

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MARCH 13, 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 - Amendment to Use Permit**

Ryan's Auto Sales, applicant, request to amend an approved Site Plan and Use Permit to reflect a different layout of vehicles and reflect the current use of the property located at 18 Searsport Avenue, Map 24 Lot 1. Property is in the Route 141 and Mill Lane Commercial zoning district, and auto sales and vehicle repair are permitted uses. A request to amend a previously approved permit requires Planning Board review and approval.

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

- 5. Development Review - Parking Lay-out.**

Philip Dalto and Mallery Dalto, applicants, proposal to divide an existing property into 2 lots. There are two buildings located on the existing property. The applicants' intent is to create a separate lot for each building. Property is located at 26 Spring Street, Map 11, Lot 38-A, and it is in the Downtown Commercial zoning district. The proposed division of the lot into 2 properties satisfies minimum lot size and frontage requirements for the Downtown Commercial zoning district, however, the amount of parking required for the uses on the newly created properties is less than required per City Code of Ordinances, Chapter 98, Technical Standards, Section 98-242. Planning Board review is associated with a reduction in on-site parking requirements for the newly created lots and the associated uses on said lots.

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

6. Development Review - Use Permit

Elsa Mead, applicant, request to convert an existing single-family house into a professional office at her property located at 177 Lincolnville Ave, Tax Map 5 Lot 9A. The office space is for 3 employees who will each have their own office and see clients. The property can accommodate the necessary parking. The property is in the Residential Growth district. This zoning district allows Health Services Offices and Professional Offices subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 22, Residential Growth district, Section 102-742(2).

6.1 Applicant presentation

6.2 Public hearing

6.3 Board deliberations

7. 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 an 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 provide handicap access 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. The Planning Board previously tabled its review of this application that was scheduled for the Board meeting of January 23, 2019.

7.1 Applicant presentation

7.2 Public hearing

7.3 Board deliberations

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

9. Director Report.

10. Other Business

11. Adjournment