

CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 28th, 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 September 28th, 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 for Medical Marijuana Caregiver Retail Store –
9 Beaver Street, Map 11 Lot 23**

Applicant Samuel Gessow is proposing to operate a medical marijuana caregiver retail store 7 days a week between the hours of 11 am to 7 pm with up to 3 employees at 9 Beaver Street which is part of the Opera House block. A medical marijuana caregiver retail store is allowed in the Downtown Commercial zoning district in which the property is located, reference Chapter 102, Zoning, Article V, District Regulations, Division 30, Table of Uses, Sec. 102-850. The City Ordinance requires Planning Board review for this use.

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 – 21 Schoodic Drive, Map 5 Lot 26

Penobscot Community Health Center (PCHC), Applicant, is proposing a condominium form of ownership at the former BOA/MBNA owned property. The Applicant is proposing to lease business condominiums for separate users in different buildings on the site. Future business condominium owners will pursue development permits when appropriate. The Applicant is proposing rearranging the ownership structure of the existing buildings, thus there will be no physical changes to the property as part of this project.

The Applicant is also proposing dividing the approx. 140 acre site, leaving a vacant remaining Lot 2 to the west. The existing development is situated on proposed Lot 1.

Although there is no physical development at the property being proposed at this time, the property requires an amendment to the Site Plan so that the Board may review cross easements for access, utilities and other shared features and responsibilities.

A public hearing for this review began on Aug. 31st, 2022 and the Applicant chose to make amendments to their submission, reducing the scope from a Subdivision to a Site Plan amendment.

5.1 Staff review and background

5.2 Applicant presentation

5.3 Continuation of a public hearing

5.4 Board review, discussion, and possible action

6. Development Review – Site Plan Amendment- Belfast Community Co-Op, 123 High Street, Map 11 Lot 70

Caleb Johnson Studio, Applicant, is proposing interior and exterior renovations and additions at the Belfast Co-Op. The Belfast Community Co-Op is a 8,650 sqft. retail store located in downtown Belfast. The proposed project includes full interior renovations, two small building additions, expanded retail and operations areas, and a new freight elevator. Proposed exterior work includes reconfiguration of parking, landscaping and outdoor seating areas. The proposed Site Plan amendment is subject to Planning Board review, reference City Code of Ordinances, Chapter 90 Site Plan and Chapter 102 Zoning. 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