

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 2, 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 September 2 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 view 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. If you intend to offer oral comment at the meeting, you also can view the meeting on the ZOOM platform by using the protocol identified below.

There are three public hearings scheduled for this meeting. Persons who wish to offer comment at any of the hearings at the meeting can do so in any of the following ways:

- 1) In advance of the meeting, you can submit comment by email to jboynton@cityofbelfast.org. The Planning Board considers email comment the same as oral comment offered at the hearing. Comment at this email address must be received by 2:00 pm on the date of the hearing. This is the preferred way to offer comment so it can be distributed to Board members in advance of the meeting.
- 2) You can submit a letter in advance of the hearing to: City of Belfast, Code and Planning Dept, 131 Church St, Belfast, ME, 04915. Letters must be received by 2:00 pm on Sept 2.
- 3) You can submit comment via email during the meeting to public@cityofbelfast.org. City staff will monitor this email account and will read any email submitted to the Board.
- 4) You can submit oral comment by participating on the ZOOM platform by using the following connection. The Board will only be accepting audio comment (no video) so we can try and preserve band-width.

URL: <https://us02web.zoom.us/j/86597236544>

Phone: 1-312-626-6799 or +1-646-558-8656 or +1-301-715-8592 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782

Webinar ID: 865 9723 6544

PLANNING BOARD MEETING AGENDA

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

4. Development Review – Minor Amendment to Site Plan Permit

Hannaford Brothers Company, applicant, represented by its agent, Maple Rock, request to make a series of minor revisions to the Site Plan Permit for Hannaford approved by the Belfast Planning Board in 2003. Revisions include but are not limited to: adding a 'Hannaford to Go' grocery pick-up service, creating a new bottle redemption facility, altering the color of the building, and enclosing the current loading dock and adding a new loading dock of the same size. The Planning Board is responsible for the review of the proposed changes pursuant to Chapter 90, Site Plan and Chapter 102, Zoning. Hannaford is located at 93 Lincolnville Avenue, Map 12, Lot 17-B.

- 4.1 Applicant presentation regarding proposed amendments
- 4.2 Board Public Hearing
- 4.3 Board review and action on proposed amendments.

5. Development Review – Nonconforming Expansion Permit

Erin Young, applicant, request to reconstruct and expand an existing breezeway for a single family house that is located at 12 Back Searsport Road, Map 22, Lot 22. Existing breezeway is nonconforming with respect to the minimum required structure setback for the Protected Rural 1 zoning district. Request requires Planning Board review as a Type II nonconformity; reference Chapter 102, Zoning, Article III, Nonconformance.

- 5.1 Applicant presentation
- 5.2 Public Hearing
- 5.3 Board review and action on Nonconforming Permit

6. Development Review - Site Plan Permit

Waterfall Arts, applicant, request to add a new entrance to the property and make changes to the parking area, and to obtain Board approval of a new entryway to the building. Applicant request requires a Site Plan Permit from the Planning Board, reference Chapter 90, Site Plan, and compliance with requirements of Chapter 98, Technical Standards and Chapter 102, Zoning. Waterfall Arts is located at 256 High Street, Map 13, Lot 32 and 32-A.

- 6.1 Applicant presentation
- 6.2 Public Hearing
- 6.3 Board review and action on Site Plan Permit

7. Board Review of Future Ordinance Work

8. Code & Planning Department Report

9. Other Business

10. Adjournment