

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, DECEMBER 12, 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 three 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 Members Daisy Beal and Hugh Townsend.
- 2. Adoption of Agenda**
- 3. Review of Meeting Minutes**
- 4. Development Review** - Change of Use Permit

Marnee M. Clements, applicant, doing business as Marnee's Salon, request for a Use Permit to operate a salon at the Perry's Nut House property that is located at 45A Searsport Avenue, Map 24, Lot 33. Property is in the Searsport Avenue Waterfront district that allows service businesses. Applicant proposes to occupy an existing space (building) and does not propose any changes to the property.

- 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 a significant expansion of 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 two 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. This meeting is a continuation of the Board's initial October 10, 2018 review of the application.

5.1 Applicant presentation

5.2 Public hearing

5.3 Board deliberations

6. Development Review - Contract Rezoning Application

Reservoir Ventures, applicant, request to redevelop the former Peirce School into 8 multi-family housing units. Property is located at 24 Church Street, Map 36 Lot 145, and is 32,234 square feet in size. The existing brick building is two-stories with a full basement and is 7,458 square feet in size. Property is in the Residential 1 zoning district. Applicant can request developing the property as multi-family housing pursuant to City Code of Ordinances, Chapter 102, Zoning, Article X, Contract Rezoning, Division 3, Residential 1 and 2 zoning districts; reference Section 102-1401(c). 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 public also should be aware that the City is considering an amendment to the contract rezoning standards to allow the multi-family units on this property to be rental units rather than condominium units. The Planning Board hearing on that proposal is scheduled for December 13, 2018.

6.1 Applicant presentation

6.2 Public hearing

6.3 Board deliberations

7. Code and Planning Department Report

8. Other Business

9. Adjournment