

**CITY OF BELFAST PLANNING BOARD MEETING  
WEDNESDAY, JUNE 22nd, 2022, 6:00 PM  
PROPOSED AGENDA  
MEETING IN COUNCIL CHAMBERS  
AT CITY HALL**

NOTES TO PUBLIC:

Following the direction of the Belfast City Council for all Boards and Committees, the Planning Board will again be meeting in person in the Council Chambers of Belfast City Hall to conduct the June 22nd, 2022 Board meeting. Thus, the public will now have access to City Hall during the meeting. The space will be laid out with more distance between Board members and any attendees.

There is very 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](http://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 many are available on the City website. Questions regarding proposed amendments should be directed to Planning and Codes at 338-3370 x 125.

**PLANNING BOARD AGENDA**

- 1. Call to Order & Roll Call.** Hugh Townsend, Chair, Geoff Gilchrist, Secretary, David Bond, and Wayne Corey, regular members, and Pippa Jollie and Lewis Baker, associate members.
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes**
- 4. Development Review – Site Plan and Use Permit – 41 Wight Street, Map 33, Lot 30**

The Belfast Water District, Applicant, recently purchased the former medical office building and property located at 41 Wight Street. The Applicant is proposing to move their headquarters to the site. They also propose to construct a 6-bay garage, improve the stormwater system, construct fencing to improve screening, and eliminate several parking spaces.

41 Wight Street is located in the Residential 3 zoning district. This district allows for quasi-public uses with Planning Board review reference City Code of Ordinances, Chapter 102 Zoning, Article V, District Regulations, Division 9, Section 102-461, Table of Uses. The Board will also review the standards identified in Chapter 90 Site Plan to ensure continued compliance with these standards.

The Belfast Intown Design Review Committee issued the applicant a Type 1 Intown Design Review Permit for the new accessory structure, the garage, and minor changes the applicant identified to the decking and entry stairs.

**4.1 Staff Review of Site History**

**4.2 Applicant Presentation**

**4.3 Planning Board Public Hearing**

**4.4 Board Review and Discussion**

**5. Ordinance Amendment Workshop**

Project Planner Wayne Marshall is continuing the discussion for several minor ordinance changes for Near Bypass, Eastside and Southerly zoning districts. These include:

**5.1 Review of several Shoreland mapping/districts and overview of Shoreland Use Tables**

**5.2 Review of revised contract rezoning for Rte 3 Comm. and Office Park Districts**

**6. Code and Planning Department Report - Bub Fournier, Director, Code & Planning**

**7. Other Business**

**8. Adjournment**