

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, JULY 13th, 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 July 13th, 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), 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 – Contract Rezoning Amendment– 7 Front Street, Map 37, Lot 54**

Hamlin's Marine is proposing additional signage for their marina and boat showroom located at 7 Front Street. The existing development is a roughly 18,000 sqft two-story building with a full-service marina on the harbor. Conditions of a City Council approved Contract Rezoning Agreement from April 2020, which describe how the site may be developed, require the Planning Board to review changes to signage outside the prescribed standards outlined in Chapter 86 Signs of the City Ordinance.

Hamlin's Marine is proposing to install (2) new signs in addition to their 2 previously permitted signs. One of the new signs measures 16' x 6' and the other measures 5' x 3'. Both signs are proposed to be

mounted to the building and non-illuminated. Both of the two new signs would face the harbor side of the building.

4.1 Staff Review of Site History

4.2 Applicant Presentation

4.3 Planning Board Public Hearing

4.4 Board Review and Discussion

5. Development Review – Final Plan Review, Site Plan Permit 126 Church Street, Map 11, Lot 183

Old Belfast Bank LLC, Applicant, proposes to construct a 2-story mixed-use building at the old Em Bee Cleaners location. The property is located in the Downtown Commercial zoning district. The proposal includes two residential units on the second floor and two commercial spaces on the first floor. The Applicant has received a permit from the Belfast Intown Design Review Committee. The structure contains more than 3,000 sqft of floor area requiring Planning Board review pursuant to Chapter 90 Site Plan. The Planning Board conducted a Preliminary Review and public hearing on June 15th, 2022 for this project.

5.1 Staff Review of Site History

5.2 Applicant Presentation

5.3 Planning Board Public Hearing

5.4 Board Review and Discussion

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

7 Other Business

8 Adjournment