

**CITY OF BELFAST PLANNING BOARD  
SPECIAL MEETING  
THURSDAY, DECEMBER 13, 2018 6:00 PM  
COUNCIL CHAMBERS, BELFAST CITY HALL**

AGENDA (Amended 12-7-18)

- 1) Call to Order: Steve Ryan, Chair. Secretary, Declan O'Connor, Members David Bond, Wayne Corey, and Geoff Gilchrist and Associate Members Daisy Beal and Hugh Townsend
- 2) Adoption of Agenda
- 3) Public Hearings on Proposed Ordinance Amendments
  - 3.1 Chapter 102, Zoning, Article X, Contract Rezoning, Division 3, Residential 1 and Residential 2 zoning districts. Amendment to current contract rezoning provisions to allow multi-family housing as rental units vs. condominium units for the Peirce School and former White House B&B properties. Proposal also would allow the former Group Home property located at 80 High Street to be redeveloped pursuant to a contract rezoning agreement.
  - 3.2 Chapter 102, Zoning, Article VI, Planned Unit Development (PUD) and Cluster Housing Development. Amendments would allow a PUD form of development on smaller lots, specifically would allow multi-family housing as a development option, and would revise other current PUD standards.
  - 3.3 Chapter 102, Zoning, Article V, District Regulations, Division 24, Route 3 Commercial zoning district, and Division 25, Office Park zoning district. Amendments to allow certain small retail establishments and restaurants west of Crocker Road and on Lincolnville Avenue, subject to stricter performance standards. An unrelated proposal would officially eliminate the former Division 17, Industrial III Searsport Avenue zoning district.
  - 3.4 Chapter 102, Zoning, Article V, District Regulations, Division 24, Route 3 Commercial zoning district, and Division 25, Office Park zoning district. Amendments involve multi-family housing standards for the two zones.
  - 3.5 Chapter 102, Zoning, Article IV, Description of Districts. Proposal to provide written boundary descriptions or amend current boundary descriptions for several zoning districts.
- 4) Request from Larry Jones to amend current zoning designation for 2 Spring Street, Map 11, Lot 152. Board review and consideration of request for amendment.
- 5) Board discussion of proposed Ordinance amendments and consideration and potential action on recommendation to offer to the Council on the respective amendments.

6) Other business

7) Adjournment