

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, JUNE 28, 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 - 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. The Planning Board reviewed and approved the Final Site Plan and Use Permit at its meeting of June 14, 2017, subject to Board review of Findings of Fact and Conditions of Approval at its June 28 meeting.

3.1 Applicant comment on draft Findings and Conditions.

3.2 Board action on Findings of Fact and Conditions of Approval.

- 4. Development Review - Amendment to Site Plan Permit**

Waldo County YMCA, applicant, request to construct a 40 foot x 60 foot open pavilion on its existing property located at 157 Lincolnville Avenue, Map 5, Lot 9C. Project has an approved Site Plan permit and this request is an amendment to the existing permit subject to Planning Board review. Property is in the Office Park zoning district which allows Indoor and Outdoor recreational facilities.

4.1 Applicant presentation

4.2 Public hearing

4.3 Board review and deliberations on permit application

- 5. Development Review - Amendment to Subdivision Permit**

Megan and Daniel Britton, applicant and property owners, request to amend the Seagrass Subdivision Plan approved by the Belfast Planning Board in 2015. Amendment affects the number of lots, the lay-out of the lots and accompanying infrastructure and the number of dwelling units that could be constructed on the lots. The total parcel is 4.5 acres in size and the project is located at 175 Congress Street, Map 34, Lot 25. Proposed amendment requires review and approval of the Planning Board.

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. City Planner Report**

- Ordinance Work
- Projects
- Next Meeting

## **8. Other Business**

## **9. Adjournment**

**Note to Public:** The public is invited to attend the June 28 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 Court House (Agenda Topic 3) or Crosby School (Agenda Topic 6) projects at this meeting as the Board has conducted previous hearings on these projects. This regular meeting of the Board will be televised on BEL-TV.