

CITY OF BELFAST PLANNING BOARD MEETING

WEDNESDAY, JULY 22, 2020 6:00 PM

NOTES TO PUBLIC:

Due to the COVID-19 pandemic the Planning Board will not physically be meeting in the Council Chambers of Belfast City Hall to conduct the July 22 Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via ZOOM, and Board members will be participating in the meeting via ZOOM from their respective homes.

Persons who want to watch the meeting can do so via the live stream on the City of Belfast website, cityofbelfast.org, and it will be aired live on BEL-TV.

Persons who wish to offer public comment at any of three scheduled public hearings can do so in any of the following ways:

- 1) Prior to the meeting you can submit comment via email to jboynton@cityofbelfast.org. All comment should be submitted by 2:00 pm on July 22. All comment provided by this deadline will be provided to the Board in advance of the meeting. This is the City's preferred way for persons to submit public comment.
- 2) You can send a letter to: City of Belfast, Code and Planning Department, 131 Church St, Belfast, ME, 04915. All letters must be received by 2:00 pm on July 22.
- 3) During the July 22 meeting and prior to the close of the scheduled public hearing on a specific permit review, you can submit comment via email to public@cityofbelfast.org. Your email will be presented to the Planning Board at the meeting.
- 4) During the meeting the City will be accepting public comment via a webinar on the ZOOM platform. You can access the webinar using the following protocol.
Webinar link: <https://us02web.zoom.us/j/88322548113>
Phone Number: 646 558 8656
Webinar ID: 883 2254 8113

MEETING AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, Declan O'Connor, Secretary, David Bond, Wayne Corey, and Geoff Gilchrist, regular members and Daisy Beal and Steve Ryan, alternate members.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes.**

4. Development Review – Nonconforming Use Permit

Ryan Otis, applicant and property owner, request to replace an existing garage that is nonconforming with respect to certain structure setback requirements with a new garage that is less nonconforming to setback requirements. Property is located at 18 Salmond Street, Map 36, Lot 128. Board will consider the request pursuant to Chapter 102, Zoning, Article III, Nonconforming Structures.

- 4.1 Applicant presentation
- 4.2 Public Hearing
- 4.3 Board deliberations and action

5. Development Review - Final Site Plan Permit

Rockport Granite, applicant, request for a Site Plan Permit to extract rock from a property owned by Russ Hoefer that is located on the Shepard Road, Map 3, Lot 26. Property is about 26 acres in size and is located in the Residential Agricultural 1 zoning district. This district allows rock extraction operations. The Planning Board approved the Preliminary Site Plan application at its meeting of June 10, and will review the Final Site Plan application at the July 22 meeting.

- 5.1 Applicant presentation
- 5.2 Public Hearing
- 5.3 Board deliberations and action

6. Development Review - Minor Site Plan and Use Permit Application

Habitat for Humanity of Waldo County, applicant, request to construct a Habitat Restore Store on a property located at 92 Belmont Ave, Map 5, Lot 31-B. The lot is about 1.1 acres in size and is located in the Office Park Zoning district. Habitat for Humanity of Waldo County is proposing to construct a retail store that is 6,000 sf. in size and that will have 17 parking spaces. Board review of a Minor Site Plan Permit, reference Chapter 90, Site Plan, and a Use Permit, reference Chapter 102, Zoning.

- 6.1 Applicant presentation
- 6.2 Public Hearing
- 6.3 Board deliberations and action

7. Code and Planning Department Report

8. Other Business

9. Adjournment