

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, APRIL 24th, 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 April 24th, 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 Amendment– Belfast Water District
95 Crocker Road
Map 5 Lot 47-J**

The Belfast Water District, Applicant, is proposing a 1,200 sqft new storage building and 7,000 sqft outside lay down and material storage area at their existing site located at 95 Crocker Road Map 5, Lot 47-J. The site is the location of an existing water tower operated by the Belfast Water District.

- 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 – Type 2 Nonconforming Expansion and Replacement
18 North Ocean Street
Map 36, Lot 50

Kathleen and Robert MacLaren, Applicants, own an existing single-family home located at 18 Cottage Street, Map 36, Lot 50. The property includes a single-family home and a garage. The Applicants propose to replace and expand the existing nonconforming garage. 18 North Ocean Street is in the Residential 1 zoning district. This section of Ocean Street has a minimum front setback of 20 feet and a minimum side setback of 15 feet.

- 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 – Site Plan Amendment
Blue Sky Towers III, LLC
22 Wright Brothers Drive
Map 4, Lot 3

Blue Sky Towers III, LLC, Applicant, is proposing a change of ownership of the development rights to construct a telecommunication facility on the Belfast Municipal Airport property near the end of the abandoned runway and not far from Ducktrap's Smokehouse. The Applicant and the City have a lease agreement for 10,000 Sq. Ft. of land at the airport property, 22 Wright Brothers Drive, Map 4, Lot 3. The Applicant plans to take ownership of a project to construct a 150 ft. tall monopole cell tower, a 50 ft. x 50 ft. fenced-in area, an access drive off Little River Drive, and various telecommunication equipment on the tower and the ground.

- 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. Other Business

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

9. Adjournment