

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
THURSDAY, NOVEMBER 16, 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 Site Plan Permit**

Cindy Sterling, applicant, request to construct a foundation below an existing house located at 73 Battery Road, Map 30 Lot 1. The property is currently nonconforming as to setback from the normal high water line of the Limited Residential District of the Shoreland Zone. The applicant is not requesting to and is prohibited from moving the nonconforming structure any closer to the shore. Application subject to Board review pursuant to City Code of Ordinances, Chapter 82, Shoreland Zoning, Article III, Nonconformance, Section 82-104(a).

  - 3.1 Applicant Presentation
  - 3.2 Public Hearing
  - 3.3 Board review and deliberations
  
- 4. 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. This meeting is a continuation of the Board review that occurred at the Board meeting of October 25, 2017.

  - 4.1 Applicant Presentation
  - 4.2 Public Hearing
  - 4.3 Board Review and Deliberations - Recommendation to City Council
  
- 5. Department Director Report**
  - 5.1 Update and Discussion of Ordinance Work
  - 5.2 Review of Meeting Schedule
  
- 6. Other Business**
  
- 7. Adjournment**

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