

**Narrative for Planning Board Submission  
The Woodlands Residential Development  
Proposed 200-Unit Condominium Community  
Access via Priscilla Street & Elementary Avenue  
Developer: Benjamin Hooper**

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## **Project Overview**

We are pleased to submit this sketch plan application for **The Woodlands**, a proposed **200-unit residential development** in the **Residential 2 (RES-2) zoning district** of Belfast, Maine. The project is designed as a **condominium community**, offering **market-rate housing** targeted to **middle-income households, working families, and retirees**. The community will include primarily **two- and three-bedroom quadplexes**, some **duplexes**, and a **portion of single-level homes** designed with accessibility in mind.

The neighborhood's layout and design reflect a commitment to long-term housing stability, environmental stewardship, and neighborhood compatibility.

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## **Zoning & Land Use Compatibility**

The site is located within the **RES-2 district**, which permits multi-unit residential development. The Woodlands is designed to meet the intent of this zoning by promoting housing diversity, efficient land use, and neighborhood-scale density, while maintaining substantial natural features and buffering from surrounding areas.

The development abuts residential neighborhoods, public schools, and Route 1. All access and land uses are consistent with the district's requirements and surrounding development patterns.

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## **Site Design and Phasing**

The Woodlands will be developed over a **6-year period in 4 distinct phases, beginning early 2027**. The phasing plan allows for orderly infrastructure installation, market absorption, and minimal disruption to existing streets and services.

The project will be structured under a **condominium ownership model**, with individual units owned privately and all roads, sewer infrastructure, stormwater systems, parking areas, and open space maintained by a **homeowners' association**.

All internal roads will be **private** and built to an **18-foot paved width**, suitable for two-way traffic and emergency vehicle access.

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## Architecture and Neighborhood Character

The homes will feature **early American architectural styling** inspired by Maine's historic vernacular. Some units will have **attached garages**, while others will utilize shared or adjacent parking areas to maintain variety and affordability. Pathways and shared green spaces will foster a walkable, community-focused layout.

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## Access and Roadway Plan

The development will have two primary access points:

- **Priscilla Street**
- **Elementary Avenue**

A **future third access point to Route 1** is reserved and shown on the conceptual plan, intended to be developed as future conditions warrant.

All roads will be privately owned and maintained by the homeowners' association, minimizing public maintenance obligations.

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## Water and Sewer Utilities

- **Public water** will be supplied by the **Belfast Water District**, with service extended through a **looped connection between Elementary Avenue and Priscilla Street**.
  - **Sanitary sewer** will connect to **Priscilla Street and Congress Street**, providing redundancy and improved flow.
  - All sewer lines and infrastructure within the development will be **privately maintained** by the association.
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## Stormwater Management

A **complete Maine DEP-compliant stormwater management system** will be developed as required under the **Site Location of Development Act (Site Law)**. The system will manage stormwater runoff, maintain water quality, and protect downstream resources, and will include low-impact development strategies where feasible.

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## Environmental Protection

- A **wetland delineation has been completed**, and the site design carefully avoids direct impacts to identified wetlands.
  - Approximately **11 acres of the site will remain undeveloped and wooded**, supporting stormwater absorption, wildlife habitat, and visual character.
  - A **vegetated buffer will be preserved along Route 1** to screen the development from the highway and maintain a natural appearance from the corridor.
  - The development layout has been designed to **minimize tree removal**, reduce grading near road edges, and retain the wooded setting as a defining feature of the neighborhood.
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## Open Space and Buffering

In addition to the 11 acres of preserved woods, open green spaces and pedestrian trails will be integrated into the layout. Setbacks and natural buffers will provide screening between buildings and adjacent properties.

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## Community Benefits

The Woodlands will address Belfast's critical need for diverse, attainable housing. It will:

- Offer **market-rate homes** suitable for **working families, educators, public employees, and retirees**.
  - Provide a **range of unit sizes and styles** to support multi-generational living.
  - Use **private infrastructure**, reducing long-term cost to the City.
  - Maintain significant **natural features** and comply with DEP and City stormwater and environmental regulations.
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## Conclusion

The Woodlands is a well-considered residential development that blends density with natural preservation and supports Belfast's goals for responsible housing growth. We look forward to working with the Planning Board and City staff to advance this important project.

Sincerely,  
Benjamin Hooper

Priscilla Farm LLC