

**CITY OF BELFAST PLANNING BOARD  
DRAFT FINDINGS OF FACT & CONDITIONS OF APPROVAL  
BELFAST UNITED METHODIST CHURCH  
SITE PLAN AMENDMENT #2 AND USE PERMIT  
MIDCOAST MAINE HOMELESS COALITION– TRANSITIONAL HOUSING  
FACILITY  
23 MILL LANE      MAP 24 LOT 9-C**

**1. Applicant:** Joe Calista, Chairman Board of Trustees  
Belfast United Methodist Church  
On behalf of Midcoast Maine Homeless Coalition  
23 Mill Lane  
Belfast, ME 04915

**2. Description of Project:**

Midcoast Maine Homeless Coalition, Applicant, is proposing to convert approx. approx. 2,500 sqft of space to accommodate up to 15 clients including families with children at a Transitional Housing Facility at 23 Mill Lane Map 24, Lot 9-C, the Belfast United Methodist Church building. The changes include interior layout and use of the space reconfiguration, however, no changes to the exterior of the structure or site are proposed. All original findings of fact and conditions of approval regarding the project’s previous approvals would remain in effect unless replaced or modified by the current amendment.

**3. Description of Zoning:**

The project is located in the Special Use Area 3 overlay of the Outside Rural 2 zoning district. This zoning allows a Transitional Housing Facility use specifically in the Special Use Area 3 overlay if a project complies with specific standards as determined by the Planning Board. The project is not located in a Shoreland Zoning district nor a Flood Hazard zone.

The City Code of Ordinances was amended on March 18<sup>th</sup>, 2025 prior to this Planning Board review to accommodate a Special Use Area 3 overlay in the Outside Rural 2 zoning district for the property in question, specifically to allow a Transitional Housing Facility with Planning Board review.

**4. Description of Planning Board Review and Action.**

Site Plan Amendment #2 Review.

The Planning Board, at its meeting of April 30, 2025, reviewed the Site Plan Amendment #2 and Use Permit application and voted to make a series of findings regarding project compliance with certain requirements identified in the City Zoning Ordinance and Site Plan Ordinance, and to provide overall guidance on the project. At the meeting, the Planning Board found that the Transitional Housing Facility use by Midcoast Maine

Homeless Coalition located at 23 Mill Lane was a permitted use in the Outsize Rural 2 zoning district's Special Use Area 3 and that it satisfied all applicable requirements in this zoning district.

The Board also conducted a duly noticed public hearing at which it accepted public comment. The Planning and Codes Department provided written notice of the hearing to property owners in the area, including all abutters within 150', as well as notice in the Midcoast Villager.

The Board found this site was previously reviewed in August of 2000 at which time Findings of Fact and Conditions of Approval were generated that referenced an earlier version of the City Code of Ordinances regarding the Site Plan Criteria, Environmental Standards, and Supplementary District Regulations within the Zoning Chapter. The Board found that the Site Plan was amended again in February 2025 with amended Findings of Fact and Conditions of Approval to facilitate an office use by Acadia Northern Light. The Board found that the majority of the Conditions of Approval will not substantially be changed from the 2000 and February 2025 Planning Board Review, and only included Conditions of Approval that have been amended.

The Board found that the Application was complete for purposes of Board review, that the proposal substantially complied with the City requirements, and directed Planning and Codes staff to prepare a final draft of Findings of Fact and Conditions of Approval. The Board found that the application satisfied applicable criteria in Chapter 90 Site Plan, Chapter 102 Zoning, and Chapter 98 Technical Standards and approved the issuance of a Site Plan Amendment #2 and Use Permit.

## **CHAPTER 90 – SITE PLAN PLANNING BOARD REVIEW AND FINDINGS Site Plan Amendment**

Pursuant to requirements in Chapter 90 Site Plan, the Board made the following specific findings regarding the review criteria identified in section 90-43.

**90-43(b)(1) Pollution:** The Board found this criterion remains unchanged from the 2000 and February 2025 Planning Board findings; thus, this criterion is not applicable to this current review as this proposal does not propose any impact to Pollution of the site.

**90-43(b)(2) Sufficient Water & 90-43(b)(3) Municipal Water Supply:** The Board found that the Applicant is not proposing any changes to the water supply and/or capacity from the 2000 and February 2025 Planning Board review; thus, this criteria is not applicable to the current use proposal review.

