

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, SEPTEMBER 27, 2017 6:30 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Agenda

- 1. Roll Call & Call to Order** - Chair Steve Ryan, Secretary Margot Carpenter, Members Wayne Corey, Geoff Gilchrist and Declan O'Connor, and Associate Members David Bond and Ryan Harnden.

- 2. Review of Meeting Minutes**

- 3. Development Review - Nonconforming Use Permit**

Jay Davis, applicant and property owner, request to construct an 11 ft x 13 ft addition on the north side of an existing residence located at 10 Kaler Road, Map 17, Lot 3. Property is in the Protection Rural zoning district which allows a single family residence. Residence is nonconforming as to the front setback requirement. Proposal to construct the addition requires Planning Board review as an expansion of a legally established structure that is nonconforming as to setbacks; reference Chapter 102, Zoning, Article III, Nonconformance.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board Review and Deliberations

- 4. Development Review - Use Permit Application**

Waldo County General Hospital, applicant, request for an amendment to a previously approved Site Plan and Use Permit. Amendment involves two requests, including: a) 4,500 square foot expansion to the existing emergency department that would be located to the front of the existing Hospital building located at 118, Northport Avenue, Map 33, Lot 21; and b) add 70 new parking spaces to the existing parking lot located to the rear of the Biscone Medical Office Building located at 119 Northport Avenue, Map 33, Lot 22. Properties are located in the Residential 3 zoning district which allows medical facilities. Project requires Board review pursuant to City Code of Ordinances, Chapter 90, Site Plan, Chapter 98, Technical Standards, and Chapter 102, Zoning. This meeting involves review of the Final Plan application for the requested permits. Planning Board approved Preliminary Plan at its meeting of August 9, 2017.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review and Deliberations

- 5. Department Director Report**

5.1 Upcoming Meetings

5.2 Status of Ordinance Work

6. Other Business

7. Adjournment

Note to Public: This regular meeting of the Board will be televised on BEL-TV.