

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, FEBRUARY 27, 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 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** - Request for Use Permit

Whitecap Builders, applicant, request to renovate a large storage shed located at 15 Evergreen Ridge Road, Tax Map 7 Lot 28 to create office space for Whitecap Builders. The office space is for 5 employees, and the hours of operation are approximately 7am-3:30pm. The property is 3.8 acres and has a single-family house on it. The property is located in the Searport Avenue Commercial district. This zoning district allows a Professional Office subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 29, Searport Avenue Commercial District, Section 102-799(11).

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

- 5. Development Review** - Request for Change of Ownership

Husson Park, LLC, applicant, request for a change in ownership of the Shipmaster's Condominium Project. Shipmasters, LLC, the former owner, has recently sold its rights to Husson Park, LLC. The Shipmaster's Condominium project is located on an unfinished private road, Shipmaster's Way, on a 3.69 acre property identified as Map 24, Lot 33E. The condominium project consists of two phases: Phase 1, 5 duplex structures (10 units), and Phase 2, 4 duplex structures (8 units). The Belfast Planning Board approved the construction of Phase 1 in April 2008. Shipmasters, LLC initiated construction of project infrastructure and 2 of the duplex structures, however, none of the infrastructure or dwelling units were ever completed or occupied. Husson Park, LLC plans to complete the unfinished construction for Phase 1. They do not plan any changes to the approved Phase 1 plan, thus, Planning Board review is limited to the request for a change in ownership and to determine if the new owners have the financial and technical ability to complete the project.

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

**6. Development Review - Contract Rezoning Application**

Reservoir Ventures, applicant, request to redevelop the former Peirce School into 8 multi-family housing rental 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 is requesting to develop the property as multi-family rental 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), as such was amended on January 15, 2019. 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.

(NOTE - Application dated 1/30/19 posted on City website: [cityofbelfast.org](http://cityofbelfast.org), reference Code and Planning, Peirce School Use Permit App and Review)

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

**7. Director Report.**

**8. Other Business**

**9. Adjournment**