

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, MARCH 13th, 2024 6:00 PM
COUNCIL CHAMBERS IN BELFAST CITY HALL**

NOTES TO PUBLIC:

The Planning Board will again be meeting in person in the Council Chambers of Belfast City Hall to conduct the March 13th, 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 Jollie, regular members and Gianne Conard and Shannon Shimer, associate members.
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes.**
- 4. Development Review – Site Plan and Use Permit– Cigaret Shopper Retail Store
138 Main Street
Map 11 Lot 179**

TCK Properties on behalf of Allan Wood Family Trust, Applicants, are proposing a 1,840 sqft retail store in a space formerly occupied by a restaurant. A retail store is an allowed use in the Downtown Commercial zoning district with Planning Board review. The Planning Board will review the Site Plan amendment and Use permit application and determine the compliance with standards identified in the City Code of Ordinances, Chapter 90 Site Plan and Chapter 102 Zoning.

- 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. Development Review – Subdivision Amendment– Shipmasters Condominium
Amendment #3
Shipmasters Cove Road
Map 24 Lots 33-D and 33-E**

David Giroux on behalf of Husson Park LLC and Belfast Harbor Condominiums LLC, Applicants, is proposing a subdivision amendment for the Shipmasters Condominium project located on Shipmasters Cove Road off Searsport Avenue, Map 24 Lots 33-D and 33-E. The Shipmasters Condominium project was first approved by the Planning Board in 2008. The Board approved an amendment in April 2008 and in 2019. The current Applicant has applied to amend the subdivision by slightly shifting lot lines, transferring ownership of the approved development, and selling the remaining land on Map 24 Lot 33-D to another party. The Planning Board will review the proposed amendment and determine the compliance with standards identified in the City Code of Ordinances, Chapter 94 Subdivision.

- 5.1 Staff review of site history.
- 5.2 Applicant presentation.
- 5.3 Public Hearing.
- 5.4 Planning Board review, discussion and possible action.

**6. Development Review – Subdivision Amendment– Shipmasters Condominium
Amendment #4
Shipmasters Cove Road
Map 24 Lot 33-E**

Steven Zayac and Midcoast Property Investors LLC, is proposing a subdivision amendment for the Shipmasters Condominium project located on Shipmasters Cove Road off Searsport Avenue, Map 24 Lot 33-E. The Shipmasters Condominium project was first approved by the Planning Board in 2008. The Board approved an amendment in April 2008 and in 2019. This review will immediately follow a proposed amendment to the same Subdivision. This Applicant has applied to amend the subdivision by taking on the ownership and slightly adjusting layouts of the proposed condos, including slight deck adjustments. The Planning Board will review the proposed amendment and determine the compliance with standards identified in the City Code of Ordinances, Chapter 94 Subdivision.

- 6.1 Staff review of site history.
- 6.2 Applicant presentation.
- 6.3 Public Hearing.
- 6.4 Planning Board review, discussion and possible action.

**7. Development Review –Preliminary Plan review of proposed Subdivision–
Sanderson Subdivision
Priscilla Lane and Congress Street
Map 34 Lot 33**

Bill and Kym Sanderson, Applicants, are proposing a subdivision located on Priscilla Lane and Congress Street, Map 34 Lot 33. The proposal includes a 7-lot subdivision on a 24 acre property owned by the Applicants. The Sandersons are using the services of Tom Fowler, PE LLC for civil engineering on the project. The Planning Board will review the Preliminary Plan of the proposed subdivision and determine the compliance with standards identified in the City Code of Ordinances, Chapter 94 Subdivision and Chapter 102 Zoning. A Final Plan review will be conducted at a later date.

7.1 Staff review of site history.

7.2 Applicant presentation.

7.3 Public Hearing.

7.4 Planning Board review, discussion and possible action.

8. Other Business

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

10. Adjournment