

CITY of BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, OCTOBER 22, 2014 at 6:00 P.M.
BELFAST CITY HALL - COUNCIL CHAMBERS

1) **Roll Call.** 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**

Bruce Cummings, applicant, proposal to establish a sanctuary and church that is about 4,000 square feet in size in an existing building, the former Moss, Inc. building located at 248 Northport Avenue, Map 29, Lot 2. The applicant does not propose any changes to the exterior of the building or site. The property is in the Route 1 South Commercial zoning district and a church is a permitted use. The project requires an amendment to an existing use permit.

3.1 Applicant presentation

3.2 Public Hearing

3.3 Board Review of Application

4) **Development Review & Public Hearing**

Robert Spencer, applicant and property owner, request to convert commercial space in an existing building located at 22 Searsport Avenue, Map 24, Lot 2, into 2 apartment units. The applicant does not propose any changes to the exterior of the building or site. The property is in the Route 141 and Mill Lane Commercial zoning district and multi-family is a permitted use. The project requires an amendment to an existing use permit.

4.1 Applicant presentation

4.2 Public Hearing

4.3 Board Review of Application

5) **Election of Officers**

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 public hearing with respect to issues 3 and 4 on the agenda. The regular meeting of the Board will be televised on Bel TV.

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WEDNESDAY, OCTOBER 22, 2014
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Work Session to Begin at Conclusion of Regular Meeting

- 1) Call to Order by Chair and Roll Call
- 2) Recap of City Council public hearing of October 21 for the Inside the Bypass area.
- 3) Planning Board review of Outside Rural area
 - Planning Board review of revised draft Use Chart for Outside Rural area prepared by Eric Galant, MCRPC. Special attention to number of nonresidential uses proposed to be permitted in the Outside Rural areas.
 - Planning Board discussion of initial performance standards prepared by Eric Galant, in conjunction with discussion of certain dimensional standards (Dimensional Chart) that would apply as part of the dimensional table.
 - Planning Board discussion of areas in Rural Road Class 1 vs Rural Road Class 2
- 4) Other Business
- 5) 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.