

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, FEBRUARY 28, 2018 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 & Use Permit**

L.H. Wentworth, Inc, property owner and applicant, request to construct two new professional office buildings on a property located at 147 Waldo Avenue, Map 14, Lots 16A and 20. There is an existing office complex on this property. The two new buildings are proposed to be constructed in separate phases. The first building is proposed to be located to the rear of the existing office complex on Waldo Avenue and is a one story structure that is 1,920 square feet in size. The second building is proposed to be located adjacent to Vine Street, and is a two story structure that has a footprint of 6,786 square feet and would be a total of 13,572 square feet in size. Property is in the Rte 137 Commercial zoning district that allows offices, service businesses and retail stores as permitted uses. Project requires Planning Board review as an amendment to a previously granted Site Plan Permit and Use Permit.

  - 3.1 Applicant Presentation
  - 3.2 Public Hearing
  - 3.3 Board review and deliberations
4. **Department Director Report**
5. **Other Business**
6. **Adjournment**

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

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**CITY OF BELFAST PLANNING BOARD WORK SESSION  
WEDNESDAY, FEBRUARY 28, 2018 (Convene at end of Regular Meeting)  
COUNCIL CHAMBERS of BELFAST CITY HALL**

**Agenda**

1. Roll Call and 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. Open to Public Comment regarding issues to be discussed at this work session.

3. Board discussion of Ordinance work priorities (Review of discussion with City Council at their meeting of February 5, 2018).
4. Board discussion and review of potential amendments to the nonconforming situations Ordinance, Chapter 102, Zoning, Article III, Nonconformance (Continuation of Board reviews from November 29, 2017, January 10 and January 31, 2018 work sessions). Discussion will occur if time allows.
5. Board discussion of potential amendment to Office Park zoning district to allow a retail business. Discussion will occur if time allows.
6. Other Business
7. Adjournment

**NOTE TO PUBLIC.** The public is welcome to attend the Work Session of the Board. The Board only will accept public comment during the open to public comment agenda topic, reference agenda topic #2, and comment must be limited to issues to be discussed at this Board Work Session. In addition, the Board may not discuss all issues on this agenda unless time allows. The Work Session will not be televised on Bel-TV.