**90-43(b)(4) Soil Erosion and Sediment Control:** The Board found that the Applicant is not proposing any changes to the site for the proposed use that would impact the soil erosion

and sediment control plan as previously presented in the 2000 Planning Board documents; thus, this criterion is not applicable to the current use proposal review.

**90-43(b)(5) Highway or Public Road Congestion:** The Board found that the Applicant is not proposing any change of use that will impact the site and the previous finding within the 2000 and February 2025 Planning Board review; thus, this criterion is not applicable to the current development proposal review. The Board found the Applicant will utilize existing site infrastructure for the proposed use.

**90-43(b)(6) Sewage Waste Disposal:** The Board found this criterion remains unchanged from the 2000 and February 2025 Planning Board finding; thus, this criterion is not applicable to this current review as this proposal does not propose any changes to the sewage waste disposal system present on site. The Board found the original subsurface wastewater system for the existing building was robustly designed to handle a variety of uses.

**90-43(b)(7) Municipal Solid Waste and Sewage Waste Disposal:** The Board found this criterion remains unchanged from the 2000 and February 2025 Planning Board finding; thus, this criterion is not applicable to the current use proposal review.

**90-43(b)(8) Aesthetic, Cultural and Natural Values:** The Board found this criterion remains unchanged from the 2000 and February 2025 Planning Board finding; thus, this criterion is not applicable to the current use proposal review.

**90-43(b)(9) Conformity with City Ordinances & Plans:** The Board found that the project remains consistent with the Zoning Ordinances the City adopted to implement the Future Land Use Plan in the City's adopted 2024 Comprehensive Plan, as well as overall direction in the Future Land Use Plan (Comp Plan) for the Outside Rural 2 zoning district, specifically the Special Use Area 3 overlay.

**90-43(b)(10) Financial & Technical Ability:** The Board found that the Applicant has both the financial and technical ability to complete the proposed project. The Board noted that the church has been open since early 2000 and has had a reliable track record. The Board noted that Midcoast Maine Homeless Coalition utilized Whitecap Builders to generate plans for the project and has demonstrated broad volunteer support to spread financial and technical responsibilities.

**90-43(b)(11) Surface Waters:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review.

**90-43(b)(12) Ground Water:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review.

**90-43(b)(13) Flood Areas:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review.

**90-43(b)(14) Freshwater Wetland:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review.

**90-43(b)(15) River or Stream:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review.

**90-43(b)(16) Storm Water:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review. The Board found the Applicant is not proposing any changes to the site that would impact the outlined plans for stormwater management from the previous 2000 Planning Board review documents.

**90-43(b)(17) Access to Sunlight:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review.

**90-43(b)(18) Solid Waste Management:** The Board found the Applicant indicated in their 2000 Planning Board Finding that they will be using a private company to handle wastes, and will store wastes inside the building for collection rather than using a dumpster for storage. The Board found there is currently a partially screened dumpster located on the site that provides resources for solid waste management, and the property owner utilizes a private hauler twice a month for collection.

**90-43(b)(19) Exterior Lighting:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review. The Board noted that outside lighting is controlled by motion sensors.

**90-43(b)(20) Buffering of Adjacent Uses:** The Board found the Applicant indicated in their 2000 Planning Board Finding that the existing site has mature trees that will provide a buffer from adjacent uses along the side lot lines and rear lot lines. The Board noted that the Applicant agreed to plant additional trees along Mill Lane to help screen the parking area at their February 2025 review and expects the Applicant will do so in the summer of 2025.

**90-42(b)(21) Noise:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review. The Board found the proposed new use may generate typical noises similar to other residential uses in the area and would be subject to noise standards in the City Code.

**90-43(b)(22) Storage of Materials:** The Board found that the Applicant did not identify any storage of materials of concern associated with the new use on the site.

**90-43(b)(23) Landscaping:** The Board found that the Applicant indicated in their 2000 Planning Board Finding that they planned to install landscaping to properly screen the parking area and structure. The Board noted that that a plan to replant some of the original plantings was part of their February 2025 approval, thus landscaping was not a concern.

**90-43(b)(24) Buffering of Residential Uses:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current use proposal review.

