

**CITY of BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, JUNE 18, 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**

Mark Cleaves, property owner at 15 Swan Lake Avenue, Map 19 Lot 16B, proposes to expand the building he does business out of by building a two-bay garage in order to receive deliveries and store a bucket truck. Property is located in the Route 141 and Mill Lane Commercial district and a service business is a permitted use 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**

Ellsworth Building Supply, applicant and property owner at 30 Belmont Avenue, Map 5 Lot 17, requests to demolish an existing showroom and add parking in its place. Project is located in the Route 3 Commercial zoning district and a building supply store is a permitted use subject to Planning Board review.

  - 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 12 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. This is a Final Review.

  - 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**

**CITY of BELFAST PLANNING BOARD WORK SESSION  
WEDNESDAY, JUNE 18, 2014  
WORK SESSION to BEGIN at CONCLUSION OF REGULAR MEETING**

- 1) Call to Order by Chair and Roll Call
- 2) Board discussion of Ordinance amendments for upcoming public hearings for the Residential 1, 2 and 3 zoning districts and the Downtown Commercial and Waterfront Mixed Use districts.
  - Traditional Neighborhood Setbacks
  - Contract Rezoning
  - District Boundaries
  - Public Hearing process
- 3) Other Business
- 4) 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. The public hearing for the Residential 1 zoning district will occur on June 25, the hearing for the Residential 2 and 3 zoning districts will occur on July 2, and the hearing for the Downtown Commercial and Waterfront Mixed Use districts will occur on July 8. All hearings will be at the Troy Howard Middle School. Information for the respective hearings will be posted on the City of Belfast website: [cityofbelfast.org](http://cityofbelfast.org).