

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MARCH 26, 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 and Wayne Corey; and Associate Members Margot Carpenter and Russell Barber.

2) **Review of Meeting Minutes.** Review of minutes

3) **Development Review & Public Hearing**

City of Belfast, applicant, request to reconstruct Thompson's Wharf and to expand the size of the facility so that the outermost float is located within about 25 feet of the navigable channel. Proposal requires a Shoreland Permit pursuant to requirements of the City Code of Ordinances, Chapter 82, Shoreland, Article V, Land Use Standards, Division 3, Structures, Section 82-204. Harbor Committee has offered its recommendations regarding this Permit to the Planning Board.

3.1 Applicant presentation

3.2 Public Hearing

3.3 Board Review of Application

4) **Development Review & Public Hearing**

Eric Levangie, applicant, request to operate a small shop which he will use to produce equipment for firearms. Applicant use will occur in an existing garage located on the property at Map 4, Lot 49, which is located off of Lincolnville Avenue. The property is located in the Residential Agricultural 1 zoning district which allows a home occupation (expanded definition) subject to Planning Board review.

4.1 Applicant Presentation

4.2 Public Hearing & Comment

4.3 Board Review of Application

5) **Development Review & Public Hearing**

Lisa Kushner, applicant and property owner, request to operate a part-time psychotherapy office in her home which is located at 8 Allyn Street, Map 36, Lot 8. Applicant does not propose any expansion of her existing house to accommodate the new office use. This property is in the Residential I zoning district and a home occupation is a permitted use subject to Planning Board review.

5.1 Applicant Presentation

5.2 Public Hearing & Comment

5.3 Board Review of Application

6) **Development Review & Public Hearing**

Miles Friedan, applicant, request to establish a law office that also will include a retail business (art gallery) as an accessory use in an existing building located at 253 Waldo Avenue, Map 16, Lot 23A. Property is in the Route 137 Commercial District which allows both a professional office and a retail business, subject to review by the Planning Board.

- 6.1 Applicant Presentation
- 6.2 Public Hearing
- 6.3 Board Review of Application

7) City Planner Report & Board Comment

8) Other Business

9) Adjournment

Note to Public: The public is invited to attend the regular meeting of the Planning Board and to offer comment at the respective public hearings on the agenda. This regular meeting of the Board will be televised on Bel TV.

CITY OF BELFAST PLANNING BOARD WORK SESSION

WEDNESDAY, MARCH 26, 2014

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 dimensional requirements, including traditional neighborhood setbacks for the proposed RES-1 zoning district.
- 3) Board discussion of minimum lot size options for proposed RES-1 zoning district.
- 4) Follow-up Board discussion of options for contract rezoning and multi-family housing in the proposed RES-1 zoning district (if time allows).
- 5) Other Ordinance Work & Ordinance Review Schedule
- 6) 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.