**90-43(b)(25) Location of Off-Street Parking:** The Board found that the existing paved and unpaved gravel parking lots on site are shared for all tenants and customers of the existing multi-use building at 23 Mill Lane. The Board found the Applicant is providing 94 spaces of off-street parking and the Board found the required amount of off-street parking per the City Ordinances is 124 spaces based on the current and proposed uses (8 additional spaces for currently proposed use). The Board found the existing amount of parking does not satisfy the requirements identified in Table 98-242 based on the uses of the building, however, based on the proposed schedule and frequency of uses as outlined by the Applicant, the Board found the amount of spaces was adequate to support the uses of the multi-use building. The Board found that the existing site provides 6 handicap accessible spaces, which is more than the required amount of 5 handicap accessible spaces based on the total number of existing parking spaces on site in relation to Sec. 98-244.

**90-43(b)(26) Hazardous Waste:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

**90-43(b)(27) Prevention or Control of Air Pollution:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

**90-43(b)(28) Public Health and Welfare:** The Board found that the proposed Transitional Housing Facility would not create a substantial risk of causing damage to the public health or welfare.

**90-43(b)(29) Amount and Types of Waste:** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal. The Board found the anticipated new use will produce additional quantities and/or types of waste dissimilar to other current uses, but that the Applicant's use of a screened on-site dumpster would accommodate this change.

**90-43(b)(30) "Development that may Substantially Affect the Environment":** The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

## COMPLIANCE WITH CHAPTER 102, ZONING REQUIREMENTS

### Article V, District Regulations, Division 16, Northwesterly of the Bypass and Outside Rural Zoning Districts – Outside Rural 2 Zoning District

The Board made the following specific findings regarding standards in Article V, Northwesterly of Bypass and Outside Rural Zoning Districts that apply to the Outside Rural 2 zoning district:

- a) The Board found that the property is located in the Outside Rural 2 zoning district and found that the Table of Uses for the Northwesterly of Bypass and Outside Rural Districts, reference section 102-604, identifies a *Transitional Housing Facility* as a permitted use in the Special Use Area 3 overlay requiring Planning Board review.
- b) The Board found that the Outside Rural 2 zoning district allows 50% lot coverage on a minimum 2 acre lot for non-residential uses that utilize a subsurface wastewater system. The Board found the project's approx. 11 acres with approx. 1.16 acres of non-vegetated areas lot makes it conforming in this regard. The Board found the Applicant is not proposing to increase or decrease the amount of impervious surface with this proposed new use. This finding remains unchanged from the February 2025 amendment.
- c) The Board found that the minimum street frontage for a non-residential use with the Outside Rural 2 zoning district is 200 lineal feet which increases based on vehicle traffic. The Board found that a formal traffic study was not performed for this site, however, based on the Applicant's explanation of scheduled uses and occupant loads for the building it can be assumed the property falls within the '50 or less Vehicle Trips Per Peak Hour (VTPH) which allows the minimum lot size and lot frontage to detailed in the dimensional table for the zoning district. The Board found that the property has approx. 444' of frontage on Mill Lane, thus, the Board found the proposed use is conforming regarding frontage. This finding remains unchanged from the February 2025 amendment.
- d) The Board determined that the building conforms to the 30' foot minimum front setback and 15' minimum side setback for non-residential structures in the Outside Rural 2 zoning district. The Board found the Applicant is not proposing to increase and/or decrease this relationship as established on the existing site. This finding remains unchanged from the February 2025 amendment.
- e) The Board found that the building is less than the maximum allowed height of 38 feet. The Board found that the Applicant is not proposing to alter the exterior dimensions of the existing building regarding their current proposal. This finding remains unchanged from the February 2025 amendment.

## Article VII, Supplementary District Regulations

Division 2, Screening of Outside Storage Areas.

Sec. 102-940 Dumpsters. The Board found the Applicant is planning on utilizing the existing dumpster located behind the building. See above finding '90-43(b)(18) Solid Waste' for additional information. This finding remains unchanged from the February 2025 amendment.

Sec. 102-941 Outdoor storage areas. The Board found the Applicant is not proposing any outside storage areas with this new Transitional Housing Facility use. See above finding '90-43 (b) 22 Storage of Materials' for additional information. This finding remains unchanged from the February 2025 amendment.

Division 3, Off-Street Parking Facilities. The Board found the provided parking on site was adequate to support the uses of the multi-use building based on the schedule and frequency of uses provided by the Applicant. See above finding '90-43(b)(25) Location of Off-Street Parking for additional information. This finding remains unchanged from the February 2025 amendment.

## Article VII, Supplementary District Regulations

Division 10, Transitional Housing Facilities.

