

NOTICE OF PUBLIC HEARING
CITY OF BELFAST PLANNING BOARD

The City of Belfast Planning Board, at its meeting of February 24, 2021, beginning at 6:00 pm or as soon as practical thereafter, shall conduct a public hearing on the Preliminary Site Plan application from Developers Collaborative, applicant, to construct 48 multi-family housing units on the former City Public Works garage property located at 115 Congress Street, Map 35, Lot 43. The project involves the construction of 36 affordable 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. Project requires a Site Plan Permit from the Planning Board, reference City Code of Ordinances, Chapter 90, Site Plan. A sketch plan of the project was considered by the Planning Board on September 16, 2020. The Planning Board made overall findings for the sketch plan review that indicate the proposed project satisfies all use table and dimensional requirements in Chapter 102 Zoning for the zoning district. The Planning Board also spoke positively of the overall project layout, the amount of green space, and how the project would address housing needs in Belfast.

The property is 4.5 acres and is located in the Residential 2 Zoning District. Multi-family housing is a permitted use in this zoning district subject to review by the Planning Board pursuant to Chapter 90, Site Plan and Chapter 102 Zoning of the City Code of Ordinances.

The Planning Board will be conducting the Board meeting and this public hearing electronically via ZOOM. The Planning Board will not physically be meeting in City Hall and the public will have no access to City Hall during the Board meeting. All Board members will electronically be participating in the meeting via ZOOM from their respective homes. 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.

Persons who may be affected by this project who want to offer comment at the public hearing can do so in any of the following four ways:

- 1) You can send an email to Bub Fournier, Director, Code & Planning, at directorplanning@cityofbelfast.org in advance of the meeting. All emails should be submitted by 2:00 pm on February 10, 2021. This is the preferred way for the Board to receive testimony.
- 2) You can send a letter to City of Belfast, Code and Planning Department, 131 Church St, Belfast, ME, 04915. All letters must be received by February 24, 2021.
- 3) When the Board meeting is in session on February 24th, you can send an email to public@cityofbelfast.org. The City moderator of the ZOOM meeting will read any emails that are sent to the Board.

4) During the meeting, you can make oral comment using the ZOOM platform. You should consult the City website, cityofbelfast.org, reference Planning and Codes link, for specific information on how to access the website to offer comment via ZOOM.

Questions regarding the project should be directed to Bub Fournier, Director, Code & Planning at 338-3370 x 125 directorplanning@cityofbelfastt.org Information regarding the application can also be found on the City website, Planning and Codes page, Congress Street Housing Project. A copy of the application is also available for public inspection at the Code and Planning Department offices in City Hall during normal business hours, M-Th 7am-6pm.