

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, MARCH 8, 2017 6:30 PM  
COUNCIL CHAMBERS of BELFAST CITY HALL**

**Agenda**

**1. Roll Call and Call to Order** - Chair Steve Ryan, Secretary Margot Carpenter, Members Wayne Corey, Geoff Gilchrist and Declan O'Connor, and Alternate Members David Bond and Ryan Harnden.

**2. Review of Meeting Minutes**

**3. Development Review**

**Sue and John Murphy**, applicant and property owner, request to remove part of an existing deck and replace the remaining portion, part of which will be screened in at their house located at 46 Ocean Street, Map 36 Lot 103. The house and a portion of the deck are currently nonconforming as to the side setback requirements for the Residential 1 zoning district. Project requires Planning Board review pursuant to Chapter 102, Zoning, Article III, Nonconformance, Type II Nonconformity.

3.1 Applicant presentation

3.2 Public hearing

3.3 Board deliberation and public hearing

**4. Development Review**

**Dairy Queen**, applicant, request to expand the slab at the rear of the building to accommodate two new freezer units. No additional site changes are proposed. Dairy Queen is located at 23 Belmont Avenue, Map 5 Lot 16E. Property is located in the Rte 3 Commercial zoning district and the request requires an amendment to an existing Use Permit.

4.1 Applicant presentation

4.2 Public hearing

4.3 Board deliberation and public hearing

**5. City Planner Report**

**6. Other Business**

**7. Adjournment**

**Note to Public:** The public is invited to attend the regular meeting of the Planning Board. Public comment on the respective development review applications can be presented at the scheduled public hearings. This regular meeting of the Board will be televised on BEL-TV.

**CITY OF BELFAST PLANNING BOARD WORK SESSION**  
**WEDNESDAY, MARCH 8, 2017**  
**(Scheduled to begin at conclusion of Regular Meeting**  
**COUNCIL CHAMBERS of BELFAST CITY HALL**

**Agenda**

1. Roll Call and Call to Order - Chair Steve Ryan; Secretary, Margot Carpenter; Members Wayne Corey, Geoff Gilchrist and Declan O'Connor; and Associate Members David Bond and Ryan Harnden.
2. Open to Public Comment regarding issues to be discussed at this work session.
3. Board discussion of potential Ordinance amendments regarding the location of parking for the Route 141 & Mill Lane Commercial zoning district, the Searsport Avenue Commercial zoning district, and the Searsport Waterfront Commercial zoning district.
4. Staff presentation on status of other Ordinance amendments.
5. Other Business
6. Adjournment

**NOTE TO PUBLIC.** The public is welcome to attend the Work Session of the Board. The Board only will accept public comment during the open to public comment agenda topic, reference agenda topic #2, and comment must be limited to issues to be discussed at this Board Work Session. The Work Session will not be televised on Bel-TV.