



**CITY OF BELFAST, MAINE 04915**  
131 Church Street.

**PLANNING AND CODES DEPARTMENT**

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January 2<sup>nd</sup>, 2024

**NOTICE TO PROPERTY OWNER**  
**BELFAST PLANNING BOARD**  
**PROPOSED AMENDMENTS TO CITY CODE OF ORDINANCES**

The City of Belfast Planning Board, at its meeting of Wednesday, January 24th, 2024, beginning at 6:00 p.m., shall conduct a public hearing on proposed amendments to the City Code of Ordinances, Chapter 66 Definitions, Chapter 98 Technical Standards, and Chapter 102 Zoning. The proposal aims to increase housing opportunities in zoning districts Inside the Rte. 1 bypass area and bring the City into compliance with State initiatives such as LD2003. The public hearing will be conducted in person at City Hall and can be streamed on the City website at [www.cityofbelfast.org](http://www.cityofbelfast.org).

The Planning Board is considering proposed amendments to allow multifamily dwellings and a "flex housing" approach to all areas inside the bypass. The Board will also be considering amendments to the City zoning Code to support accessory dwelling units and affordable housing, along with various clean-up amendments. After a public hearing, the Board will discuss potential recommendations for consideration for adoption by the City Council. This public hearing comes after several meetings by the Planning Board with input from the public to draft the current proposal.

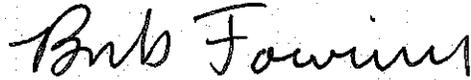
The Planning Board encourages persons who may be affected by the proposed amendments to offer comments to the Board. The Board is accepting comments in the following ways:

- 1) Submit written comments by 12 noon on January 24th, 2024 by email to [directorplanning@cityofbelfast.org](mailto:directorplanning@cityofbelfast.org). This is the preferred method to submit comments.
- 2) Submit written comments by 12 noon on January 24th, 2024 by letter to: City of Belfast, Planning and Codes Dept, 131 Church St, Belfast, ME 04915.
- 3) Submit oral comments during the public hearing portion of the meeting.

The complete text of amendments the Board will be considering can be found on the city website, [cityofbelfast.org](http://cityofbelfast.org). Reference Planning and Codes, 2023 Inside the Bypass Zoning Amendments to Increase Housing Opportunities. A copy of the proposals is also available for inspection in the Planning and Codes Department offices during normal business hours, 7:00 am - 6:00 pm, Monday-Thursday.

Questions regarding the proposed amendments can be directed to the Planning and Codes Department offices, 338-3370 x 125, or by email to Bub Fournier, Director of Planning and Codes [directorplanning@cityofbelfast.org](mailto:directorplanning@cityofbelfast.org).

On behalf of the Planning Board,

A handwritten signature in black ink that reads "Bub Fournier". The signature is written in a cursive, flowing style.

Bub Fournier  
Director, Belfast Planning and Codes Department