

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, MAY 24th, 2023, 6:00 PM
PROPOSED AGENDA
MEETING IN COUNCIL CHAMBERS
AT CITY HALL**

NOTES TO THE 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 May 24th, 2023, 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. Questions regarding the 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. Comprehensive Plan Update.**

Susanne Paul from the Musson Group will present the completed Comprehensive Plan before rolling the plan out in its finalized form to the City Council and community. Draft language for the Future Land Use section of the Comprehensive Plan was previously presented to the Board on Jan. 4, 2023. This will be an opportunity for the Board to see a final version of the whole plan and how Board direction was incorporated into the Plan.

- 4.1 Presentation by The Musson Group staff (20 min)
- 4.2 Board discussion

- 5. Development Review – Final Site Plan – Convenient MD Belmont Ave.**

Parkway Management LLC, the applicant, proposes to construct a Convenient MD location at the vacant lot between the Shell gas station and Hatley Drive, Map 5, Lot 12-B. The proposed development includes constructing a 5600 sq ft structure, a parking lot with 34 parking stalls, and a stormwater catchment system. The property is located in the Route 3 Commercial zoning district and requires the review of the use and site plan permits. The Board will review the final site plan and requirements in the City Code of Ordinances, Chapter 90 Site Plan, Chapter 98

Technical Standards, and Chapter 102 Zoning. The Board previously reviewed this project's Preliminary Plan and held a public hearing on April 26th, 2023.

- 5.1 Staff review of site history
- 5.2 Applicant presentation
- 5.3 Planning Board review, discussion and possible action

6. Development Review – Site Plan Amendment – 22 Belmont Ave Map 5 Lot 12-A.

Parkingway Management LLC, the applicant, proposes to amend the Shell gas Station site owned by Belfast Rivers LLC on Belmont Ave to accommodate their project on the adjacent property. Belfast Rivers LLC, owners of the Shell gas station at 22 Belmont Ave. The subject property has an easement allowing the adjacent lot vehicular access to Route 3. The Applicant has submitted the Site Plan Amendment for the proposed changes to site circulation, parking layout, and wetland fill. 22 Belmont Ave is in the Route 3 Commercial zoning district. This zoning district allows for gas stations and fast-food establishments. The Planning Board will review the standards in Chapter 102 Zoning and Chapter 90 Site Plan to ensure continued compliance with these standards.

- 6.1 Staff review of site history
- 6.2 Applicant presentation
- 6.3 Public Hearing
- 6.4 Planning Board review, discussion and possible action

7. Other Business

8. Planning and Codes Department Report

9. Adjournment