

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, MAY 25, 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**

STAG Industrial, Inc., applicant and property owner, request to construct an extended canopy over the entrance to Building 8, which is occupied by Bank of America, on the office park campus they own that is located at 21 Schoodic Drive, Map 5, Lot 26. Existing development has a Site Plan and Use Permit from the Belfast Planning Board. Project is in the Office Park zoning district and the applicant request involves an amendment to previously issued permits.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board Review and Deliberations

4. **Development Review & Public Hearing**

Cornerspring Montessori School, property owner and applicant, request to construct a proposed school and accompanying site improvements such as driveways, parking areas, stormwater management and lighting on a property located at 258 Lower Congress Street, Map 32, Lot 27. Project requires Planning Board review as both a Site Plan Permit, reference Chapter 90, Site Plan, City Ordinances, and a Use Permit, reference Chapter 102, Zoning. Board review of the Preliminary Site Plan application.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review and Deliberations

5. **Proposed Ordinance Amendment - Public Hearing & Board Action**

Proposed amendments to Chapter 102, Zoning, Article V, District Regulations, Division 30, Table of Uses, Downtown Commercial zoning district, and Article X, Contract Rezoning, Division 5, Downtown Commercial zoning district, to authorize the City to issue a contract rezoning agreement to allow the potential division and reuse of an existing building (constructed prior to 1985) and property in circumstances when the lot or lots created by the proposed property division results in creating a lot or lots that do not comply with the minimum lot size and/or minimum street frontage requirement for the Downtown Commercial zoning district.

- 5.1 Public Hearing on proposed Amendment
- 5.2 Board and staff response to public comments on Amendment
- 5.3 Board action on proposed amendment
- 6. **Board review of Ordinance amendment recommendations to City Council**
- 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.

**CITY OF BELFAST PLANNING BOARD WORK SESSION
WEDNESDAY, MAY 25, 2016
WORK SESSION to begin at CONCLUSION of REGULAR MEETING
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. Board discussion of potential amendments to the City Code of Ordinances, Chapter 82, Shoreland, and preparations of public hearing on these amendments and the Outside Rural area.
- 3. Other Business
- 4. 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.