

**CITY OF BELFAST PLANNING BOARD SITE VISIT  
WEDNESDAY, APRIL 10, 2019 5:30 PM  
45 BELMONT AVENUE - PROPOSED TRACTOR SUPPLY STORE SITE**

The City of Belfast Planning Board, in advance of its April 10, 2019 regular meeting, shall conduct a site visit beginning at 5:30 pm at the proposed location of a Tractor Supply Store; 45 Belmont Avenue, Map 5, Lot 23. The Board will meet at the property and will view the site with Applicant representatives as part of its fact finding regarding the Preliminary Plan application. The public is welcome to attend the site visit and to observe, however the public cannot ask questions of the Planning Board or the Applicant at the site visit. Public comment should be reserved for the public hearing that the Planning Board will conduct at its regular meeting on April 10.

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**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, APRIL 10, 2019 6:30 PM  
COUNCIL CHAMBERS in BELFAST CITY HALL**

Note to Public: The Board will accept public comment during the public hearing for the Tractor Supply Store 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 - Preliminary Plan Review for Contract Rezoning Agreement**

DMK Development, Applicant, request to develop a Tractor Supply Store on a 6 acre site that is a portion of a property located at 45 Belmont Avenue, Map 5, Lot 23. The Tractor Supply Store is about 19,097 sq. ft. in size and has an outside display area of about 15,000 sq. ft. Planning Board review of a Preliminary Plan application subject to a contract rezoning agreement; reference City Code of Ordinances, Chapter 102, Zoning, Article X, Contract Rezoning, Division 2, Section 102-1386. The Belfast City Council and Planning Board, at a February 15, 2019 joint meeting, voted to approve this project proceeding to Preliminary Plan review.

4.1 Applicant presentation

4.2 Planning Board public hearing

4.3 Planning Board review and deliberations on project.

## **5. Development Review - Final Review of Proposed Contract Rezoning Agreement**

Volunteers of America Northern New England (VOANNE), applicant, request for a contract rezoning agreement to redevelop the former Group Home Foundation property located at 80 High Street, Map 37, Lot 153, into a facility that will provide supportive residential care services for adults with chronic mental health diagnoses and young adults who have diagnoses of an intellectual or developmental disability. VOANNE also proposes to establish two one-bedroom apartments on the third floor of the building. The applicant is not proposing any substantive changes to the site or exterior of the building, with most changes involving the interior of the existing building. Project requires Planning Board review pursuant to Chapter 102, Zoning, Article X, Contract Rezoning, Division 3, Residential 1 and Residential 2 zoning districts, reference Sec 102-1401(d). The Planning Board reviewed this project at its meeting of March 27, 2019 and directed Code and Planning Department staff to prepare draft Findings of Fact and Conditions of Approval for its review based on direction provided by the Board at the March 27 meeting. The City Council is responsible for review and potential adoption of a contract rezoning agreement after the Board completes its review.

5.1 Board review and action on draft Findings of Fact and Conditions of Approval.

6. Code & Planning Department Report.
7. Other Business
8. Adjournment