

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, APRIL 25, 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 Expansion**

Linda Lee, property owner and applicant, request to expand a legally nonconforming shed located on her property at 151 Searsport Avenue, Map 26 Lot 11. The applicant proposes to construct a single foundation under the house and expanded shed, and to construct an addition to connect the two structures. The existing shed is nonconforming to the eastern side setback. The expansion would be no closer to the nonconforming lot line. Property is in the Searsport Avenue Waterfront zoning district and a single family residence is a permitted use. Request requires Board review as an expansion of a legally nonconforming structure; reference City Code of Ordinances, Chapter 102, Zoning, Article III, Type 2 nonconformity, Section 102-215.

- 3.1 Applicant Presentation
- 3.2 Board Public Hearing
- 3.3 Board Review & Deliberations

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

Belfast Harbor Inn, applicant, request to change the entrance and exit layout on the site by removing the south entrance and widening the northerly entrance to accommodate two-way traffic. This proposal results in only one entrance/exit. The Belfast Harbor Inn is located at 91 Searsport Avenue, Map 25 Lot 13A. Property is located in the Searport Avenue Waterfront zoning district that allows hotels subject to review by the Planning Board; reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 29, Searsport Avenue Waterfront District, Section 102-562(4). This request is an amendment to an existing Site Plan.

- 4.1 Applicant Presentation
- 4.2 Board Public Hearing
- 4.3 Board Review & Deliberations

- 5. Development Review - Final Plan Application - Amendment to Site Plan Permit & Use Permit**

L.H. Wentworth, Inc, property owner and applicant, request to construct a new 1,920 square foot professional office/retail (medical marijuana caregiver) building on a property located at 147 Waldo Avenue, Map 14, Lot 16A. There is an existing office complex on this property. 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. The Planning Board, at its meeting of March 28, reviewed and approved the Preliminary Plan application for this project. The April 25 involves review of the Final Plan application.

5.1 Applicant Presentation

5.2 Public Hearing

5.3 Board review and deliberations

6. Planner Report

7. Other Business

8. Adjournment

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