

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, APRIL 26, 2017 6:30 PM**  
**COUNCIL CHAMBERS of BELFAST CITY HALL**

1. **Roll Call & 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 - Contract Rezoning Application**

**Kiril Lozanov**, applicant and property owner, request for a contract rezoning agreement regarding redevelopment of the former Crosby School. The property is located at 96 Church Street, Map 11, Lot 167, and it is in the Residential 1 zoning district. The Board reviewed the application at its meetings of March 29 and April 3 and reviewed a draft Contract Rezoning Agreement at its meeting of April 19. The Board is scheduled to continue its review of the draft Contract Rezoning Agreement and the Findings of Fact.

3.1 City Planner Summary of Board Action to Date

3.2 Board review and action on draft Contract Rezoning Agreement & Findings of Fact

4. **Development Review - Site Plan and Use Permit Application**

**State of Maine, Maine Judicial Branch**, applicant and property owner, request to construct a new court facility. The proposed facility will be located on the following 3 properties that will be merged to create a single lot that is about 1.01 acres in size: 11 Market Street, Map 11, Lot 187; 142 Church Street, Map 11, Lot 188; and 146 Church Street, Map 11, Lot 188-A. The proposed facility is a 3 story structure that has a footprint of about 15,000 square feet and total usable area of about 37,000 square feet. City Code of Ordinances identifies two main permits that the Belfast Planning Board must consider for this project: Site Plan permit pursuant to Chapter 90, Site Plan, and a Use Permit pursuant to Chapter 102, Zoning. This meeting is a review of the Preliminary Site Plan and Use Permit application.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review and Deliberations on Permit Applications

5. **City Planner Report**

6. **Other Business**

7. **Adjournment**

**Note to Public:** The public is invited to attend the meeting of the Planning Board and to offer comment at the scheduled public hearing on the Court House review. The Board will not be accepting any additional verbal comment on the Crosby School project, as the Board has conducted two previous hearings. This special meeting of the Board will be televised on BEL-TV.