENDA

- 1. Call to Order & Roll Call. Mayor Eric Sanders; City Councilors Mary Mortier, Neal Harkness, Brenda Bonneville, Michael Hurley and Paul Dean; Planning Board Chairman Hugh Townsend; Planning Board Members Geoff Gilchrist, David Bond, Wayne Corey, and Kathleen Dunckel, Pippa Jollie and Lewis Baker; City Manager Erin Herbig; Asst. to the City Manager Manda Cushman; Planning and Codes Director Bub Fournier; Project Planner Wayne Marshall; City Planner Jon Boynton, Planning Admin. Asst. Erica Nealley.**
  
- 2. Adoption of Agenda.**
  
- 3. Ordinance Amendment Workshop – Outsize Rural Zoning Amendments – 6:10pm-7:15pm**

The Planning Board voted unanimously Jan. 26<sup>th</sup>, 202 to recommend that the City Council adopt ordinance amendments that would affect most of the existing zoning districts located outside of the Route 1 Bypass. If adopted, the amendments would result in the following changes:

- Creation of the following new zoning districts: Outside Rural - 1, Outside Rural-2, Outside Rural-3, Residential 4, Residential 5, Route 3 Rural, Swan Lake Ave Mixed Use, and Outside Rural Special Use.
- Elimination of the following existing zoning districts: Residential Agricultural I, Residential Agricultural II, Protection Rural, Protection Rural-2, General Purpose-A, Route 141 & Mill Lane Commercial, and Residential Growth.
- Several properties in the Airport Growth zone are being included in the proposed Outside Rural-2 zone, an expansion of the Searsport Avenue Commercial zone to include properties located adjacent to Searsport Avenue that are now in the Route 141 & Mill Lane Commercial zone, and the renaming of the Residential II zone to the Residential 9 zone.

The Planning Board noted that one of the key purposes of the proposed amendments is to create new options for the construction of additional housing in Belfast. The amendments include “Flex Housing” standards in which property owners may choose from increased housing options on a lot if lot size and other standards are met as described.

3.1 Staff Review

3.2 Discussion on proposed Outside Rural Ordinance Amendments

**4. Ordinance Amendment Workshop – Further zoning amendment work to support increased housing opportunities Inside the Bypass and Near Bypass Areas –  
7:15pm-8:45pm**

4.1 Staff Review

4.2 Discussion on potential Zoning Ordinance Amendments

**5. Closing Remarks and Timetable Moving Forward – 8:45pm-9:00pm**

**6. Adjournment – 9:00pm**