*Section 102-1021 Standards for Transitional Housing Facilities. Any proposed Transitional Housing Facility in the City shall demonstrate compliance with the following standards and requirements. No such facility shall be approved unless the Planning Board makes an affirmative finding that the proposal is satisfactory regarding the following standards:*

(a) *Scaled floor plans of the Transitional Housing Facility building shall be submitted for review.*

**The Board found that the Applicant's submission of plans was satisfactory.**

(b) *Bathroom layout and function shall be submitted for review. A Transitional Housing Facility is considered a residential use that has specific bathroom requirements identified in the adopted Plumbing Code.*

**The Board found that the Applicant's submitted bathroom layout was satisfactory, and that the Code Enforcement Officer would review plans for compliance with the building and plumbing codes.**

(c) *24-hour, on-site staff shall be provided for the facility.*

**The Board found that the Applicant submitted a narrative of their proposal identifying 24-hour, seven days a week staffing. The Board found this was satisfactory.**

(d) *An applicant for a proposed Transitional Housing Facility shall submit a copy of an approved agreement to provide support services for residents or shall provide those services within their organization.*

The Board found that the Applicant submitted copies of a letters of support and partnership with Waldo Community Action Partners (Waldo CAP) and Homeworthy. The Board found this was satisfactory.

(e) *An applicant for a proposed Transitional Housing Facility shall submit a Communication Plan for City services and neighbors.*

The Board found that the Applicant submitted a Communication Plan describing important contact lists, protocol for contacting police and a proposed open house. The Board found this was satisfactory.

(f) *An applicant for a proposed Transitional Housing Facility shall submit a Transportation Plan*

The Board found that the Applicant submitted a Transportation Plan identifying both public and private transportation options for residents. The Board found this was satisfactory.

(g) *An applicant for a proposed Transitional Housing Facility shall submit an Emergency Response and Closure Plan.*

The Board found that the Applicant submitted an Emergency Response and Closure Plan identifying emergency Fire Safety and Active Shooter protocols and utilizing local churches as temporary housing in the event of an unforeseen abrupt closure of the facility. The Board found this was satisfactory.

(h) *An applicant for a proposed Transitional Housing Facility shall submit a Security, Maintenance and Sanitation Plan.*

The Board found that the Applicant submitted a Security, Maintenance and Sanitation Plan identifying security and safety features and protocols. The Board found that the Applicant identified that site sanitation would be the responsibility of staff and would utilize a dumpster for sanitation purposes. The Board found that the Applicant identified that maintenance would be the responsibility of the property owner, however the Applicant would be responsible to report and pay for any damages that are a result of participant or program use. The Board found this was satisfactory.

(i) *An applicant for a proposed Transitional Housing Facility shall submit Eligibility Requirements, Rules of Conduct, and a Turn Away policy.*

The Board found that the Applicant submitted Eligibility Requirements, Rules of Conduct, and a Turn Away policy with satisfactory details for the proposed facility.

(j) *An applicant for a proposed Transitional Housing Facility shall submit a copy of applicable State Fire Marshall's Office approvals.*

The Board found that the Applicant provided a copy of their State Fire Marshall's Office issued Construction Permit. Barrier Free required?

(k) *An Applicant for a proposed Transitional Housing Facility shall be licensed by the City before any operations commence.*

The Board found that a condition that the Applicant obtain a City License for the proposed Transitional Housing Facility would be included in their approval.

(l) *Applicants shall submit application materials that address standards in Chapter 90 Site Plan, Chapter 102 Zoning, and Chapter 98 Technical Standards if applicable.*

The Board found that the Applicant submitted application materials to address applicable standards identified in Chapter 90 Site Plan, Chapter 102 Zoning and Chapter 98 Technical Standards.

## **Article IX, Performance Standards, Division 2, Environmental Standards**

Section 102-1122. Subsurface Wastewater Disposal. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal. The Board found the original subsurface wastewater system for the existing building was robustly designed to handle a variety of uses.

Section 102-1123. Erosion Control: The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1124. Control of stormwater runoff. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1125. Wastewater pollution. See above finding 90-43(b)(1) Pollution.

Section 102-1126. Air pollution. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1127. Odors. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1128. Glare. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1129. Noise. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1130. Gravel extraction. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1131. Heating systems and oil storage. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1132. Burning of household trash, brush and stumps. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1133. Timber harvesting. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1134. Uses in wetlands. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

Section 102-1135. Uses in floodplains. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus this criterion is not applicable to this current proposal.

