

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MAY 27, 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 Members Margot Carpenter and Declan O'Connor.

2) **Review of Meeting Minutes.**

3) **Development Review & Public Hearing**

Liane and Walt Harris, applicant and property owner, request to expand an existing garage. Property is located at 9 James Street, Map 11, Lot 234A, and it is in the Residential 1 zoning district. The existing garage is nonconforming as to the amount of side setback. Applicant request to expand the garage requires Board consideration as a Type II nonconformity.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board Review and Decision

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 119 Northport Avenue, Tax Map 33, Lots 22, 22B (part of) and 22C. The Planning Board approved the Preliminary Plan for this project at its meeting of April 22, 2015, and the applicant is now proposing amendments to the Plan approved by the Board. Project requires 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) **City Planner Report and Other Business**

6) **Adjournment**

NOTE to PUBLIC: The public is invited to attend and offer comment at the respective public hearings at the Regular Meeting of the Planning Board. Also, the Regular Meeting will not be televised on Bel TV.

**CITY OF BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, MAY 27, 2015
COUNCIL CHAMBERS OF BELFAST CITY HALL
WORK SESSION TO BEGIN AT CONCLUSION OF REGULAR MEETING**

1. Roll Call and Call to Order - Chair
2. Discussion of Lot Size for Outside Rural Area
3. Discussion of agenda for next Work Session
4. Other Business
6. 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.