

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, JULY 27, 2016 6:30 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Agenda

- 1. Roll Call and Call to Order - Chair Steve Ryan**
- 2. Review of Meeting Minutes**
- 3. Development Review & Public Hearing**

Laura & Blaine Richardson, property owners and applicants, request to construct a new single family (modular) residence on a property located at 5 Delemos Street, Map 18, Lot 13-A. The new residence is proposed to be constructed in a location that is similar to an existing slab that was used to support a former mobile home (removed) on the property. Property is in both the General Purpose A zoning district and the Urban Residential shoreland zoning district. Existing slab is a nonconforming structure as to setback requirements. Request requires Board review pursuant to Chapter 102, Zoning, Article III, Nonconformance.

- 3.1 Applicant Presentation
- 3.2 Public Hearing
- 3.3 Board Review and Deliberations

- 4. Development Review & Public Hearing**

Waldo County General Hospital, applicant and property owner, request to install an emergency generator, to construct a small addition to the existing facilities building to support the generator, and to create several new parking spaces to replace parking spaces eliminated by the proposed development. Hospital is located at 118 Northport Avenue, Map 33, Lot 21. Request is an amendment to an approved Site Plan and Use Permit and requires Board review pursuant to Chapter 90, Site Plan, and Chapter 102, Zoning.

- 4.1 Applicant Presentation
- 4.2 Public Hearing
- 4.3 Board Review and Deliberations

- 5. Development Review & Public Hearing**

Connecticut Property Management, LLC, applicant and property owner, request to expand the Penobscot Mobile Home Park. The Mobile Park is located at 18 RW MacLeod Drive which is located off of Lower Congress Street, Map 4, Lot 64. The existing Park has 21 - 22 mobile home sites, and the applicant is proposing to establish 34 new mobile home sites. Project is the functional equivalent of an approved subdivision and site plan, and the request requires Board review as an amendment to a subdivision and site plan permit pursuant to the Chapter 90, Site Plan, Chapter 102, Zoning, particularly Article VIII, Division 4,

Manufactured Housing and Mobile Home Parks, Chapter 98, Technical Standards, and City Subdivision Ordinance. This is a pre-application/Sketch Plan review by the Board.

- 5.1 Applicant Presentation
- 5.2 Public Hearing
- 5.3 Board Review and Deliberations

6. Development Review and Public Hearing

Phoenix Row Investments, LLC, applicant and property owner, request to subdivide an existing building and property, Phoenix Row building, into 3 properties. Project is in the Downtown Commercial zoning district. Application pursuant to Chapter 102, Zoning, Article X, Contract Rezoning, Downtown Commercial zoning district, and City Subdivision Ordinance. Board responsibility is to offer recommendations to the City Council regarding the contract rezoning application and to decide if subdivision satisfies City Ordinance requirements, subject to Council action on the contract rezoning application.

- 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 scheduled public hearings. The regular meeting of the Board will be televised on Bel TV.