

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, JANUARY 14, 2015 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) **Review of Meeting Minutes.**

3) **Development Review & Public Hearing**

Janna Swift, applicant and property owner, requests to establish a home occupation, a hypnotherapy and life coaching practice, at a property located at 236 Main Street, Map 12, Lot 36. No changes are proposed to the house or garage, and adequate parking exists. Property is located in the Residential II zoning district and a home occupation is a permitted use 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**

Steve Bernstein and Janine Gates, property owners at 34 Ocean Street, Map 36 Lot 100, propose to build an addition on their house which is nonconforming with respect to minimum side 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.

4.1 Applicant presentation

4.2 Public Hearing

4.3 Board Review of Application

5) **Development Review & Public Hearing**

Board consideration of proposed minor changes to the Contract Rezoning Agreement between the City and DUBBA, LLC regarding construction of the Front Street Shipyard project. Revisions to the Amendment #8, Attachment A, Conditions of Approval Recommended by the Belfast Planning Board, which mostly address construction of Building #6 on the City owned Front Street parking lot. Revisions involve the date of construction for Building #6 and review of updated Site Plans. The Front Street Shipyard is located at 101 Front Street, Map 11, Lot 132, and DUBBA is purchasing the Front Street parking lot, which is part of Map 11, Lot 136, from the City for the purposes of constructing Building #6.

5.1 Applicant & City staff presentation

5.2 Public Hearing

5.3 Recommendation of Planning Board

CITY of BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, JANUARY 14, 2015
BELFAST CITY HALL - COUNCIL CHAMBERS
Work Session to Begin at Conclusion of Regular Meeting

- 1) Call to Order by Chair and Roll Call
- 2) Board Discussion of Conducting a Goal Setting Session
- 3) Planning Board review of Outside Rural area
 - Discussion of Potential Approaches to Outside Rural Area
 - Review of Upcoming Work - Outside Rural Area
 - Review of Work for Eastside Area and Near By-Pass Area
- 4) Other Business
- 5) Adjournment