

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, MAY 28, 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, Russell Barber and Wayne Corey; and Associate Members Margot Carpenter and Steve Ryan Barber.

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

3) **Development Review**

Linda and Lewis Baker, property owners at 1 Seabreeze Lane, Map 18 Lot 9, propose to demolish an old structure (what was previously a house) which is nonconforming with respect to the minimum rear and side setback requirements, and construct a new, larger one in its place. Application requires Planning Board review pursuant to City Code of Ordinances, Chapter 102, Zoning, Section 102-222, Replacement of a Legally Nonconforming Structure, and Section 102-215, Type 2 Nonconformity, expansion of an existing nonconforming structure.

3.1 Applicant presentation

3.2 Public Hearing

3.3 Board Review of Application

4) **Development Review & Public Hearing**

Lawrence Oxtan and Jean Brown, applicants and property owners, request to demolish an existing deck, which is nonconforming with respect to the minimum front setback requirement, and construct a new, covered deck that will be larger but slightly less nonconforming. Property is located at 146 Pitcher Road, Map 2, Lot 70C. Application requires Planning Board review pursuant to City Code of Ordinances, Chapter 102, Zoning, Section 102-222, Replacement of a Legally Nonconforming Structure, and Section 102-215, Type 2 Nonconformity, expansion of an existing nonconforming structure.

4.1 Applicant presentation

4.2 Public Hearing

4.3 Board Review of Application

5) **Board recommendation regarding Ordinance amendment for the Searsport Avenue Commercial zoning district**

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, MAY 28, 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) Board discussion of contract rezoning proposals for the Inside the Bypass area.
- 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.