

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, OCTOBER 25, 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 - Request for Contract Rezoning Agreement**

Peace Ridge Sanctuary (Brooks, Maine), applicant, request for a contract rezoning agreement for a property located at 17 Court Street, Map 11, Lot 255. The applicant proposes to establish a retail store for this non-profit association on the upper floor of the building and to continue to use the lower floor as a residence. The project involves no changes to the exterior of the building and potential construction of several parking spaces along Spring Street. City Code of Ordinances, Chapter 102, Zoning, Article X, Contract Rezoning, Division 3, Residential 1 and 2 Zoning Districts, Section 1401(b), specifically allows this property to request a contract rezoning agreement. The Board is responsible for identifying recommendations for a contract rezoning agreement that the City Council will consider as a potential amendment to the City Zoning Ordinance.

  - 3.1 Applicant Presentation
  - 3.2 Public Hearing
  - 3.3 Board Review and Deliberations - Recommendation to City Council
- 4. Development Review - Amendment to Site Plan Permit**

RSU 71, applicant, request to construct an addition and remodel a portion of Belfast Area High School located at 98 Waldo Avenue, Map 13 Lot 12. The applicant proposes to remove a one-story 6,410 square foot addition on the southerly side of the high school and replace it with a two-story 4,970 square foot addition, replace the existing main entrance canopy, and remove the one-story modular adjacent to Waldo Avenue and replace it with a parking lot which previously existed at that location. Property is located in the Residential 2 zoning district and requires Board review as an amendment to a previously issued Site Plan Permit and Use Permit.

  - 4.1 Applicant Presentation
  - 4.2 Public Hearing
  - 4.3 Board Review and Deliberations
- 5. Department Director Report**
- 6. Other Business**
- 7. Adjournment**

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