

CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, JULY 24, 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 - Expansion of Nonconforming Structure**

Audrey Lawson Living Trust, request to replace a legally nonconforming garage at their property located at 102 Cedar Street, Map 37 Lot 203. The current garage was damaged in a storm and needs to be replaced. The property is located in the Residential 1 zoning district and the existing garage does not comply with all structure setback requirements. The Planning Board has the authority to consider the construction of a replacement structure that is legally nonconforming with respect to structure setback requirements pursuant to Chapter 102, Zoning, Article III, Nonconformance, Section 102-222.

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

- 5. Development Review - Final 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 Final 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. The Planning Board approved the Preliminary Plan at its meeting of May 22, 2019.

- 5.1 Applicant presentation
- 5.2 Planning Board public hearing
- 5.3 Planning Board review and deliberations on project.

- 6. Board Discussion of its Review of the Nordic Aquafarms Permit Applications.**

7. Code & Planning Department Report.

8. Other Business

9. Adjournment