

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, FEBRUARY 12, 2014 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 Margot Carpenter and Russell Barber.
- 2) **Review of Meeting Minutes.** Review of minutes of October 30, 2013 and November 20, 2013.
- 3) **Development Review & Public Hearings**

Kathy Feyler, applicant and property owner, request to establish a home occupation, a hair salon, at a property located at 52 Waldo Avenue, Map 13, Lot 3. The applicant proposes to construct an addition to the rear of her existing single family residence for the proposed home occupation and to establish a small parking area. Property is located in the Residential II zoning district and a home occupation is a permitted use subject to review by the Planning Board.

 - 3.1 Applicant Presentation
 - 3.2 Public Hearing & Comment
 - 3.3 Board Review of Application
- 4) **Development Review & Public Hearing**

EBS, applicant and property owner, request to demolish an existing warehouse and to construct a new and larger warehouse at their business and property which is located on Route 3/Belmont Avenue, Map 5, Lot 12. Property is located in the Route 3 Commercial zoning district and a building supply store is a permitted use subject to review by the Planning Board. Applicant request involves an amendment to an existing Site Plan and Use Permit.

 - 4.1 Applicant Presentation
 - 4.2 Public Hearing & Comment
 - 4.3 Board Review of Application
- 5) **City Planner Report & Board Comment**
- 6) **Other Business**
- 7) **Adjournment**

Note to Public: The regular meeting of the Board will be televised on Bel TV. The work session that follows the regular meeting, however, will not be televised.

**CITY OF BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, FEBRUARY 12, 2013
BELFAST CITY HALL - COUNCIL CHAMBERS
WORK SESSION TO BEGIN AT CLOSE OF REGULAR MEETING**

- 1) Call to Order by Chair and Roll Call
- 2) Board discussion of establishment of the Waterfront Mixed Use 2 zoning district and parking standards.
- 3) Board discussion of minimum lot size options for proposed RES-1 zoning district.
- 4) Board discussion of options for contract rezoning and multi-family housing in the proposed RES-1 zoning district.
- 5) Board discussion of dimensional requirements, including traditional neighborhood setbacks for the proposed RES-1 zoning district.
- 6) Other Ordinance Work & Ordinance Review Schedule
- 7) Adjournment

NOTE to PUBLIC: The public is invited to attend and observe the Work Session of the Planning Board, however, the Board will not be accepting any public comment at the Work Session. Also, the Work Session will not be televised on Bel TV.