

CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, AUGUST 31st, 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 August 10th, 2022 Board meeting. Thus, the public will now 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 many are available on the City website. Questions regarding proposed development 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, Wayne Corey, and Pippa Jollie regular members, and Lewis Baker and Gianne Conard, associate members.
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes**
- 4. Development Review - Site Plan Amendment and Use Permit - 26 Searsport Ave,
Map 24 Lot 2-A**

Jim Norton, Applicant, is proposing to convert the approx. 1,200 sqft existing dwelling into office space for two employees. Proposed site amendments to support the change include parking for two vehicles and landscaping. The property is located in the Searsport Avenue Commercial zoning district. The proposed Site Plan Amendment and Use Permit is subject to Planning Board review, reference City Code of Ordinances, Chapter 90 Site Plan and Chapter 102 Zoning.

4.1 Staff review and background

4.2 Applicant presentation

4.3 Public hearing

4.4 Board review, discussion and possible action

5. Development Review – Site Plan Amendment – 135 Waldo Ave Map 14 Lot 14

KSW Federal Credit Union, Applicant, is proposing to alter their 1,500 sqft facility with a 434 sqft addition, on-site parking, and circulation improvements. The proposal aims to create two new offices and a vestibule to better serve their customers as well as reconfiguration of the vehicle entrance/exit. The proposed Site Plan Amendment is subject to Planning Board review, reference City Code of Ordinances, Chapter 90 Site Plan and Chapter 102 Zoning.

5.1 Staff review and background

5.2 Applicant presentation

5.3 Public hearing

5.4 Board review, discussion, and possible action

**6. Development Review – Site Plan Amendment and Preliminary Subdivision Review
21 Schoodic Drive, Penobscot Community Health Center (PCHC) Map 5 Lot 26**

Penobscot Community Health Center (PCHC), Applicant, is proposing to subdivide the property into four individual lots. Lots 2, 3, and 4 will be sold, and Lot 1 will be retained by the Applicant. Within Lot 1 the Applicant is proposing to lease business condominiums. Future property owners and/or condo owners will pursue development permits when appropriate. The Applicant is proposing subdividing the lot and rearranging the ownership structure of the existing buildings, thus there will be no physical changes to the property as part of this project. The proposed Site Plan Amendment and Subdivision and is subject to Planning Board review, reference City Code of Ordinances, Chapter 94 Subdivision, Chapter 90 Site Plan and Chapter 102 Zoning.

6.1 Staff review and background

6.2 Applicant presentation

6.3 Public Hearing

6.4 Board review, discussion and possible action

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

8. Other Business

9. Adjournment