

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, DECEMBER 16, 2015 6:30 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Agenda

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

Alan and Julie Wood, applicant and property owner, request to demolish and replace a portion of an existing nonconforming structure that was partially damaged by fire. The building is located at 57 Church Street, Map 37, Lot 146. and is a multi-family dwelling, a legally established nonconforming use of record in the Residential 1 zoning district. Applicant proposal involves constructing a replacement structure that will be used for two apartments. Application requires Board review subject to provisions of Chapter 102, Zoning, Article III, Nonconformities. The December 16 meeting is a continuation of the Board's review of this application at its meeting of December 2, 2015.

 - 3.1 Applicant Presentation
 - 3.2 Public Hearing
 - 3.3 Board Review and Deliberations
- 4. City Planner Report**
- 5. Other Business**
- 6. Adjournment**

Note to Public: The public is invited to attend the regular meeting of the Planning Board and to offer comment at the public hearings for Agenda Topic #3. The regular meeting of the Board will be televised on Bel TV.

**CITY OF BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, DECEMBER 16, 2015
WORK SESSION to begin at CONCLUSION of REGULAR MEETING
COUNCIL CHAMBERS OF BELFAST CITY HALL**

Agenda

1. Roll Call and Call to Order - Chair Steve Ryan; Secretary, Roger Pickering; Members Biff Atlass, Margot Carpenter and Wayne Corey; and Associate Members Geoff Gilchrest and Declan O'Connor.
2. Board discussion of potential amendments to the City Code of Ordinances, Chapter 82, Shoreland. Amendments mostly are associated with the State's adoption of revised model Shoreland Ordinance guidelines.
3. Board discussion of other potential amendments to the City Code of Ordinances.
4. Other Business
5. Adjournment

NOTE TO PUBLIC. The public is welcome to attend and observe the Work Session of the Board, however, the Board will not be accepting any public comment at the Work Session. The Work Session will not be televised on Bel-TV.