

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MAY 14, 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**

Terry Gagner, applicant and property owner, Weathervane Restaurant, request to amend an existing Use Permit and Shoreland Permit to increase the amount of existing outside seats. The property is located at 3 Main Street, Map 11, Lot 143, and it is in both the Waterfront Mixed Use zoning district and the Waterfront Development shoreland district. The application requires review by the Planning Board. In January, the City amended the Zoning Ordinance to allow a restaurant in this area to increase the amount of seating without being required to provide additional on-site parking.

3.1 Applicant presentation

3.2 Public Hearing

3.3 Board Review of Application

4) **Development Review & Public Hearing**

Delores Schwenk, applicant and property owner, request to establish a medical office in a newly constructed 1100 square foot building that will be located at 23 Jasmine Way, Map 31, Lot 3. Project is located in the Route One South Commercial zoning district and a medical office is a permitted use subject to Planning Board review. Project requires Board review of a Use Permit application, and this meeting is a review of the applicant's preliminary plan.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review of Application

5) **City Planner Report & Board Comment**

6) **Other Business**

7) **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, MAY 14, 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) Ordinance Review Schedule & Public Comment
- 5) Other Business
- 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.