

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 13th, 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 October 13th, 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.

The public can view the meeting in any of the following ways: it will be streamed live on the city website (cityofbelfast.org), and it can be seen on BEL-TV.

Persons who may be affected by these projects who want to offer comment at the public hearings can do so in any of the following four ways:

- 1) You can send an email to Bub Fournier, Director, Code & Planning, at directorplanning@cityofbelfast.org in advance of the meeting. All emails should be submitted by 2:00 pm on October 13th, 2021. This is the preferred way for the Board to receive testimony.
- 2) You can send a letter to City of Belfast, Planning and Codes Department, 131 Church St, Belfast, ME, 04915. All letters must be received by October 13th, 2021.
- 3) When the Board meeting is in session on October 13th, you can send an email to directorplanning@cityofbelfast.org. Any emails that are received in this manner will be read to the Board by Staff.
- 4) During the meeting, you can make oral comment using the ZOOM platform. You should consult the City website, cityofbelfast.org, reference Planning and Codes link, for specific information on how to access the website to offer comment via ZOOM.

A copy of the application materials is available at City Hall. Questions regarding these projects should be directed to Bub Fournier, Director, Code & Planning at 338-3370 x 125.

Zoom Meeting Information

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/82990138438>

Or One tap mobile:

+16465588656,,82990138438# US (New York)

+13017158592,,82990138438# US (Washington DC)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

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

Webinar ID: 829 9013 8438

International numbers available: <https://us02web.zoom.us/j/82990138438>

PLANNING BOARD AGENDA

1. Call to Order & Roll Call. Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, Wayne Corey, and Kathleen Dunckel regular members, and Pippa Jollie and Lewis Baker, associate members.

2. Adoption of Agenda.

3. Review of Meeting Minutes

4. Development Review – Amendment to Contract Rezoning Agreement – DMK Development – Belfast, LLC – Tractor Supply Retail Store – 43 Belmont Ave Map 5 Lot 23-A.

DMK Development – Belfast, LLC is proposing a change of ownership for the Tractor Supply Co. retail store and property located at 45 Belmont Ave, Map 5 Lot 23. The existing development is 6 acres in size and the retail store is about 19,097sqft with a main fenced in outside display area of about 15,000sqft. The development also includes accompanying on-site amenities such as parking areas, stormwater facilities, and landscaping, as well as an access road/driveway that connects to Route 3/Belmont Avenue. Conditions of a City Council approved Contract Rezoning Agreement from October 2019, which describe how the site may be developed, require the Planning Board to review such a change to determine if the proposed new owner has the financial and technical ability to comply with all requirements. The proposed new owner is Realty Income Properties 28, LLC.

4.1 Staff Review of site history

4.2 Applicant Presentation

4.3 Planning Board Public Hearing

4.4 Board Review and Discussion

5. Development Review –Site Plan and Use Permit – Coastal Mountains Land Trust – Head of Tide Preserve, Doak Road Map 6 Lot 13-A.

Coastal Mountains Land Trust, a 501(c)(3) non-profit organization, is proposing to construct a 12’x28’ gear and tool shed at the Head of Tide Preserve located on the northeast side of the Doak Road in Belfast, Map 6 Lot 13-A. The 91+ acre property contains an existing parking area and trailhead. The site is located in the Protection Rural zoning district which requires Planning Board review for recreational or community activities and facilities.

5.1 Staff Review of site history

5.2 Applicant Presentation

5.3 Planning Board Public Hearing

5.4 Board Review and Discussion

6. Development Review – Medical Marijuana Caregiver Retail Store Use Permit – 138 Main Street, Map 11 Lot 179.

Laura and Steven Salisbury, Applicants, have submitted an application for a Use Permit for a Medical Marijuana Caregiver Retail Store. The Applicants are leasing retail space at 138 Main Street, Map 11, Lot 179. This location also includes Family Dollar and Verizon Wireless. The Applicants are not proposing to make changes to the site or building. The property is located in the Downtown Commercial Zoning District, and this district allows for the use of a Medical Marijuana Caregiver Retail Store.

6.1 Staff Review of site history

6.2 Applicant Presentation

6.3 Planning Board Public Hearing

6.4 Board Review and Discussion

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

8. Other Business

9. Adjournment