

CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, NOVEMBER 9th, 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 November 9th, 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 - Use Permit, Medical Marijuana Caregiver Retail Store
- 161 High Street, Map 11 Lot 89-B**

Lot full- Caleb Lincoln of Botany Inc. and Ashley Haskins of Pure Flower, LLC, applicants, are proposing to locate a medical marijuana caregiver retail store at 161 High St, Map 11, 89-B. They propose to operate the store 7 days a week between the hours of 10 am -8 pm. Mr. Lincoln plans to have Ms. Haskins manage the store and to have an additional 3-5 full-time employees. The proposed use is only for a medical marijuana caregiver retail store. No other medical marijuana uses are proposed.

161 High Street is located in the Downtown Commercial Zoning District. The City Code of Ordinances, Chapter 102, Zoning Article V, District Regulations, Division 30, Table of Uses, Sec. 102-850. allows a medical marijuana caregiver retail store in the Downtown Commercial Zoning District with Planning Board Review.

- 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 – Use Permit and Site Plan Amendment, Wet Effect – 213 Northport Ave Map 30 Lot 40

Roberta Chandler, Applicant, is proposing to locate operations for her apparel company Wet Effect and a furniture design company at 213 Northport Ave, Map 30, Lot 40. 213 Northport Ave is 16 acres in size and was previously a residential home and an antique shop. In order to accommodate the new uses, the applicant is proposing to expand parking and widen the driveway. The proposed project is located in the Route One South Commercial zoning district. This district allows for retail stores, warehouses, storage facilities, and light industrial uses with Planning Board review per Chapter 102, Zoning, Article V, District Regulation, Division 28, Section 102-793. The proposed project must also comply with the requirements in Chapter 90, Site Plan.

- 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 – Use Permit, Physical Therapy Center (Health Care Facility) – 256 Main Street, Map 12 Lot 37-A

Tom Harling, Applicant, is proposing to remodel an approx. 2,150sqft space for a physical therapy center (health care office) on behalf of the property owner Fort Fairfield Holdings, LLC. The majority of the space in this building is currently occupied by a Dollar General retail store and was formerly a Rite Aid.

The proposed change of use is subject to Planning Board review, reference City Code of Ordinances, Chapter 102 Zoning and Chapter 90 Site Plan. A copy of the Application is available in the Planning and Codes office in City Hall.

- 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