

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, APRIL 11, 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 Member David Bond.

**2. Review of Meeting Minutes**

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

Deborah Capwell, applicant, request to replace a legally nonconforming garage at her property located at 22 Wight Street, Map 33, Lot 27. The current foundation is failing and needs to be replaced. The existing garage is legally nonconforming to the eastern side lot line; the required side setback is 15' and the garage is 12' from the lot line. The applicant plans to build a new foundation and locate the garage closer to the front property line but maintain the same side setback as exists today. The applicant also will be replacing a legally nonconforming house on the property, however, the new house will be fully conforming, thus, it is not subject to Board review. The property is located in the Residential 3 zoning district. The replacement of a legally nonconforming structure is allowed subject to Board review: reference 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

**3. Development Review - Nonconforming Replacement Structure & Expansion of Structure**

Aimee Moffitt-Mercer, applicant, request to demolish, rebuild, and expand an existing single family house located on her property at 38 Robbins Road, Map 18 Lot 11. The existing house is nonconforming to the front and one of the side setbacks. The new house would be expanded along the front property line. The applicant also plans to relocate a shed on the property so that it is fully conforming to minimum setback requirements. The property is located in the General Purpose "A" zone. This zoning district allows single-family dwellings and accessory structures. The expansion of a legally nonconforming structure is allowed subject to Board review: reference Chapter 102, Zoning, Article III, Type 2 nonconformity, Section 102-215. Replacement of a legally nonconforming structure is permitted subject to Board review: reference Chapter 102, Zoning, Article III, Replacement of legally nonconforming structure, Section 102-222.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board review and deliberations

## **5. Development Review - Replacement of a Nonconforming Structure**

Devorah Stager, applicant, request to move a legally nonconforming house on her property located at 7 John Street, Map 13 Lot 29, towards the rear of the property so that a new slab and crawl space can be constructed. The house does not currently have a foundation. The existing house is legally nonconforming to the western side lot line; the required side setback is 15' and the house is between 8 and 9 feet from the lot line. The applicant plans to move the house back slightly and towards the center of the lot, which would change the nonconforming encroachment to between 3 and 6 feet at the two west side rear corners and therefore it would be no more nonconforming. The front, eastern side, and rear of the house will remain conforming. The property is located in the Residential 2 zone that allows a single-family house. The replacement of a legally nonconforming structure is allowed subject to Board review: reference Chapter 102, Zoning, Article III, Type 2 nonconformity, Section 102-222.

5.1 Applicant Presentation

5.2 Public Hearing

5.3 Board review and deliberations

## **6. Development Review - Amendment to Use Permit and Site Plan Permit**

Viking, Inc., applicant, request to construct a new 10'x 100' steel cantilever rack building. The structure will have a roof but no sides, and will hold racks for lumber storage. It will be located in the rear of their lumberyard. Viking Lumber is located at 166 Searsport Avenue, Map 27 Lot 4. The property is located in the Searsport Avenue Commercial district that allows retail stores and accessory uses subject to review by the Planning Board: reference Chapter 102, Zoning, Article V, District Regulations, Division 29, Searsport Avenue Commercial District, Section 102-799(30). This review is an amendment to an existing Site Plan and Use Permit.

6.1 Applicant Presentation

6.2 Public Hearing

6.3 Board review and deliberations

## **7. Development Review - Replacement of a Nonconforming Structure**

Jonathan and Shannon Weyers, applicants, request to replace a previous manufactured home with one that is larger on a property located at 30 Jesse Robbins Road, Map 2 Lot 15C. The applicant recently purchased the property and removed the former single-wide manufactured house and plans to replace it with a double-wide manufactured house. Board review is required because the previous home is nonconforming to the front setback and the applicant plans to locate the new home in the same location as the previous structure, however, it will be square to the road and therefore slightly more conforming. Property is in the Residential/Agricultural I zone that allows single-family residences, including manufactured houses. The replacement of a legally nonconforming structure is allowed subject to Board review: reference Chapter 102, Zoning, Article III, Type 2 nonconformity, Section 102-222.

7.1 Applicant Presentation

7.2 Public Hearing

7.3 Board review and deliberations

**8. Department Director Report**

- Status of Ordinance Work
- Other Activity & Future Board Meetings

**9. Other Business**

**10. Adjournment**

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