

**CITY OF BELFAST PLANNING BOARD SPECIAL  
MEETING - PUBLIC HEARINGS WEDNESDAY,  
SEPTEMBER 19, 2018 6:00 PM  
CAFETERIA - TROY HOWARD MIDDLE SCHOOL**

**NOTES TO PUBLIC:**

- 1) The Planning Board will accept public comment at the respective scheduled public hearings on the issues identified on this agenda. Public comment will not be accepted at any other time or on any other topic.
- 2) This meeting will be broadcast live on BEL-TV and will be live streamed through the City website.

**MEETING AGENDA**

- 1) **Call to Order:** Steve Ryan, Chair, Margot Carpenter, Secretary, Declan O'Connor, Wayne Corey and Geoff Gilchrist, regular members, and David Bond, associate member.
- 2) **Adoption of Agenda.**
- 3) **Public Hearing - Housing**

Amendments to Chapter 102, Zoning, that would apply to the Residential 1, Residential 2 and Residential 3 zoning districts; all of which are mostly located in the Inside the Bypass area. Amendments would allow some existing single family or two family residences to be converted to a multi-family residence (3 or more units in 1 building), and may allow an existing multi-family residence to add more units. Proposed development would be subject to an applicant satisfying specific performance standards. Proposal also involves amendments to parking standards identified in the Chapter 98, Technical Standards; amendments decrease amount of on-site parking for multi-family housing. The role of the Planning Board is to provide a recommendation to the City Council regarding the proposed amendments. The City Council, at a future date, may choose to conduct a public hearing on these proposed amendments.

- 3.1 Presentation regarding Ordinance amendments. Wayne Marshall, Director, Code & Planning.
- 3.2 Public Hearing on proposed amendments.

- 4) **Public Hearing - Medical Marijuana**

Amendments to Chapter 102, Zoning, Chapter 82, Shoreland, and Chapter 66, General Purposes, regarding Medical Marijuana facilities. Amendments to Chapter 102 would allow medical marijuana caregiver retail stores in the following zoning districts: Downtown Commercial, Waterfront Mixed Use 1 and 2, Route 3 Commercial, Searsport Avenue Commercial, Searsport Avenue Waterfront, Route One South Commercial, Route 141 & Mill

Lane Commercial (if property has road frontage on Rte 1 or Rte 141), and Route 137 Commercial (if property located southerly of Merriam Drive). Proposal would allow medical marijuana manufacturing facilities and/or testing facilities in all of the above named zoning districts, and in the following additional districts: General Purpose A and B, Residential Agricultural I and II, Residential Growth, Office Park, Airport Growth, Business Park, and Protection Rural. The amendments to Chapter 82, Shoreland, would allow the above uses in the Waterfront Development District. Proposal would prohibit medical marijuana registered dispensaries. Amendments to Chapter 66, General Purposes, would establish definitions that would apply to medical marijuana facilities.

- 4.1 Presentation regarding Ordinance amendments. Wayne Marshall, Director, Code & Planning.
- 4.2 Public Hearing on proposed amendments.

**5) Board discussion and direction regarding proposed Ordinance amendments.**

**6) Other Business**

**7) Adjournment**