

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, JUNE 13, 2018 6:00 PM
COUNCIL CHAMBERS of BELFAST CITY HALL**

Agenda

- 1. Roll Call & Call to Order** - Chair Steve Ryan, Secretary Margot Carpenter, Members Wayne Corey, Geoff Gilchrist and Declan O'Connor, and Associate Member David Bond.

- 2. Review of Meeting Minutes**

- 3. Development Review - Use Permit**

Michael & Connie Fletcher, applicants, request to build a covered porch at their property located at 6 Court Street, Map 11 Lot 171. The area of the house that they propose to expand is nonconforming, however, the new porch will not be any more nonconforming than the existing structure. The property is located in the Residential 1 zoning district that allows single-family dwellings and accessory structures. The expansion of legally nonconforming structures is allowed subject to review and approval by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article III, Nonconformance.

3.1 Applicant Presentation

3.2 Board Public Hearing

3.3 Board Review & Deliberations

- 4. Development Review - Use Permit**

John and Patricia Worth, applicants, request to replace and expand slightly a two-story barn at their property located at 68 Cedar Street, Map 37 Lot 217. The existing barn is legally nonconforming to the rear lot line. The applicants plan to locate the new barn in the same location and expand it by 3' towards the eastern side of the property (which will remain conforming after the expansion), and parallel to the rear lot line. Property is located in the Residential 1 zoning district that permits residential and accessory structures. The replacement and expansion of a legally nonconforming structure is allowed subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article III, Nonconformance.

4.1 Applicant Presentation

4.2 Board Public Hearing

4.3 Board Review & Deliberations

- 5. Development Review - Use Permit**

The Belfast Soup Kitchen, applicant, proposes to construct a new 3,812 square foot building and 25 parking spaces on a property located at 29 Belmont Avenue, Map 5, Lot 16-B. The property is in the Route 3 Commercial zoning district and the project requires a Use Permit from the Planning Board. The Board will determine if the project complies with the standards identified in Chapter 102, Zoning, Article V, District Regulations, Division 24,

Route 3 Commercial zoning district, and the Article IX, Performance Standards, Division 3, Nonresidential Performance Standards for the Route 3 Commercial zoning district.

5.1 Applicant Presentation

5.2 Public Hearing

5.3 Board Review and Deliberations

6. Development Review - Confirmation of Amendment to Board Decision

The Belfast Planning Board, at its meeting on Wednesday, April 11, 2018, approved a request by Jonathan and Shannon Weyers to replace a previous modular home with one that is larger, at property located at 30 Jesse Robbins Road, Map 2 Lot 15C. The Board approved this request as a Type 2 nonconformity, reference City Code of Ordinances, Chapter 102, Zoning, Section 102-222. The applicant, post this decision, provided the City a Class B mortgage survey that may affect one of the structure setbacks identified on their initial application. Board review of April 11 decision and affirmation that the applicant proposal is consistent with the nonconforming expansion requirements.

6.1 Description of Request by Department staff

6.2 Board Review and Action.

7. Director, Code & Planning Report

8. Other Business

9. Adjournment

Note to Public: This regular meeting of the Board will be televised on BEL-TV.