

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, OCTOBER 28, 2015 at 6:30 P.M.  
BELFAST CITY HALL - COUNCIL CHAMBERS**

- 1) **Roll Call.** Chair, Steve Ryan; Secretary, Roger Pickering; Members Biff Atlass, Margot Carpenter and Wayne Corey; and Associate Members Declan O'Connor and Geoff Gilchrest.
- 2) **Review of Meeting Minutes.**
- 3) **Development Review & Public Hearing - Gloria Guyette**

**Gloria Guyette**, applicant and property owner, request to demolish an existing shed that is nonconforming with respect to setback requirements, and to construct a replacement structure, a carport, that will be less nonconforming with respect to setbacks. Property is located at 77 Church Street, Map 37, Lot 170, and it is in the Residential 1 zoning district. Project requires Board review as the replacement of an existing nonconforming structure; reference Chapter 102, Zoning, Article III, Nonconformance, Section 102-222, Replacement of a Legally Nonconforming Structure.

- 3.1 Applicant presentation
- 3.2 Public Hearing
- 3.3 Board review and action

- 4) **Development Review - Megan and Daniel Britton Subdivision**

**Megan and Daniel Britton**, applicant and property owners, request to create a four lot subdivision on a 4.84 acre parcel located at 179 Congress Street, Map 34 Lot 25. Property is in the Residential 2 zoning district. Board granted Conditional Approval of Final Subdivision Plan at its meeting of October 14. Board review at the October 28 meeting is limited to remaining concerns; largely fire protection and the homeowners association.

- 4.1 Applicant presentation on additional information requested by the Board
- 4.2 Public Hearing - limited to remaining issues before the Board
- 4.3 Board review of additional information and final action on Subdivision Plan

- 5) **Development Review & Public Hearing - Waldo County General Hospital**

**Waldo County General Hospital**, applicant and property owner, request 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 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. The Planning Board approved the Preliminary Plan for this project at its meeting of April 22, 2015, as such was amended by the Board at its meeting of May 27, 2015, and conducted its initial review of the Final Plan at its meeting of September 23. October 28 Board review will be limited to remaining concerns regarding the Final Plan that were identified at the September 23 Board meeting.

- 5.1 Applicant presentation

- 5.2 Public Hearing
- 5.3 Board review of Final Plan application

- 6) Board Annual Election of Officers**
- 7) Board Review of Ordinance Work**
- 8) City Planner Report**
- 9) Other Business**
- 10) Adjournment**

**NOTE to PUBLIC:** The public is invited to attend and offer comment at the scheduled public hearings for each of the respective development reviews. The Code and Planning Department has the application materials said projects available for public inspection at its offices in Belfast City Hall; contact Sadie Lloyd, 338-1417 x 25. The Regular Meeting will be televised on Bel TV.