

CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, June 11, 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.
- 2) **Review of Meeting Minutes.** Review of minutes
- 3) **Development Review & Public Hearing**

Lilias Outerbridge, property owner at 81 Church Street, Map 37 Lot 169, proposes to build a car port at the rear of her house which is nonconforming with respect to minimum side and front setback requirements. Application requires Planning Board review pursuant to City Code of Ordinances, Chapter 102, Zoning, Section 102-215, Type 2 Nonconformity, expansion of an existing nonconforming structure. Property is located in the Residential I zoning district and a single-family home and accessory structures are permitted structures and uses in this district subject to review by the Planning Board

 - 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, requests 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 final plan.

 - 4.1 Applicant Presentation
 - 4.2 Public Hearing
 - 4.3 Board Review of Application
- 5) **Development Review & Public Hearing**

Dunkin Donuts, property owner at 27 Starrett Drive, Map 1237 Lots 42 and 43A, proposes to demolish an existing fast food restaurant and construct a new, larger building nearby on the same lot. Project is located in the Route 3 Commercial zoning district and a fast food restaurant is a permitted use subject to Planning Board review. Applicant request involves an amendment to an existing Site Plan and Use Permit.

 - 3.1 Applicant presentation
 - 3.2 Public Hearing
 - 3.3 Board Review of Application

- 6) City Planner Report & Board Comment**
- 7) Other Business**
- 8) Adjournment**