

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, AUGUST 10, 2016 6:30 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Agenda

- 1. Roll Call and Call to Order** - Chair Steve Ryan, Regular Members Margot Carpenter, Wayne Corey, Geoff Gilchrist, and Declan O'Connor, and Alternate Members David Bond and Ryan Harnden.
- 2. Introduction of New Board Members**
- 3. Review of Meeting Minutes**
- 4. Development Review & Public Hearing**

Amy and Matt Higgins, property owners and applicants, request to replace an existing garage that is non-conforming with respect to structure setback requirements. Property is located at Map 36, Lot 76,123 Union Street, and it is located in the Residential 1 zoning district. Applicant proposes to construct the replacement garage on the same footprint as the existing garage. Request requires Board review pursuant to Chapter 102, Zoning, Article III, Nonconformance.

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

5. 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. Continuation of Board review from meeting of July 27, 2016.

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

- 6. City Planner Report & Other Business**
- 7. 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.