

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, OCTOBER 10, 2018 6:00 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Note to Public: The Board will accept public comment during the respective public hearings for the two development reviews identified on the agenda. The Board will not be accepting public comment at any other point at this meeting.

Agenda

- 1. Roll Call & Call to Order** - Chair Steve Ryan, Secretary Declan O'Connor, Members Wayne Corey, Geoff Gilchrist and David Bond and Associate Member Margot Carpenter.
- 2. Adoption of Agenda**
- 3. Review of Meeting Minutes**
- 4. Development Review** - Expansion of a Legally Established Nonconforming Structure

Mary Bogan and Doug Bell, property owners, request to construct an addition onto a garage on their property located at 93 Congress Street, Map 35 Lot 48. The existing garage is legally nonconforming to the northwestern side lot line; the structure is 6 feet from the lot line and the minimum required setback is 15 feet. The proposed addition to the garage would be 10 feet from the side lot line, thus a portion of the expansion would be in the nonconforming structure setback area. Property is in the Residential 1 zoning district. Planning Board review of application pursuant to Chapter 102, Zoning, Article III, Nonconformance.

- 4.1 Applicant presentation
- 4.2 Public hearing
- 4.3 Board deliberations

- 5. Development Review** - Contract Rezoning Application

Paul Naron, applicant and property owner, request to redevelop two adjacent properties that are located at 15 Front Street, Map 11, Lot 149 (formerly owned by Consumer Fuels) and at 7 Front Street, Map 37, Lot 54 (formerly owned by French & Webb). The property at 15 Front Street is proposed to be redeveloped into a restaurant and parking area, and the property at 7 Front Street as the new home for the United Farmers Market. The proposal also involves significantly expanding the existing marina. The property is in the Waterfront Mixed Use 1 Zoning district and the Waterfront Development Shoreland district. City Code of Ordinances, Chapter 102, Zoning, Article X, Contract Rezoning, Division 4, Waterfront Mixed Use 1 and 2 Zoning districts and Waterfront Development Shoreland district. Section 1451(a) requires that any change of use for these properties be considered pursuant to the contract rezoning process. 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 Planning Board, as part of its review, will consider

recommendations from both the Harbor Committee and the Intown Design Review Committee. 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.

5.1 Applicant presentation

5.2 Public hearing

5.3 Board deliberations

6. Code and Planning Department Report

7. Other Business

8. Adjournment