Section 102-1136. Soils. The Board found this criterion remains unchanged from the 2000 Planning Board finding; thus, this criterion is not applicable to this current proposal.

### **DECISION OF THE BELFAST PLANNING BOARD**

The City of Belfast Planning Board, at its meeting of April 30th, 2025, found that the Midcoast Homeless Coalition's 23 Mill Lane proposed Transitional Housing Facility and associated Site Plan amendments complied with the following requirements of the City of Belfast Code of Ordinances:

-Chapter 90 Site Plan. The Board made specific findings regarding compliance with Sec. 90-43 standards

-Chapter 102 Zoning. The Board found that the project is a conforming use in the Outside Rural-2 zoning district, specifically the Special Use Area 3 overlay, and that the project satisfies applicable requirements in Article V, District Regulations, Article VII, Supplementary District Regulations, and Article IX, Performance Standards.

The Board, at its meeting of April 30th, 2025, and based on its overall findings, approved issuance of the required Chapter 90, Site Plan amendment and Use permit. The Board, at its meeting of April 30th, 2025, reviewed specific Findings of Fact and Conditions of Approval prepared by the

Director of Planning and Codes. The Board, at this same meeting adopted Findings of Fact and Conditions of Approval.

Planning Board approval of this project and issuance of the Site Plan amendment and Use permit are subject to applicant compliance with all requirements identified on the approved Site Plan and accompanying application materials which are available at the Planning and Codes Department offices, and compliance with the adopted Conditions of Approval.

**APPEAL OF PLANNING BOARD DECISION**

This April 30th, 2025 decision of the Belfast Planning Board is subject to appeal to the Belfast Zoning Board of Appeals in accordance with procedures identified in the City Zoning Ordinance, Chapter 102 Zoning, Article II, Appeals.

ON THE BEHALF OF THE PLANNING BOARD

\_\_\_\_\_  
Geoff Gilchrist, Chair

\_\_\_\_\_  
Date

ON BEHALF OF THE APPLICANT

\_\_\_\_\_

\_\_\_\_\_  
Date

**CITY OF BELFAST PLANNING BOARD  
DRAFT CONDITIONS OF APPROVAL  
BELFAST UNITED METHODIST CHURCH  
SITE PLAN AMENDMENT #2 AND USE PERMIT  
MIDCOAST MAINE HOMELESS COALITION – TRANSITIONAL HOUSING  
FACILITY  
23 MILL LANE      MAP 24 LOT 9-C**

**1. DESCRIPTION OF PROJECT:** Midcoast Maine Homeless Coalition, Applicant, is proposing to convert approx. approx. 2,500 sqft of space to accommodate up to 15 clients including families with children at a Transitional Housing Facility at 23 Mill Lane Map 24, Lot 9-C, the Belfast United Methodist Church building. The changes include interior layout and use of the space reconfiguration, however, no changes to the exterior of the structure or site are proposed. All original findings of fact and conditions of approval regarding the project's previous approvals would remain in effect unless replaced or modified by the current amendment.

**2. DESCRIPTION OF ZONING:** The project is located in the Special Use Area 3 overlay of the Outside Rural 2 zoning district. This zoning allows a Transitional Housing Facility use specifically in the Special Use Area 3 overlay if a project complies with specific standards as determined by the Planning Board. The project is not located in a Shoreland Zoning district nor a Flood Hazard zone.

The City Code of Ordinances was amended on March 18<sup>th</sup>, 2025 prior to this Planning Board review to accommodate a Special Use Area 3 overlay in the Outside Rural 2 zoning district for the property in question, specifically to allow a Transitional Housing Facility with Planning Board review.

**3. PLAN APPROVAL:** The Belfast Planning Board reviewed the proposed Site Plan Amendment #2 and Use Permit and approved issuance at its meeting of April 30<sup>th</sup>, 2025 after reviewing and approving Findings of Fact and Conditions of Approval. Any subsequent amendment to this Site Plan Amendment #2 and Use permit resulting in a change of use that impacts parking accommodations on the site shall require the review and approval of the Planning Board. The only uses on the site are a church with accessory uses, professional offices and a Transitional Housing Facility, all of which have been reviewed and approved by the Planning Board. Any other use of the building or property shall require the review and approval of the Planning Board to determine compliance with City requirements.

