

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, APRIL 22, 2015 at 6:30 P.M.
BELFAST CITY HALL - COUNCIL CHAMBERS**

NOTE to PUBLIC #1: The public is invited to attend and observe the Regular Meeting of the Planning Board. The Board will be accepting public comment at the scheduled public hearings. The Regular meeting will be televised on Bel-TV.

NOTE to PUBLIC #2: The Planning Board, at 5:30 p.m. prior to the Board meeting, will conduct a site visit of the Waldo County General Hospital property on Northport Avenue which is proposed to be developed as a new office building; reference agenda topic # 4. The public is invited to attend, however, the Board will not be accepting any public comment at the site visit.

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

2) **Review of Meeting Minutes.**

3) **Development Review & Public Hearing**

Rebecca Slaughter, property owner, request to renovate a front porch on an existing single family residence located at 4 Cottage Street, Tax Map 36, Lot 40. Property is in the Residential 1 zoning district and the existing house and porch is nonconforming as to the front and side setbacks. Request involves Planning Board review as a Type II Nonconformity; reference Chapter 102, Zoning, Article 3, Nonconforming, of the City Code of Ordinances.

3.1 Applicant presentation

3.2 Public Hearing

3.3 Board review of application

4) **Development Review & Public Hearing**

Waldo County General Hospital, applicant and property owner, request to demolish an existing building and to construct a new office building that is about 20,000 square feet in size on their property located at 163 Northport Avenue, Tax Map 32, Lot 31. Property is located in the Residential 3 zoning district and a professional office is a permitted use subject to review by the Planning Board. Board review of applicant's Preliminary Plan for a Use Permit issued pursuant to Chapter 102, Zoning, and a Site Plan Permit issued pursuant to Chapter 90 of City Code of Ordinances.

4.1 Applicant presentation

- 4.2 Public Hearing
- 4.3 Board review of application

- 5) **Discussion of Outside Rural Area. Follow-up to recent Work Sessions of the Board.**
- 6) **Other Business**
- 7) **Adjournment**