

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, APRIL 23, 2014 at 6:00 P.M.
BELFAST CITY HALL - COUNCIL CHAMBERS**

Regular Meeting Agenda (Agenda Revised/Updated April 16)

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**

Jason Thurston, applicant, request to establish a mini-golf course on a property located at 18 Searsport Avenue, Map 24, Lot 1. Project involves constructing a mini-golf course and accompanying small building to provide services to customers, and to use the existing asphalt area to provide parking. Project is in the Rte 141 & Mill Lane Commercial zoning district. The Planning Board approved an amended Site Plan Permit for this project at its meeting of April 9. April 23 meeting involves Board review and action regarding Findings of Fact and Conditions of Approval for the project.

4) **Development Review & Public Hearing**

Roland Littlefield, applicant, request to demolish an existing garage that is nonconforming with respect to the amount of side setback and to replace it with a new garage that is no more nonconforming with respect to the amount of side setback. The property is located at 53 Back Belmont Road, Map 1, Lot 16A, which is in the Residential Agricultural 1 zoning district. The side setback for this zoning district is 15 feet. The request to replace an existing nonconforming structure is subject to Planning Board review pursuant to the City Code of Ordinances, Chapter 102, Zoning, Article III, Nonconforming, Section 102-222.

4.1 Applicant presentation

4.2 Public Hearing

4.3 Board Review of Application

5) **Development Review & Public Hearing**

David and Sarah Carlson, applicant, request to allow additional seating for the Marshall's Wharf Brewing Company which is located at 36 Marshall's Wharf, Map 11, Lot 141A. The proposed restaurant seating would be located on an existing second floor deck on the Brewing Company building. The property is in the Waterfront Mixed Use zoning district and the Waterfront Development Shoreland District and the proposed activity requires review by the Planning Board.

5.1 Applicant Presentation

5.2 Public Hearing & Comment

5.3 Board Review of Application

- 6) **City Planner Report & Board Comment**
- 7) **Other Business**
- 8) **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, APRIL 23, 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 zoning districts located in the Inside the Bypass area.
- 3) Follow-up Board discussion of options for contract rezoning in the proposed RES-1 zoning district.
- 4) Presentation of initial Use Chart for the Near Bypass Area
- 5) Ordinance Review Schedule & Public Comment
- 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. The Planning Board notes that the Planning Board, and subsequently the City Council, will be conducting public hearings on all Ordinance proposals associated with implementation of the recommendations in the adopted Future Land Use Plan for the City.