

**CITY OF BELFAST PLANNING BOARD  
SEPTEMBER 5, 2018 SPECIAL MEETING  
6:00 PM COUNCIL CHAMBERS, BELFAST CITY HALL**

**NOTES TO PUBLIC:**

- 1) **The Planning Board will not be accepting any public comment at this meeting. The Board conducted a public hearing at its meeting of August 15 to accept public comment on the issues to be discussed under Agenda Issue #4 at this meeting.**
- 2) **This meeting will be broadcast live on BEL-TV and will be live streamed through the City website.**

**AGENDA**

1. **Call to Order:** Margot Carpenter, Acting Chair, Declan O'Connor, Wayne Corey and Geoff Gilchrist, regular members, and David Bond, associate member.
2. **Adoption of Agenda**
3. **Review of Meeting Minutes**
4. **Board Discussion of Proposed Amendments Regarding the Route One South Business Park District and Making a Potential Recommendation to City Council Regarding the Amendments.** Amendments to Chapter 102, Zoning, Chapter 82, Shoreland, and Chapter 66, General Provisions; reference bottom of this agenda for a complete list of amendments to be discussed by the Board.
5. **Director, Code & Planning Report.**
6. **Other Business**
7. **Adjournment** (Board intends to adjourn the meeting no later than 9:00 pm.)

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**Ordinance Amendments to be Discussed by Planning Board on September 5, 2018  
Board conducted a Public Hearing on these Amendments on August 15, 2018, and  
subsequently discussed the hearing and Amendments at its meeting of August 22, 2018.**

- 1) Chapter 102, Zoning, Article V, District Regulations. The proposed amendments include:
  - a) Division 1, Official Zoning Map. Proposal to amend the adopted official zoning map to include elimination of the Industrial IV district and to establish the Route One South Business Park district that includes land that was in the Industrial IV and Residential II districts.

- b) Division 7, Residential II district. Proposal to allow significant water intake or water discharge/outfall pipes in this district.
  - c) Division 18, Industrial IV district. Proposal to eliminate this district and to merge property in this district with the newly created Route One South Business Park district.
  - d) Division 19, Route One South Business Park district. Proposal to create the Route One South Business Park district. District will include area (about 38 acres) that formerly was in the Industrial IV district and about 62 acres of land that formerly was in the Residential II district. Amendments identify allowed uses (including land based aquaculture and accessory uses to aquaculture), dimensional and lot size requirements and certain performance standards that apply to this District.
  - e) Division 20, Protection Rural district. Proposal to allow significant groundwater wells and significant water intake and water discharge/outfall pipes.
- 2) Chapter 102, Zoning, Article IV, Description of Districts. The proposed amendments include:
- a) Sec 102-256, Residential II district, amend description of district boundaries.
  - b) Sec 102-267, Industrial IV district, eliminate description of district.
  - c) Sec 102-282, Route One South Business Park district, description of new district.
- 3) Chapter 102, Zoning, Article IX, Performance Standards, Div 2, Environmental Standards; amendments establish performance standards for significant groundwater wells and significant water intake and significant water discharge/outfall pipes.
- 4) Chapter 82, Shoreland. Amendments include the following:
- a) Article I, In General, Section 82-1, Definitions, amendments provide specific definitions for aquaculture uses, significant groundwater wells and significant water intake and water discharge/outfall pipes.
  - b) Article IV, Districts, Section 82-131, e), amendment to Official Shoreland Map that involves reclassifying about .5 acre of land from the Resource Protection district to the General Development district. The reclassified land directly abuts an existing area that is in the General Development district.
  - c) Article IV, Districts, Section 82-135, Table of Uses, amending the current Table of Uses to identify where aquaculture uses are allowed, and to specifically allow significant groundwater wells and significant water intake and significant water discharge/outfall pipes in certain districts.
  - d) Article V, Land Use Standards, proposal to add two new standards, Div 16. Significant Groundwater Wells, and Division 17. Significant Water Intake and Significant Water Outfall/Discharge Pipes.
- 5) Chapter 66, General Provisions, amendments clarify current definitions of aquaculture and add new definitions for a significant groundwater well, a significant water intake and significant water outfall/discharge pipe, and accessory retail sales.