

Notice of Public Hearings
City of Belfast Planning Board
Thursday, December 13, 2018 6:00 pm.

The City of Belfast Planning Board, at its meeting of Thursday, December 13, 2018, beginning at 6:00 p.m. or as soon as practical thereafter, in the Council Chambers of Belfast City Hall, that is located at 131 Church Street, shall conduct public hearings on the following proposed amendments to the City Code of Ordinances:

- 1) Chapter 102, Zoning, Article X, Contract Rezoning, Division 3, Residential 1 and Residential 2 zoning districts. Amendment to current contract rezoning provisions to allow multi-family housing as rental units vs. condominium units for the Peirce School and former White House B&B properties. Proposal also would allow the former Group Home property located at 80 High Street to be redeveloped pursuant to a contract rezoning agreement.
- 2) Chapter 102, Zoning, Article VI, Planned Unit Development (PUD) and Cluster Housing Development. Amendments would allow a PUD form of development on smaller lots, specifically would allow multi-family housing as a development option, and would revise other current PUD standards.
- 3) Chapter 102, Zoning, Article V, District Regulations, Division 24, Route 3 Commercial zoning district, and Division 25, Office Park zoning district. Amendments to allow certain small retail establishments and restaurants west of Crocker Road and on Lincolnville Avenue, subject to stricter performance standards. An unrelated proposal would officially eliminate the former Division 17, Industrial III Searsport Avenue zoning district.
- 4) Chapter 102, Zoning, Article V, District Regulations, Division 24, Route 3 Commercial zoning district, and Division 25, Office Park zoning district. Amendments involve multi-family housing standards for the two zones.
- 5) Chapter 102, Zoning, Article IV, Description of Districts. Proposal to provide written boundary descriptions or amend current boundary descriptions for several zoning districts.

Persons who may be affected by the proposed amendments are encouraged to attend the December 13 public hearing and to offer comment. Alternatively, comment can be submitted in writing to Wayne Marshall, Director, Code & Planning Department, City of Belfast, 131 Church St, Belfast, ME, 04915, or by email to public@cityofbelfast.org. The language for the proposed Ordinance amendments can be viewed on the City website, cityofbelfast.org, reference Planning and Codes. A copy also is available for inspection at the Code and Planning Offices in City Hall during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Questions regarding the proposal should be directed to Wayne Marshall at 338-1417 x 125, or by email at wmarshall@cityofbelfast.org.