

Belfast Planning Board Meeting Minutes

Date: August 10, 2026 **Location:** Belfast Town Hall **Call to Order:** 7:15 p.m.

Attendees

- **Planning Board Members:** Michelle Calanni, Brent Kelley, Jeff Harrington, Randa Harrington, Mike Unfus
- **Public Attendees:** Steve Bedwel, Sheila Bedwel

1. Public Comments

- Reference made to **usda.gov/lawfare**, described as a USDA form for farmers, ranchers, agricultural producers, and other USDA customers who believe they have been subject to unfair or politically motivated actions.

2. Approval of Minutes

- **Motion:** Randa Harrington motioned to approve the **July 13, 2026** Planning Board Minutes.
- **Second:** Jeff Harrington seconded.
- **Vote:** All in favor; motion carried.

3. Old Business

A. Moratorium – 50 MW and Up

- Discussion on whether the moratorium should be **1 year** or **1 year plus extension**.
- Question raised: Can a town classify **all data facilities**, regardless of MW threshold.
- Board agreed to **change the BESS Moratorium to a Data Center Moratorium**.
- **Action:** Michelle will draft the **Data Center Moratorium**; Brent will review and proof.

4. Bank Meeting – Approval Process for Belfast

Items identified for the upcoming bank meeting:

1. Financial arm of business
2. Insurance

5. Transient Law / Rental Law

- Board will check on the status of the transient rental law.
- **Action:** Send the rental law to all Planning Board members.

6. Road Use Law – Green Energy Facilities

- Discussion on road use requirements for green energy facilities.
- No variances issued for town building permits.

- No changes made to existing building permit requirements.

7. Administrative Items

- Create a **checklist** for producers of meetings and agendas.
- Email **CC copies of laws** to members.
- **Setback Law:** Need to locate the applicable local law for the Town of Belfast.
- Radar/speed limit sign discussed.

8. Adjournment

- **Motion:** Jeff Harrington motioned to adjourn.
- **Second:** Brent Kelley seconded.
- **Meeting Adjourned:** 8:30 p.m.