

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, NOVEMBER 20, 2013 at 6:00 P.M.  
BELFAST CITY HALL - COUNCIL CHAMBERS**

**Regular Meeting Agenda**

- 1) **Roll Call.** Chair, Paul Hamilton; Secretary, Roger Pickering; Members Biff Atlas, Elizabeth Minor and Wayne Corey; and Associate Members Bill Affleck and Margot Carpenter.

2) **Development Review & Public Hearing**

**SeaHorse Stables, LLC**, applicant and property owner, request for an amendment to the Use Permit and Site Plan permit approved by the Planning Board at its meeting of October 2, 2013. Approved permit allowed the construction of a stable that features an indoor riding arena, an accompanying outdoor riding ring, a hay storage barn with a single family residence, and associated improvements on a 27 acre property identified as Map 2, Lot 48. The requested amendment involves relocating the residence and the manure shed and constructing an area to contain shavings. This property is located on Belmont Avenue (Route 3) near Hayford Lane, and it is in the Protection Rural zoning district.

- 2.1 Applicant Presentation
- 2.2 Public Hearing & Comment
- 2.3 Board Review of Application

3) **Development Review & Public Hearing**

**Ken & Karla Flagg**, applicant, request to establish an auto repair and accessory auto sales business in an existing structure located at 165 Belmont Avenue, Map 2, Lot 22. The proposal does not involve any change to the size of the existing building, however, the applicant does propose to add fill to create a larger area for the display of vehicles. Property is located in the Residential Agricultural I zoning district and auto repair is a permitted use subject to Planning Board review, and requires Planning Board review of a Use Permit.

- 3.1 Applicant Presentation
- 3.2 Public Hearing
- 3.3 Board Review & Action

4) **Ordinance Review Work**

- 4.1 Request from Maine Maritime Farms for an amendment to the Belfast Business Park Ordinance Standards
- 4.2 Board review and discussion with Eric Galant, Midcoast Regional Planning Commission regarding amendments to zoning ordinance associated with implementation of the Future Land Use Plan.

4.3 Board discussion of amendments regarding 'traditional neighborhood setbacks'.

- 5) Planning Board member Comment
- 6) City Planner Report
- 7) Other Business
- 8) Adjournment