

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, APRIL 13, 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**

Belfast River, LLC, applicant, owns the property located at 22 Belmont Avenue, Map 5, Lot 12A. Existing development on the property includes the Circle K Convenience Store and the former Wendy's Restaurant. Taco Bell is the proposed tenant for the former Restaurant, and new tenant proposes to make changes to the facade of the building. The project is located in the Route 3 Commercial zoning district. The proposed changes to the facade require review by the Belfast Planning Board to determine if the changes satisfy requirements of Chapter 102, Zoning, Article IX, Nonresidential Performance Standards that apply to this Zoning District; particularly Section 102-1187, Nonresidential Structure Design Requirements.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board Review and Deliberations

- 4. Development Review & Public Hearing**

Chris and Lynn Boynton, applicants, request to establish an outdoor farmers market on properties located at 29-A Belmont Avenue, Map 5, Lots 16 & 16C. The Belfast Planning Board, in July 2015, granted a Use Permit to allow the applicants to relocate an existing modular building to the property and to use such for a real estate office, a second office and a retail sales operation. The current proposal requires Board review of an amendment to the approved permit. The property is located in the Route 3 Commercial zoning district and the proposed farmers market requires Board approval of an amendment to the previously awarded Use Permit.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review and Deliberations

- 5. City Planner Report**

- 6. 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 public hearings for Agenda Topics #3 and #4. The regular meeting of the Board will be televised on Bel TV.

CITY OF BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, APRIL 13, 2016
WORK SESSION to begin at CONCLUSION of REGULAR MEETING
COUNCIL CHAMBERS OF BELFAST CITY HAL

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 review of potential amendments to the adopted Zoning Ordinances for the Intown area, including amendments to the Downtown Commercial zoning district and the amount of traditional neighborhood setback for a limited number of properties.
3. Board discussion of potential amendments to the City Code of Ordinances, Chapter 82, Shoreland.
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.