

September 3, 2020

**NOTICE TO PROPERTY OWNER  
CITY OF BELFAST PLANNING BOARD PUBLIC HEARING**

The City of Belfast Planning Board, at its meeting of Wednesday, September 16, 2020, beginning at 6:00 pm or as soon as practical thereafter, shall conduct a public hearing on a Sketch Plan application submitted by Developers Collaborative to construct 48 multi-family housing units on the former City Public Works garage property located at 115 Congress Street, Map 35, Lot 43. Developers Collaborative proposes to construct 36 rental housing units for persons who earn less than 60% of the median household income, and 12 market rate rental housing units. The 36 housing units will be located in 4 two-story buildings, and the 12 market rate units will be located in 1 two-story building. The proposed project involves the construction of 73 parking spaces. The Department has attached the lay-out for the proposed project that is included in Sketch Plan application submitted by Developers Collaborative.

The Belfast Planning Board will conduct the September 16 meeting and public hearing via a ZOOM webinar. The Board will not physically be meeting in City Hall and there will be no access to City Hall during the meeting.

Persons who want to offer public comment for consideration by the Planning Board at the September 16 public hearing can do so in any of the following four ways:

- 1) You can submit comment via email in advance of the hearing to [wmarshall@cityofbelfast.org](mailto:wmarshall@cityofbelfast.org). Comment should be submitted no later than 2:00 pm on September 16 so it can be provided to the Board in advance of the hearing. This is the recommended way to submit comment.
- 2) You can submit a letter in advance of the hearing (no later than September 16) to City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915.
- 3) During the September 16 public hearing you can submit comment via email to [public@cityofbelfast.org](mailto:public@cityofbelfast.org). Your comment will be read to the Board at the meeting.
- 4) During the meeting, you can make oral comment using the ZOOM platform. You can access the ZOOM webinar using the following protocol:

Webinar link: <https://us02web.zoom.us/j/82644273391>  
Phone Number: 646 558 8656  
Webinar ID: 883 2254 8113

The former Public Works property is 4.5 acres in size and it is located in the Residential 2 zoning district. Multi-family housing is a permitted house in the Residential 2 zone and is subject to review by the Planning Board pursuant to Chapter 90, Site Plan, and Chapter 102, Zoning, of the City Code of Ordinances. A Sketch Plan application is the first stage of the application process. The intent of a Sketch Plan is to provide both the Planning Board and public an opportunity to review and offer formal comment on a project proposal prior to an Applicant preparing specific engineering and design plans in response to all Ordinance requirements.

Information regarding the application can be found on the City website, [cityofbelfast.org](http://cityofbelfast.org), reference the Code and Planning link, Congress Street Housing Project. The information includes the Sketch Plan application submitted by Developers Collaborative and relevant sections of Chapter 90, Site Plan and Chapter 102, Zoning that the Board will use to review the project. A copy of the application also is available for public inspection at the Code and Planning Department offices in City Hall during normal business hours, Monday – Thursday, 7:00 am to 6:00 pm. Questions regarding the project can be directed to Department offices by calling 338-1417 x 125, or by email to Wayne Marshall, Director, Code & Planning.

On behalf of the Planning Board,

Wayne Marshall  
Director, Code & Planning