

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MARCH 9, 2016 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 Gilchrist and Declan O'Connor.

2. **Review of Meeting Minutes**

3. **Development Review & Public Hearing**

Camden Bagel, LLC, applicant, request to use an existing building (currently occupied by Fiddleheads) located at 159 High Street, Map 11, Lot 89, which is part of the Phoenix Row complex, as a cafe/restaurant. Applicant is proposing 20 - 30 seats and to serve breakfast and lunch. Project is in the Downtown Commercial zoning district and a restaurant is a permitted use subject to review by the Planning Board.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board Review and Deliberations

4. **Development Review & Public Hearing**

Jim Differ, Service Master Clean, applicant, request to operate a commercial commercial cleaning business, at 165 Belmont Avenue, Map 2 Lot 22. The property is located in the Residential/Agricultural I District, and this district allows professional offices 4,000 square feet or smaller subject to review by the Planning Board; reference City Code of Ordinances, Chapter 102, Zoning, Division 4, Section 102-362 (21). Property recently was used as an auto repair and sales business.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review and Deliberations

5. **Development Review & Public Hearing**

Gregory Dutch, applicant and property owner, request to build an addition onto his garage that is attached to his house located at his property at 95 Cedar Street, Map 35 Lot 36. The existing house is legally nonconforming with respect to the side line setback from Grove Street. The expansion to the garage will match the style of the existing garage, and the expanded garage will not be located any closer to the side lot line than the existing structure. Request involves Board review pursuant to City Code of Ordinances, Chapter 102, Zoning, Article III, Nonconformance.

5.1 Applicant Presentation

5.2 Public Hearing

5.3 Board Review and Deliberations

6. Development Review & Public Hearing

Paul Naron, applicant, request to establish the United Farmer's Market in the former Mathew Brothers building located at 18 Spring Street, Map 11 Lot 42. Project also involves the applicant using the vacant lot at 17 Spring Street, Map 11, Lot 52 as a parking area. Mr. Naron proposes to convert and use the existing building to operate an indoor Farmer's Market. Project is located in the Downtown Commercial zoning district and is a permitted use subject to review by the Planning Board. Board review also involves consideration of alternative parking approaches pursuant to Chapter 98, Technical Standards. Board reviewed application at its meeting of February 17 and this meeting is a continuation of that review.

6.1 Applicant Presentation

6.2 Public Hearing

6.3 Board Review and Deliberations

7. City Planner Report

8. Other Business

9. 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 Topics #3, #4, #5 and #6. The regular meeting of the Board will be televised on Bel TV.

**CITY OF BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, MARCH 9, 2016
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 Gilchrist and Declan O'Connor.
2. Board discussion of potential amendments to the City Code of Ordinances, Chapter 82, Shoreland, and the potential schedule for consideration of said amendments at a public hearing by Planning Board.
3. Board discussion of capital project requests submitted to the City Council by the Code and Planning Department.
4. Board discussion of other potential Ordinance amendments
5. Other Business
6. 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.