

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, DECEMBER 17, 2014 at 6:30 P.M.  
BELFAST CITY HALL - COUNCIL CHAMBERS**

1) **Roll Call.** Chair, Steve Ryan; Secretary, Roger Pickering; Members Biff Atlas, Russell Barber, and Wayne Corey; and Associate Member Margot Carpenter.

2) **Development Review & Public Hearing**

**ServiceMaster Clean**, applicant, and Maurice Pooler, property owner, request a change of use for a commercial property located at 280 Swan Lake Avenue, Map 9 Lot 46. The property was previously used for auto repair, storage, and salvage. The applicant proposes storing company vehicles on site and locating the office in the building. Property is located in the General Purpose “A” zoning district and a commercial use is permitted subject to review by the Planning Board.

2.1 Applicant presentation

2.2 Public Hearing

2.3 Board Review of Application

3) **Development Review & Public Hearing**

**athenahealth**, applicant and property owner, requests to renovate an existing warehouse into office space to accommodate approximately 150 employees. The proposal includes expanding parking on site. athenahealth is located at 3 Hatley Road, Map 5 Lot 1. Property is located in the Office Park zoning district and a large scale professional office is a permitted use subject to review by the Planning Board. 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

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

5) **Other Business**

6) **Adjournment**

**Note to Public:** The regular meeting of the Board will be televised on Bel TV. The work session that follows the regular meeting, however, will not be televised.

**CITY of BELFAST PLANNING BOARD WORK SESSION**  
**WEDNESDAY, DECEMBER 17, 2014**  
**BELFAST CITY HALL - COUNCIL CHAMBERS**  
**Work Session to Begin at Conclusion of Regular Meeting**

- 1) Call to Order by Chair and Roll Call
- 2) Planning Board review of Outside Rural area
  - Review of Use Chart for Outside Rural area
  - Review of Performance Standards and Dimensional Requirements
  - Discussion of process and how to proceed with Ordinance amendments
- 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.