

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MARCH 14, 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. **Development Review - Nonconforming Replacement Structure**

Whitney Cunningham, applicant, request to replace an existing manufactured house with one that is larger, at a property located at 208 Lincolnville Avenue, Map 4 Lot 62B. The manufactured house that previously was located on the property and the existing slab are nonconforming to the front setback requirement. The applicant intends to locate the new house on the same slab (nonconforming to front). This property also is located in the Airport Growth zoning district which does not allow new housing. The new house qualifies as a replacement structure for a legally nonconforming structure, subject to Planning Board review pursuant to City Code of Ordinances, Chapter 102, Zoning, Article III, Type 2 nonconformity, Section 102-222.

- 2.1 Applicant Presentation
- 2.2 Public Hearing
- 2.3 Board review and deliberations

3. **Development Review - Nonconforming Replacement Structure**

Jeff Van Peski, applicant, request to relocate a house located at 9 Bayview Street, Map 37 Lot 102, on the same property but 47 feet to the northwest of its current location. The existing house is nonconforming to the rear (southwest) setback and will remain so after the move, but will not be any more nonconforming. The applicant proposes to replace the house foundation and to convert the existing duplex to a single family residence. Property is in the Residential 1 zoning district and a residence is a permitted use. The replacement of a legally nonconforming structure is allowed subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article III, Type 2 nonconformity, Section 102-222.

- 3.1 Applicant Presentation
- 3.2 Public Hearing
- 3.3 Board review and deliberations

4. **Development Review - Amendment to Site Plan Permit & Use Permit**

Paul McCarrie on behalf of Artisan Farms to establish a professional office and retail space at the Legion Hall located at 143 Church Street, Map 11 Lot 2. Artisan Farms will offer specialty garden products, cannabis paraphernalia, hand-made goods, hemp oils and other products, as well as providing education on gardening, health and wellness, and offering medical cannabis to qualifying patients in accordance with State statute and rule. Property is located in the Downtown Commercial zoning district that allows the Code Enforcement

Officer to issue a Use Permit for both a professional office and a retail store. The Planning Board is reviewing the proposal only because the applicant is requesting a waiver from the on-site parking minimum. The Planning Board has the authority to waive parking requirements in this district subject to certain requirements, and will review such, per Section 98-246(b). This is the only issue subject to Planning Board review.

- 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.

**CITY OF BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, MARCH 14, 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.