

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, MAY 24, 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**

Jessica Browne, applicant, request to provide educational tutoring in an existing residence located at 15 Primrose Street, Map 13, Lot 18. Property is located in the Residential 1 zone. This zoning district allows a home occupation subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Section 102-850, Residential 1 district.

3.1 Applicant presentation

3.2 Public hearing

3.3 Board review and deliberations on permit application

**4. Development Review - Minor Amendment to Approved Subdivision**

Brad Bowen, applicant and owner of the Bowen Country Acres subdivision, request to amend Condition of Approval #11 established by the Belfast Planning Board that affects maintenance of a fire pond and stormwater pond located on Lot 9. The subdivision is located on Fieldstone Drive which accesses onto Shepard Road, Map 6, Lot 106. The Planning Board approved the subdivision in 2004. Applicant request to eliminate requirement that City can maintain pond if owner fails to maintain the pond.

4.1 Applicant presentation

4.2 Public hearing

4.3 Board review and deliberations

**5. Development Review - Request for Use Permit.**

Ryan Parsons, applicant and property owner, request to establish a used auto sales lot and 24-hour towing facility at his property located at 18 Searsport Avenue, Map 24 Lot 1. The property is located in the Route 141 and Mill Lane Commercial district. This zoning district allows motor vehicle sales, repairs, and services, subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 26, Route 141 and Mill Lane Commercial District, Section 102-781(15).

5.1 Applicant presentation

5.2 Public hearing

5.3 Board review and deliberations

**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. Ordinance Amendments**

Board review and consideration of potential amendments to Chapter 102, Zoning, Article IX, Performance Standards, Division 4, Nonresidential Development Standards, regarding the location of parking areas in the Searsport Avenue Commercial, Searsport Avenue Waterfront and portions of the Route 141 & Mill Lane Commercial zoning districts. Proposal would allow greater amounts of parking in the front yard area because of the width of the right-of-way on Route 1.

7.1 City Planner presentation of potential amendments

7.2 Opportunity for public comment

7.3 Board review and deliberations

**8. City Planner Report**

**9. Other Business**

**10. Adjournment**

**Note to Public:** The public is invited to attend the meeting of the Planning Board and to offer comment at the scheduled public hearings. Comment also can be offered on topic 7, Ordinance amendments, during 7.2 on the agenda. This regular meeting of the Board will be televised on BEL-TV.