

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, JANUARY 9, 2019 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 Members Daisy Beal and Hugh Townsend.
- 2. Adoption of Agenda**
- 3. Development Review - Amendment to Use Permit**

Paul McCarrier, Applicant, doing business as 1 Mill, request for an amendment to a Use Permit issued by the Planning Board in 2018 for a Medical Marijuana Caregiver Retail Store to also operate a Medical Marijuana Manufacturing facility. The proposed use will occur at the location of the existing retail store, 1 Mill Lane, Map 24, Lot 14. The City Council, on December 18, 2018, amended City Ordinances to allow Medical Marijuana Manufacturing Facilities in this area, as well as in many other areas of Belfast. Planning Board will review the application to determine compliance with requirements of the Route 141 & Mill Lane Commercial zoning district.

- 3.1 Applicant presentation
- 3.2 Public hearing
- 3.3 Board deliberations

- 4. 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 and a restaurant. 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.

4.1 Applicant presentation

4.2 Public hearing

4.3 Board deliberations

5. Follow-up discussion to January 8, 2019 Joint Meeting with City Council regarding proposal for the Bahre property.
6. Director Report.
7. Other Business
8. Adjournment