

**CITY OF BELFAST PLANNING BOARD MEETING  
WEDNESDAY, JULY 24th, 2024 6:00 PM  
COUNCIL CHAMBERS IN BELFAST CITY HALL**

**NOTES TO PUBLIC:**

The Planning Board will again be meeting in person in the Council Chambers of Belfast City Hall to conduct the July 24th, 2024, 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](http://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 posted on the City website under Planning and Codes. Questions regarding agenda items should be directed to Planning and Codes at 338-3370 x 125.

**BOARD AGENDA**

- 1. Call to Order & Roll Call.** Geoff Gilchrist, Chair, Lewis Baker, Secretary, David Bond, and Pippa Jollie, regular members and Gianne Conard and Shannon Shimer, associate members.
- 2. Adoption of Agenda.**
- 3. Review of Meeting Minutes.**
- 4. Development Review – Site Plan Amendment and Type 8 Nonconformity– CG Bikes  
34 Northport Avenue  
Map 36, Lot 82**

Chris Gardner, Applicant, is proposing to relocate CG Bikes retail bike shop in the former Blood's Garage location at 34 Northport Avenue, Map 36 Lot 82. The proposal includes use of the existing 1,260 sqft garage building, a new 384 sqft storage structure, parking improvements, a bike rack, a bike wash station, and other site enhancements. The proposed change of use from Auto Repair to Retail Bike Shop constitutes a Type 8 Nonconformity where one nonconforming use is proposed to be developed into another nonconforming use if specific standards are met. The Planning Board will review the proposed amendments and determine compliance with standards identified in the City Code of Ordinances, Chapter 90 Site Plan, Chapter 102 Zoning and Chapter 98 Technical Standards.

- 4.1 Staff review of site history.
- 4.2 Applicant presentation.
- 4.3 Public Hearing.
- 4.4 Planning Board review, discussion and possible action.

**5. Other Business –**

**6. Planning and Codes Department Report –** Bub Fournier, Director

**7. Adjournment**