

# **NOTICE OF PUBLIC HEARING CITY OF BELFAST PLANNING BOARD WEDNESDAY, MARCH 27, 2019**

The City of Belfast Planning Board, at its meeting of Wednesday, March 27, 2019, beginning at 6:00 pm or as soon as practical thereafter, in the Council Chambers of Belfast City Hall that is located at 131 Church Street, shall conduct a public hearing on an application for a contract rezoning agreement submitted by Volunteers of America, Northern New England (VOANNE). The applicant proposes to redevelop the former Group Home Foundation property located at 80 High Street, Map 37, Lot 153, into a facility that will provide supportive residential care services for adults with chronic mental health diagnoses and young adults who have diagnoses of an intellectual or developmental disability. VOANNE also proposes to establish two one-bedroom apartments on the third floor of the building. The applicant is not proposing any substantive changes to the site or exterior of the building, with most changes involving the interior of the existing building.

Chapter 102, Zoning, Article X, Contract Rezoning, Division 3, Residential 1 and Residential 2 zoning districts, Sec 102-1401(d), allows the owner of this property to propose operation of a group home with a capacity of 9 or more residents, and to establish supplemental rental units pursuant to a contract rezoning agreement. The City Council, at its meeting of January 15, 2019, amended the City Zoning Ordinance to allow the 80 High Street property to qualify for a contract rezoning agreement. The role of the Planning Board is to review the contract rezoning application to determine if it complies with goal statements identified in the Ordinance and to make a recommendation to the City Council. As a contract rezoning agreement is a legislative action, the City Council will subsequently review the recommendation of the Planning Board and determine if a contract rezoning agreement should be approved.

Persons who may be affected by this project are encouraged to attend the March 27 public hearing and to express your concerns. Alternatively, you may submit comment in writing or via email. Written comment to: Wayne Marshall, City of Belfast, Code and Planning Department, 131 Church St, Belfast, ME, 04915, and email comment to [public@cityofbelfast.org](mailto:public@cityofbelfast.org). The City has a copy of the application available for inspection in the Code and Planning Department offices in City Hall, Monday - Friday, 8:00 am - 5:00 pm, and it is posted on the City website, [cityofbelfast.org](http://cityofbelfast.org), reference planning and codes, VOANNE Project. Questions regarding the application should be directed to Wayne Marshall at 338-1417 x 125, or at [wmarshall@cityofbelfast.org](mailto:wmarshall@cityofbelfast.org).