

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, FEBRUARY 8TH, 2023, 6:00 PM
PROPOSED AGENDA
MEETING IN COUNCIL CHAMBERS
AT CITY HALL**

NOTES TO PUBLIC:

The Belfast Planning Board will be meeting in person in the Council Chambers of Belfast City Hall to conduct the February 8th, 2023 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 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 – Type 2 Expansion of a Nonconformity – 36 Ocean Drive
Map 36 Lot 101**

Applicant, Bruce Osgood, is proposing a Type 2 Expansion of a nonconforming structure located at 36 Ocean Drive. The property is located in the Residential 1 zoning district and the Urban Residential shoreland district. The structures on this 8,276 sqft lot date back to about 1960 and are considered legally nonconforming. The existing garage and house do not meet either of the 15 foot side setback requirement. The applicant has proposed to reconstruct and enlarge their garage and to expand their house and deck. The City Code of Ordinances allows for expanding the nonconforming structure per Chapter 102 Zoning, Article III, Nonconformance, Sec 102-215 Type 2 Nonconformity.

4.1 Staff review and background

4.2 Applicant presentation

4.3 Public hearing

4.4 Board review, discussion and possible action

5. Ordinance Amendment Workshop – Airport Overlay District

5.1 Brief overview of the Airport Overlay concept

5.2 Zone A dimensions

5.3 Zone A Uses

5.4 Overlay Nonconformities

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

7. Other Business

8. Adjournment