

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, MAY 22, 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 - Minor Amendment to Subdivision Permit**

Londonderry Woods Subdivision, Minor Amendment. Michelle and Daniel Gagnon, 18 Londonderry Lane, Map 2, Lot 19E, and Mary Ellen Reynolds, 16 Londonderry Lane, Map 2, Lot 19D, request to trade equal amounts of land, about .2 acres each, between the two respective properties to address mutual concerns regarding the location of the Gagnon well and the lay-out of a private driveway. Request involves an amendment to the Londonderry Woods Subdivision Plan that the Planning Board approved in January 1989.

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

- 5. Development Review - Expansion of Nonconforming Structure**

Ron and Judy Nissenbaum, property owners, request to construct a 51 square foot deck attached to their house located at 53 Huntress Avenue, Map 32, Lot 17. The house is nonconforming as to the front structure setback requirement for the Residential 1 zoning district. The proposed deck will not be any closer to the front property line than the existing structure, and the proposed deck conforms to Shoreland Zoning requirements. The Planning Board has the authority to consider the construction of a structure that does not fully meet front setback requirements pursuant to Chapter 102, Zoning, Article III, Nonconformance, Type 2, Nonconformity, Section 102-215.

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

**6. 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. The Planning Board will review a Preliminary Plan application that is 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 with the Board. This meeting is a continuation of the Board's review that occurred at their meetings of April 10 and 24, 2019.

6.1 Applicant presentation

6.2 Planning Board public hearing

6.3 Planning Board review and deliberations on project.

**7. Board Discussion of Potential Ordinance Amendments.**

**8. Code & Planning Department Report.**

**9. Other Business**

**10. Adjournment**