

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING  
WEDNESDAY, DECEMBER 13, 2017 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 Members David Bond and Ryan Harnden.

**2. Review of Meeting Minutes**

**3. Development Review - Minor Amendment to Subdivision & Site Plan Permit**

Belfast Co-Housing and Eco-village, applicant, request for approval of minor amendments to the approved subdivision and site plan for this project that is located at Village Road (off of Tufts Road), Map 2, Lot 2E. Amendments affect concerns such as but not limited to: right to expand certain housing units, minor changes in the size/location of buildings that are not housing units, changes to utilities and infrastructure, and changes to the subsurface wastewater disposal systems. Amendments are the equivalent of 'clean-up' changes to the original plan, and all requested changes have been reviewed and approved by the condominium association for the project.

3.1 Applicant Presentation

3.2 Public Hearing

3.3 Board review and deliberations

**4. Development Review - Use Permit**

Chris Carroll, applicant, request for a Use Permit to operate an IT service business in an existing building that previously was used for commercial purposes that is located at 81 Belmont Avenue, Map 5, Lot 28A. Mr. Carroll proposes minimal changes to the property. Property is located in the Rte 3 Commercial zoning district. A service business is a permitted use subject to review by the Belfast Planning Board.

4.1 Applicant Presentation

4.2 Public Hearing

4.3 Board Review and Deliberations

**5. Department Director Report**

**6. Other Business**

**7. Adjournment**

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

**CITY OF BELFAST PLANNING BOARD  
WORK SESSION  
DECEMBER 13, 2017  
WORK SESSION to START FOLLOWING CONCLUSION OF REGULAR MEETING  
COUNCIL CHAMBERS - BELFAST CITY HALL**

**Agenda**

1. Roll Call and Call to Order - Chair Steve Ryan; Secretary, Margot Carpenter; Members Wayne Corey, Geoff Gilchrist and Declan O'Connor; and Associate Members David Bond and Ryan Harnden.
2. Open to Public Comment regarding issues to be discussed at this work session.
3. Board discussion of potential amendments to Chapter 102, Zoning, Article III, Nonconformance of the City Code of Ordinances.
4. Board discussion of Ordinance priorities.
5. Other Business
6. Adjournment

**NOTE TO PUBLIC.** The public is welcome to attend the Work Session of the Board. The Board only will accept public comment during the open to public comment agenda topic, reference agenda topic #2, and comment must be limited to issues to be discussed at this Board Work Session. The Work Session will not be televised on Bel-TV.