**4. CHANGE IN APPLICANT:** Board approval of the Site Plan Amendment #2 and Use permit for this project was granted to the Midcoast Maine Homeless Coalition, Applicant, on behalf of the Belfast United Methodist Church. Any proposed change in the Applicant for this project before completion of all work identified on the approved Site Plan shall require City Planning Board review and approval to determine if the new Applicant has the financial and technical ability to complete the required improvements and comply with the adopted Conditions of

Approval. A change in tenant of the building within the bounds of one of the approved uses is allowed, however any City Licenses shall be updated before such a change.

**5. OTHER PERMITS:** The Applicant shall obtain and abide by all other permits required for this project and shall provide the City a copy of all non-City permits. If the requirements of any non-City permit conflict with the Site Plan for this project approved by the Belfast Planning Board, the Applicant shall inform the City of such conflicts and shall approach the Planning Board to resolve such conflicts. The Applicant also shall inform the City of orders regarding project construction and compliance that may be issued by other agencies and describe the action performed by the Applicant to comply with the respective order. Other required permits may include, but are not limited to:

- City of Belfast Annual Transitional Housing Facility License
- City of Belfast Building Permit and Certificate of Occupancy
- City of Belfast Electrical Permit
- City of Belfast Plumbing Permit
- City of Belfast Sign Permit
- State Fire Marshall's Office Construction and Barrier Free permit

**6. SUBSURFACE WASTEWATER SYSTEM:** A City plumbing inspector (LPI) is required to review and approve the subsurface wastewater system proposed as a component of this proposed project. The applicant shall obtain LPI approval of any proposed changes to the design of the system.

**7. WATER SUPPLY:** The applicant intends to provide water to this project by the use of a private well, and to maintain the sprinkler system in the building to aid in fire protection. The applicant shall provide evidence to the CEO that the well is an adequate source of potable water for all approved uses, and shall maintain the sprinkler system in the building.

**8. SOLID WASTE DISPOSAL:** The Applicant shall collect and dispose any solid wastes and recyclable materials generated on the site.

**9. STORMWATER MANAGEMENT:** The Applicant shall maintain all stormwater improvements in good working condition. Any adverse impacts directly related to stormwater runoff originating on the property and affecting abutting properties shall be addressed in a timely manner as directed by the Code Enforcement Officer.

**10. NOISE:** The Applicant shall not generate excessive noise on the site. Noise may be equal to but not exceed, during any consecutive eight-hour period, an average of 75 dB(A) measured at any boundary line. During the peak activity of 60 minutes in a twenty-four-hour period a noise may not exceed 115 dB(A) when measured at the source.

**11. SITE LIGHTING:** None of the lighting on the site shall cause glare on any street or an abutting property. All exterior lighting must be downward directed, full-cutoff, and less than or equal to 3000K in color temperature. If any of the installed lighting does cause glare on any

street or abutting property, the Code Enforcement Officer shall require the Applicant to correct the problem forthwith.

**12. LANDSCAPING:** The Applicant shall maintain existing vegetation and landscaping as identified on the approved Site Plan from 2000. If an occupancy permit is requested between June 1 and October 15 for the Church, the landscaping shall be installed prior to the issuance of an occupancy permit. If an occupancy permit is requested between October 16 and May 31, planting of the landscaping can be delayed until the following spring. The occupancy permit will identify the schedule for planting in the spring. The applicant shall replace any plantings that die within one growing season with plantings of similar size. The Applicant shall work with the CEO to coordinate replacement of dead plants with salt-resistant species in locations as identified on approved Site Plan from 2000.

**13. SITE ACCESS & PARKING:** The 2000 Conditions of Approval regarding this condition will remain in full effect. In addition, the Applicant/Owner shall maintain the current number of parking spaces as identified in the application documents, 94 parking spaces which includes a minimum of 5 handicap accessible spaces, which are allowed to be used for all tenants and customers of the multi-use building. The applicant shall provide an additional handicap accessible space within the paved parking area. All handicapped accessible parking shall require painted signage on the paved parking spaces and be identified with a sign. The Applicant shall work with the CEO to coordinate location of all handicapped accessible parking spaces. The Owner is responsible for maintaining the parking spaces in good condition, including snow removal.

**14. SIGNS:** All Signs requested by the Applicant shall comply with requirements of the City Sign Ordinance. Any new signage on the site shall adhere to Chapter 86 Signs of the City Ordinance including permit requirements.