

CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MAY 9, 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 - Use Permit**

Kamrie and Greg Hodgeman, applicant, request to establish a pet grooming business, Paws & Claws, in an existing building located at 8 Stephenson Lane, Map 26 Lot 7. The property is located in the Searport Avenue Commercial district that allows services businesses subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 29, Searport Avenue Commercial District, Section 102-799(3).

3.1 Applicant Presentation

3.2 Board Public Hearing

3.3 Board Review & Deliberations

- 4. Development Review - Use Permit**

SolarLogix, applicant, request to establish a small professional office and retail space in an existing building located at 90 Searport Avenue, Map 25 Lot 10A. SolarLogix services and installs electric solar arrays and mini split heat pumps as well as conducts efficiency projects. The property is located in the Searport Avenue Commercial district that allows retail stores and professional offices subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 29, Searport Avenue Commercial District, Section 102-799(1) and (11).

4.1 Applicant Presentation

4.2 Board Public Hearing

4.3 Board Review & Deliberations

- 5. Development Review - Use Permit**

Paul McCarrier on behalf of Artisan Farms, applicant, request to establish a professional office and retail space in an existing building located at 1 Mill Lane, Map 24 Lot 14. The applicant proposes to use the first floor of the building to operate a small retail store offering 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 regulations. The property is located in the Route 141 and Mill Lane Commercial district that allows professional offices and retail stores, subject to review by the Planning Board: reference

City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 26, Route 141 and Mill Lane Commercial District, Section 102-781(1) and (8).

- 5.1 Applicant Presentation
- 5.2 Public Hearing
- 5.3 Board review and deliberations

6. Development Review - Contract Rezoning Request

The Belfast Maskers, applicant, request for Board review of a contract rezoning agreement for the property and existing building located at 17 Court Street, Map 11, Lot 255. The applicant proposes to establish a theater company at this location and to use the building to conduct performances, workshops, host local festivals and community groups, as well as hold occasional meetings, theater camps, and fundraisers. The project involves no changes to the exterior of the building except for the construction of a shed at the rear of the building, and the potential construction of three additional parking spaces partly located within the City right-of-way for 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 Planning Board is responsible for the review of the application and to identify recommendations for a contract rezoning agreement for consideration by the City Council. The City Council, subsequent to its receipt of the Board's recommendations, will review the application, conduct a public hearing, and make a decision to grant or deny a contract rezoning agreement.

- 6.1 Applicant Presentation
- 6.2 Public Hearing
- 6.3 Board review and deliberations

7. Planner Report

8. Other Business

9. Adjournment

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