

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, JANUARY 10th, 2024 6:00 PM
COUNCIL CHAMBERS IN BELFAST CITY HALL**

NOTES TO PUBLIC:

The Planning Board will meet in the Council Chambers of Belfast City Hall to conduct the January 10, 2024, Board meeting. Thus, the public will have access to City Hall during the meeting.

There is 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 may be posted on the City website under Planning and Codes. Questions regarding agenda items should be directed to Planning and Codes at 338-3370 x 125.

BOARD AGENDA

- 1. Call to Order & Roll Call.** Geoff Gilchrist, Chair, Lewis Baker, Secretary, David Bond, Wayne Corey, and Pippa Jolie, regular members and Gianne Conard and Shannon Shimer, associate members.
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes.**
- 4. Development Review – Type 2 Nonconforming Expansion Amendment**
16 Cottage Street
Map 36 Lot 42

Applicant Nancy Hinckley, manager of Hinckley Cove Properties LLC, owner of 16 Cottage St. Map 36, Lot 42 is proposing an amendment to maximize their potential 30% allowable nonconformity expansion for the existing Type 2 nonconforming expansion permit at their residential property. 16 Cottage Street is located in the Residential 1 zoning district. The City Code of Ordinances allows for expanding the nonconforming structure per Chapter 102 Zoning, Article III, Nonconformance, Sec 102-215 Type 2 Nonconformity, Expansion of Residential Structures.

4.1 Staff review of site history.

4.2 Applicant presentation.

4.3 Public Hearing.

4.4 Planning Board review, discussion and possible action.

5. Final Plan Review – Site Plan and Use Permit– Large Scale Solar Energy System

Keene Dairy Farm

139 Shepard Road

Map 3 Lot 18

Applicant Novel Energy Solutions is proposing to construct a large-scale solar energy system on the parcel of land owned by Keene Dairy Farm located at 139 Shepard Rd. Map 3, Lot 18. The proposed development on 20 acres of leased land is located in the Outside Rural-1 zoning district which allows for the use with Planning Board approval per the City Code of Ordinances, Chapter 102 Zoning, Article V District Regulations, Division 16 Northwesterly of Bypass and Outside Rural Districts, Sec. 102-624 Table of Uses. The Planning Board will review standards in Chapter 90, Site Plan, and Chapter 102, Article VII Supplementary District Regulations, Division 9 Solar Energy Systems as part of the review.

4.1 Staff review of site history and previous Planning Board actions.

4.2 Applicant presentation.

4.3 Planning Board review, discussion and possible action.

6. Other Business

7. Planning and Codes Department Report – Bub Fournier, Director

8. Adjournment