

**CITY OF BELFAST PLANNING BOARD
SEPTEMBER 12, 2018 REGULAR MEETING
6:00 PM COUNCIL CHAMBERS, BELFAST CITY HALL**

NOTES TO PUBLIC:

- 1) The Planning Board will accept public comment on the respective permit applications as identified on this agenda. Public comment will not be accepted at any other time.
- 2) This meeting will be broadcast live on BEL-TV and will be live streamed through the City website.

AGENDA

- 1. Call to Order:** Steve Ryan, Chair, Margot Carpenter, Secretary, Declan O'Connor, Wayne Corey and Geoff Gilchrist, regular members, and David Bond, associate member.
- 2. Adoption of Agenda**
- 3. Review of Meeting Minutes**
- 4. Development Review - Nonconforming Permit.**

Tom and Annadeene Fowler, property owner and applicant, request to construct an addition for a mudroom onto the side of their house located at their property at 128 Back Belmont Road, Map 1 Lot 26. This is an amendment to a previously approved addition because the time frame to construct such has lapsed. Property is located in the Protection Rural zone that allows a single-family dwelling. The expansion of legally nonconforming structure is allowed subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article III, Section 102-215, Type 2 Nonconformity.

- 4.1 Applicant presentation
- 4.2 Public hearing
- 4.3 Board review and deliberations

- 5. Development Review - Nonconforming Permit and Shoreland Nonconforming Expansion**

Tyler Eads, applicant and property owner, request to replace an existing mudroom and to build two new dormers on the second story of an existing single family house located at 180 Waterville Road, Tax Map 6 Lot 86. The property is located in both the Residential Agricultural I Zoning District and the Limited Residential Shoreland District. The house is currently nonconforming to structure setbacks both for the Zoning District and Shoreland District. The replacement of a legally nonconforming structure is allowed subject to review by the Planning Board: reference City Code of Ordinances, Chapter 102, Zoning, Article III, Type 2 nonconformity, Section 102-222. Replacement and expansion of a nonconforming structure within the Shoreland Zone is permitted subject to review by the Planning Board; reference Chapter 82; Shoreland Zoning, Section 82-104 (a) and (c).

- 5.1 Applicant presentation
- 5.2 Public hearing
- 5.3 Board review and deliberations

6. Development Review - Amendment to Site Plan Permit

athenahealth, applicant and property owner, request for a minor amendment to an approved site plan to add 40 parking spaces to the existing parking lots on their site and a small storage shed between two wings of their main building. athenahealth is located at 3 Hatley Road, Map 5 Lot 1, and the property is in the Office Park zoning district. An amendment to an existing site plan is permitted subject to Planning Board review. Board review involves the following: Chapter 102, Zoning, Article V, District Regulations, Office Park district; Chapter 102, Zoning, Article IX, Nonresidential Development Standards – Office Park District; Chapter 90, Site Plan; and Chapter 98, Technical Standards.

- 6.1 Applicant presentation
- 6.2 Public hearing
- 6.3 Board review and deliberations

7. Board Discussion of Election of Officers

8. Ordinance Amendments.

- 8.1 Review of revisions made to Board position statement regarding Route One South Business Park zoning district amendments
- 8.2 Discussion of upcoming September 19 public hearings on proposed Ordinance amendments regarding housing conversions and medical marijuana.

9. Director Report

10. Other Business

11. Adjournment