

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, MAY 10, 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 - Home Occupation**

Jeffrey Miller, applicant, request to conduct vocal lessons in an existing residence located at 55 High Street, Map 37, Lot 28. Use qualifies as a home occupation. Property is located in the Residential 1 zoning district and a home occupation is a permitted use subject to Planning Board review.

3.1 Applicant presentation

3.2 Public hearing

3.3 Board review and deliberations on permit application

**4. John Wentworth, dba Perry's Quick Stop**, applicant, request to expand the existing building and make changes to the existing site. Property is located at 142 Waldo Avenue, Map 14, Lot 3A. Property is in the Rte 137 Commercial District and a convenience (retail) store is a permitted use. Request involves an amendment to a Use Permit approved by the Planning Board in December 2016.

4.1 Applicant presentation

4.2 Public hearing

4.3 Board review and deliberations

**5. 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. Continuation of Board review that occurred at the April 26, 2017 Board meeting.

5.1 Applicant presentation of new information

5.2 Board review and deliberations on permit applications

## **6. 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 approved its recommendation to the City Council for a Contract Rezoning Agreement at its meeting of April 26, 2017 and is now scheduled to act on its Findings of Fact.

6.1 Board review and action on Findings of Fact

## **7. City Planner Report**

## **8. Other Business**

## **9. Adjournment**

**Note to Public:** The public is invited to attend the meeting of the Planning Board and to offer comment at the two scheduled public hearings. The Board will not be accepting any additional verbal comment on either the Court House project or Crosby School project at this meeting, as the Board has conducted previous hearings on both projects, however, the public record remains open on both projects and written comment can be submitted to the Code and Planning Department. This regular meeting of the Board will be televised on BEL-TV.