

CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, JANUARY 23, 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 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 - Home Occupation**

Leah Poisson and Arthur Curtis, property owners and applicants, request to operate a home occupation at their residence located at 8 Hunt Road, Map 1, Lot 26D. Proposal to operate a small brewery (30 gallons twice/month). Beer will be sold in growlers to members of a CSA and will be consumed off site. This operation will not include a tasting room or a public bar. Property is located in the Protection Rural zone. This zoning district allows a home occupation (expanded definition) subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 20, Section 102-702(13).

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

- 5. Development Review - Use Permit**

King Bishop and Wayne Corey, applicants, request to operate a Medical Marijuana Caregiver Retail Store and a Medical Marijuana Manufacturing facility on the second floor of the existing building located at 3 Main St, Map 11, Lot 143; Nautilus leases the first floor. The applicants propose to use a 40' x 20' area, 800 sq ft, for the store and manufacturing facility (kitchen to make edibles) and to construct a handicap accessible ramp to the second floor. Property is in the Waterfront Mixed Use 2 zoning district and the Waterfront Development Shoreland district. City Council, on December 18, 2018, amended City Ordinances to allow Medical Marijuana facilities in the above districts. Board review of Use Permit for both the zoning and shoreland district.

- 5.1 Applicant presentation
- 5.2 Public hearing
- 5.3 Board deliberations

6. Development Review - Expansion of Mobile Home Park/Manufactured Housing Community

Michael Oneglia, owner and applicant, request to increase the number of sites at Seacoast Village, an existing mobile home park located on lower Congress Street near Route 1, Map 4, Lot 64. The Park is 22 acres in size and there are 21 existing sites. The applicant proposes to add 31 new sites. Property is in the General Purpose B zoning district that allows manufactured housing communities (mobile home parks), reference Sections 102-341 and 102-342. The Planning Board reviewed and approved the Preliminary Plan in July 2018. The January 23 meeting involves the Board's review of the Final Plan application for this subdivision and site plan.

- 6.1 Applicant presentation
- 6.2 Public hearing
- 6.3 Board deliberations

7. Follow-up discussion to January 8, 2019 Joint Meeting with City Council regarding proposal for the Bahre property.

8. Director Report.

9. Other Business

10. Adjournment