

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, JUNE 15th, 2022, 6:00 PM
PROPOSED AGENDA
MEETING IN COUNCIL CHAMBERS
AT CITY HALL**

NOTES TO PUBLIC:

Following the direction of the Belfast City Council for all Boards and Committees, the Planning Board will again be meeting in person in the Council Chambers of Belfast City Hall to conduct the June 15th, 2022 Board meeting. Thus, the public will now have access to City Hall during the meeting. The space will be laid out with more distance between Board members and any attendees.

There is very limited space for the public to attend the meeting in person in Council Chambers at City Hall. The meeting will be streamed live on the city website (cityofbelfast.org), and it can be seen on BEL-TV. The meeting will also be broadcast in a conference room at City Hall for any overflow from Council Chambers.

A copy of the meeting documents is available at City Hall, and many are available on the City website. Questions regarding proposed amendments should be directed to Planning and Codes at 338-3370 x 125.

PLANNING BOARD AGENDA

- 1. Call to Order & Roll Call.** Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, and Wayne Corey, regular members, and Pippa Jollie and Lewis Baker, associate members.
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes**
- 4. Development Review – Site Plan Permit – 126 Church Street, Map 11, Lot 183**

Old Belfast Bank LLC, Applicant, proposes to construct a 2-story mixed-use building at the old Em Bee Cleaners location. The property is located in the Downtown Commercial zoning district. The proposal includes two residential units on the second floor and two commercial spaces on the first floor. The Applicant has received a permit from the Belfast Intown Design Review Committee. The structure contains more than 3,000 sqft of floor area requiring Planning Board review pursuant to Chapter 90 Site Plan.

4.1 Staff Review of Site History

4.2 Applicant Presentation

4.3 Planning Board Public Hearing

4.4 Board Review and Discussion

5. Ordinance Amendment Workshop

Project Planner Wayne Marshall is continuing the discussion for several minor changes. These include:

5.1 Board review of potential lot coverage standards for the Eastside and near Bypass commercial/mixed use districts, including proposed provisions for lot coverage non-conformities.

5.2 Board review of current contract rezoning provisions for certain retail uses in the Searsport Avenue Commercial, Route 3 Commercial, and Office Park zoning districts.

5.3 Board review of proposed use dimensional tables.

6. Code and Planning Department Report - Bub Fournier, Director, Code & Planning

7. Other Business

8. Adjournment