

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, SEPTEMBER 18, 2019 6:00 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Note to Public: The Board will only be accepting public comment at the scheduled public hearings.

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 - Nonconforming Permit

Sharon and Randy Stone, property owners, request to demolish an existing detached garage and two decks attached to the existing house, and to construct a new attached garage and living space that is 656 square feet in size. The property is located at 22 Condon Street, Map 36, Lot 73, and it is in the Residential 1 zoning district. The existing garage is nonconforming with respect to certain structure setback requirements, and the new addition would partly be located in the nonconforming setback area. Project requires Board review as a replacement structure for an existing nonconforming structure and the expansion of an existing structure; reference Chapter 102, Zoning, Article III, Nonconforming.

4.1 Applicant presentation

4.2 Public Hearing

4.3 Board deliberations and action

5. Development Review - Change of Use Permit.

Sherry Thomas, applicant, request for a change of use for a property located at 79 Waterville Road, Map 6, Lot 9-A. Alan Blood, the current property owner, operates an auto/truck repair, auto/truck sales and auto/truck parts sales business on the property, and has used the property for similar uses in the recent past. Ms. Thomas proposes to operate a small retail sales business. Property is in the Residential Agricultural I zoning district that allows retail uses such as a small scale convenience store.

5.1 Applicant presentation

5.2 Public Hearing

5.3 Board deliberations and action

6. Development Review - Amendment to Site Plan & Use Permit.

Waldo County General Hospital, applicant and property owner, request to change existing lighting and/or add new lighting for several of the existing parking areas on the Hospital

campus. The Hospital properties associated with this proposal are the main Hospital building located at 118 Northport Avenue, Map 33, Lot 21, and the Administration building located at 138 Northport Avenue, Map 32, Lot 5. Proposal requires Planning Board review as an amendment to an approved Site Plan and Use Permit.

- 6.1 Applicant presentation
 - 6.2 Public Hearing
 - 6.3 Board deliberations and action
7. Board review and approval of final draft of Findings of Fact for the Tractor Supply project proposed by DMK Development for a property located at 45 Belmont Avenue, Map 5, Lot 23. Board approved its preliminary Findings of Fact at its meeting of September 4, 2019.
 8. CDGB Housing Assistance Grant - Volunteers of America. Request for Board review of CDBG Phase II requirements and to issue a letter of consistency with City requirements.
 9. Board review of proposed meeting schedule.
 10. Code & Planning Department Report.
 11. Other Business
 12. Adjournment