

CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, APRIL 12, 2017 6:30 PM
COUNCIL CHAMBERS of BELFAST CITY HALL

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 - Request to Void Approve Subdivision Plan

James Rutland, property owner, request to void (dissolve) the Crossroads East Subdivision Plan approved by the Belfast Planning Board in March 2004. The Crossroads East Subdivision is a 6 lot subdivision located on the gravel section of Stephenson Lane, Map 7, Lot 13. None of the lots were ever sold and no improvements or houses were ever constructed. If the Planning Board approves the request the 6 house lots will be voided and the property will revert to being a 15 acre tract of land which the owner intends to merge with an abutting 26 acre parcel that he owns.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board Deliberations & Action

4. Development Review - Nonconforming Expansion Permit Request

Chris Hurley & Roseanne Costello, applicant and property owner, request to expand an existing structure by adding a deck on the back of the garage. Property is located at 34 Union Street, Map 37 Lot 68, and it is in the Residential 1 zoning district. The existing garage is entirely nonconforming as to the side setback requirement. The application to expand the garage requires Planning Board review as a Type II Nonconformity, reference Chapter 102, Zoning, Article III, Nonconformance.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Deliberations & Action

5. Development Review - Subdivision Application

Connecticut Property Management, owner of the Belfast Manufactured Housing Community, has submitted a Preliminary Subdivision Plan application to create 31 new lots on a parcel that is about 22 acres in size. Property is located on lower Congress Street near Route 1, Map 4, Lot 64, and there are currently 21 mobile home lots on Macleod Lane on this property. Property is in the General Purpose B zoning district and manufactured housing communities are an allowed use in this zone. The Board is responsible for review of the subdivision application and to determine compliance with requirements of Chapter 102, Zoning, Article VIII, Supplementary Regulations, Division 4, Mobile Homes and Manufactured Housing. Planning Board previously reviewed a Sketch Plan application submitted by the applicant for this project.

- 5.1 Applicant Presentation
- 5.2 Public Hearing
- 5.3 Board Deliberations & Actions (Board does not expect to take final action on the Preliminary Plan at this meeting)

6. City Planner Report

7. Other Business

8. Adjournment

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