

## **NOTICE OF PUBLIC HEARING CITY OF BELFAST PLANNING BOARD**

The City of Belfast Planning Board, at its meeting of Wednesday, April 26, 2023, beginning at 6:00 P.M. in the Council Chambers of Belfast City Hall, which is located at 131 Church Street, shall conduct a public hearing regarding a Preliminary Site Plan application submitted by Parkingway Management LLC, for the development of a new Convenient MD location that is proposed for 18 Belmont Ave. Map 5 Lot 12-B. Convenient MD operates Urgent Care facilities in Maine, New Hampshire, and Massachusetts with the closest locations in Bangor, Ellsworth and Augusta. The public is invited to attend the hearing and to offer comments to the Planning Board or may choose to submit a comment in writing or via email. Written comments should be sent to the City of Belfast, Planning and Codes Dept, 131 Church St. Belfast, ME 04915. Email comments can be sent to Bub Fournier, Director Planning and Codes, at [directorplanning@cityofbelfast.org](mailto:directorplanning@cityofbelfast.org) . All written comments must be received before the Planning Board meeting.

The applicant is proposing to construct a health care facility that will have about 16 employees working at the facility. The new structure will be located on the northwest corner of the site, have a structure size of over 5,600 sq ft. and will be 45 ft. in height. The site layout includes 34 parking spaces, pedestrian walk ways, and site access by right turn only onto Belmont Ave. 18 Belmont Ave is 1.43 acres in size and has previously received a Tier 1 NRPA permit for wetland fill.

18 Belmont Ave is in the Route 3 Commercial zoning district. This district allows for the construction of health care facilities with planning board review per the City Code of Ordinances, Chapter 102 Zoning, Article V District Regulation, Division 16 Northwesterly of Bypass Outside Rural Districts, Sec. 102-604 Table of Uses. The planning board will also review the requirement for Chapter 90 Site Plan for the preliminary site plan review. The planning board will conduct a final site plan review at a later date.

The Planning and Codes Department has a copy of the application available for public inspection at the Department's offices in Belfast City Hall, located at 131 Church St., between the hours of 7:00 A.M. and 6:00 P.M. Monday thru Thursday. An electronic copy of the application will be located on the Planning and Codes page of the City website, [www.cityofbelfast.org](http://www.cityofbelfast.org). Questions regarding the application can be directed to Bub Fournier, Director Planning and Codes at 338-3370 ext. 125 or by email at [directorplanning@cityofbelfast.org](mailto:directorplanning@cityofbelfast.org).