

CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, SEPTEMBER 13, 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 Request

Thomas Richdale and Sarah Philbrick, applicant and property owners, request to conduct car repairs and limited used car sales at their existing residence located at 133 Waterville Road, Map 6, Lot 11E. Property is located in the Residential Agricultural I zoning district. This district allows home occupations (expanded definition). Board review of request for a Use Permit to operate a home occupation (expanded definition).

3.1 Applicant presentation

3.2 Public hearing

3.3 Board review and deliberations

4. Development Review - Change of Use Permit Request

Kids Unplugged, applicant, request to establish a daycare and indoor play gym in an existing nonresidential structure located at 156 Searsport Avenue, Map 27, Lot 1. Property is in the Searsport Avenue Commercial zoning district which allows day care and indoor and outdoor recreational facilities as permitted uses. Board review of a change of Use Permit pursuant to Chapter 102, Zoning, Article V, District Regulations, Div. 29, Searsport Avenue Commercial district and the Nonresidential Performance Standards that apply to this zoning district.

4.1 Applicant presentation

4.2 Public hearing

4.3 Board review and deliberations

5. Development Review - Change of Use Permit Request

Kayla Young, applicant, request to establish a hair salon in a commercial structure (replacement structure) located at 58 Searsport Avenue, Map 25, Lot 1. Property is in the Searsport Avenue Commercial zoning district which allows a service business as a permitted use. Board review of a change of Use Permit pursuant to Chapter 102, Zoning, Article V, District Regulations, Div. 29, Searsport Avenue Commercial district and the Nonresidential Performance Standards that apply to this zoning district.

5.1 Applicant presentation

5.2 Public hearing

5.3 Board review and deliberations

6. Election of Board Officers

7. Ordinance Review Work

- 7.1 Board review of proposed amendments regarding parking standards for nonresidential uses located on Searsport Avenue.
- 7.2 Board review of proposed Ordinance amendments regarding options to address rental housing options considered by the City Council for First Reading at the Council meeting of September 5. Council request for Board recommendation regarding options # 1 and # 2 below:
- # 1: Proposal to allow construction of a 1 or 2 bedroom accessory dwelling unit in a detached structure on a property on which a single family residence is located.
 - # 2: Proposal to increase or clarify current density standards (number of units per acre) regarding the construction of multi-family housing in zoning districts located in the outside the bypass area, and to allow the construction of multi-family housing in the Route 3 Commercial zoning district.
 - # 3. Other Approaches the Council may consider.

8. Director Report

9. Other Business

10. Adjournment

Note to Public: The public is invited to attend the September 5 meeting of the Planning Board and to offer comment at the scheduled public hearings regarding the scheduled development reviews. The Board may choose to allow public comment regarding the Ordinance amendments that it is scheduled to review at this meeting. This regular meeting of the Board will be televised on BEL-TV.