

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, JUNE 14, 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 - Change of Use Permit**

**David Crabel**, applicant and tenant, request to establish a seasonal take-out food restaurant in an existing commercial building located at 225 Northport Avenue, Map 30 Lot 38. Property is in the Route 1 South Commercial zoning district and a restaurant is a permitted activity, subject to applicant compliance with the Chapter 102, Zoning, Article IX, Performance Standards, Division 4, Nonresidential Performance Standards. Request requires Board review as a Change of Use Permit.

3.1 Applicant presentation

3.2 Public hearing

3.3 Board review and deliberations on permit application

**4. Development Review - Shoreland Permit**

**Camilla Cochrane**, applicant and property owner, request to construct a single family house on her property located on Kaler Road (no assigned street address), Tax Map 17, Lot 5. The property is located in the Resource Protection District of the Shoreland Zoning and requires the Planning Board to review a permit by special exception pursuant to standards identified in Chapter 82, Shoreland Zoning, Article II, Division 2, Section 82-57. Property also is in the Protection Rural zoning district.

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 Final Site Plan and Use Permit application. The Board approved the Preliminary Plan applications at its meeting of May 10.

5.1 Applicant presentation

5.2 Public Hearing

5.3 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**

- Ordinance Work
- Projects
- Next Meeting

## **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 scheduled public hearings. The Board will not be accepting any additional oral comment on the Crosby School project at this meeting as the Board has conducted previous hearings and made its recommendations to the Council on this project. This regular meeting of the Board will be televised on BEL-TV.