

**CITY OF BELFAST PLANNING BOARD MEETING  
WEDNESDAY, JANUARY 27<sup>TH</sup>, 2021 6:00 PM  
PROPOSED AGENDA  
MEETING VIA A ZOOM WEBINAR**

**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 January 27<sup>th</sup>, 2021 Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via a ZOOM webinar, 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 on the live stream on the City of Belfast website, [cityofbelfast.org](http://cityofbelfast.org), or watch it live on BEL-TV. The video of the meeting will be posted on the city website a day or two after the meeting is conducted. The Planning Board has scheduled a public hearing for this meeting on agenda topic 5 and 6 and will be accepting public comment on this issue. The Board will be also be accepting public testimony at this meeting.

During the meeting you also can send an email to [jboynton@cityofbelfast.org](mailto:jboynton@cityofbelfast.org) and Mr. Boynton will provide your email comment to the Board.

**BOARD AGENDA**

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, David Bond, Wayne Corey, Geoff Gilchrist, and Daisy Beal regular members and Steve Ryan and Kathleen Dunckel, associate members.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes**
4. **Development Review – Sketch Plan Review – Rivers Edge Subdivision, 23 Waterville Road Map 6 Lot 1A.**

Gartley and Dorsky Engineering and Surveying have submitted preliminary documents for Planning Board consideration of a proposed 11 lot subdivision on a 37.69 acre parcel. The property is located in the Protected Rural I Zoning District, therefore it is subject to an initial sketch plan review in which the Applicant submits both a cluster housing development and traditional layout plan for the proposed lots and access road. The minimum lot size in the Protection Rural I Zoning District for a dwelling structure is 2 net acres. The minimum lot size for a cluster housing development in this zone is a half acre for two dwelling units. The Applicant proposes single family homes with an option for accessory apartments. The site features existing large chicken barns, some proposed to be demolished, near the road. The site also has significant rolling topography until its final decent down to City Point Rd with steep grades. A small stream and several wetlands have been identified on the site as well.

4.1 Applicant Presentation

4.3 Board Review and action.

**5. Development Review – Minor Amendment to Subdivision – Sprague Stand Subdivision, High St Map 14 Lot 38**

Ken Gordon, Applicant, request for a minor amendment to the Sprague Stand Subdivision located off of High Street, Map 14, Lot 38. The Belfast Planning Board approved a previous amendment to move the hammerhead in 2011 and the Subdivision was approved in 2003. The Applicant is proposing a new location for the hammerhead further up the hill than the previously approved amendment. This request requires review as an amendment to an approved Subdivision.

5.1 Applicant Presentation

5.2 Public Hearing

5.3 Board Review and Action

**6. Development Review - Preliminary Plan Review – Starrett Drive Subdivision – 15 Starrett Drive, Map 12, Lot 42**

Plymouth Engineering has submitted a three lot subdivision located at 15 Starrett Drive. The lot is 3.75 acres in size and is located in the Route 3 Commercial Zoning district. The applicant has proposed to sell the land to the perspective owners of the Dunkin', and VIP properties located on this site and to retain the third lot as part of the mini-mall. As this site is currently developed, the Planning Board will review the cross easements for shared parking, utilities and other infrastructure on the site as well as determine how the subdivision impacts the Performance Standards for the Route 3 Commercial Zoning district.

6.1 Applicant Presentation

6.2 Public Hearing

6.3 Board Review

**6. Code and Planning Department Report - Bub Fournier, Director, Code & Planning**

**7. Other Business**

**8. Adjournment**