

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
THURSDAY, OCTOBER 19, 2017 6:00 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 - Amendment to Use Permit & Site Plan Permit**

Belfast Harbor Inn, applicant and property owner, request to construct and pave a parking area to serve a recent expansion of the Inn. Request is associated with the Inn constructing more parking located to the front of the Hotel than typically is allowed pursuant to the Chapter 102, Zoning, Article IX, Nonresidential Performance Standards. Planning Board will consider the request as an amendment to a previously approved Use Permit and Site Plan Permit. Property is located at 91 Searsport Avenue, Map 25, Lot 13A.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board Review and Deliberations

- 4. Development Review - Shoreland Permit**

Steven and Tina Hintz, applicants, own an existing single family residence located at 70 Kaler Road, Map 8, Lot 56. The owners are requesting to install shoreline stabilization improvements and to construct a seasonal ramp (3 ft x 60 ft) and seasonal float (12 ft x 20 ft) that are anchored/connected to shore by a 4 ft x 4 ft permanent pier. The request for a pier, ramp and float requires Planning Board review and approval of a Shoreland Permit.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review and Deliberations

- 5. Development Review - Home Occupation**

April Lawrence, applicant and property owner, request to establish a home occupation, puppy training and a kennel, on a property located at 152 Lincolnville Avenue, Map 5, Lots 8 and 8A. There is an existing single family residence and other outbuildings located on this property that is over 10 acres in size. The property is located in the Airport Growth zoning district, and this district allows a home occupation (expanded definition) subject to review by the Planning Board; reference Chapter 102, Zoning, Article V, District Regulations, Division 21, Airport Growth zoning district, Sec 102-722(3). The role of the Planning Board is to determine if the use qualifies as a home occupation (expanded definition) and if the proposed use satisfies applicable standards.

- 5.1 Applicant Presentation
- 5.2 Public Hearing
- 5.3 Board Review and Deliberations

6. Development Review - Nonconforming Structure Expansion

Rebecca Slaughter, applicant and property owner, request to expand and close in an existing deck to create a master bedroom suite for a single family residence located at 4 Cottage Street, Map 36, Lot 40. The existing deck is nonconforming with respect to the amount of setback from the side lot line. The request to expand and enclose the deck requires Planning Board review as an expansion of a nonconforming structure; reference Chapter 102, Zoning, Article III, Nonconformance.

- 6.1 Applicant Presentation
- 6.2 Public Hearing
- 6.3 Board Review and Deliberations

7. Department Director Report

- 7.1 Upcoming Meetings
- 7.2 Discussion of Ordinance Work & Priorities

8. Other Business

9. Adjournment

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