

**CITY OF BELFAST CITY COUNCIL  
SPECIAL COUNCIL MEETING & PUBLIC HEARING  
TUESDAY, OCTOBER 9, 2018 6:00 PM  
TROY HOWARD MIDDLE SCHOOL CAFETERIA**

**Notes to Public:**

- 1) The Council intends to begin the public hearing at the end of the initial presentation by the Director, Code & Planning, and to end the public hearing no later than 9:00 pm. If it appears that the hearing may go later than 9:00 pm, the Council will decide how to proceed with the hearing. The Council does not intend to conduct any deliberations on the proposed amendments at the end of the hearing. The Council has chosen to conduct its deliberations at the regular Council meeting of October 16.
  - 2) Persons who choose to offer public comment at the hearing will be required to observe a 5 minute limit on verbal comments to the Council. If you believe you will need more than 5 minutes to make your comments, you should submit your additional comments in writing.
  - 3) This meeting will be streamed live on the City of Belfast website, [cityofbelfast.org](http://cityofbelfast.org). The meeting will be aired on Bel-TV a day or two following the hearing date.
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**COUNCIL AGENDA**

**1) Call to Order:**

- 2) Roll Call:** Samantha Paradis, Mayor, Councilors Mary Mortier, Neal Harkness, Eric Sanders, Mike Hurley and John Arrison, and City Manager Joseph Slocum.

**3) Adoption of Agenda**

- 4) Second Reading:** Proposed amendments to City Code of Ordinances regarding establishment of the Route One South Business Park zoning district and associated amendments to Chapter 102, Zoning, Chapter 82, Shoreland and Chapter 66, General Provisions. The amendments, if adopted, would create an opportunity for Nordic Aquafarms to submit a permit application to the Belfast Planning Board to propose developing a land based salmon aquaculture farm on the property they intend to purchase from the Belfast Water District, Sam Cassida and Mathews Brothers.

**a) Presentation:** Wayne Marshall, Director, Code & Planning

**b) Public Hearing:** Reference description of Second Reading hearing below. Council intends to end hearing by 9:00 pm.

- c) **Council Discussion.** Opportunity for the Council to have general discussion of the proposed amendments and information presented at the hearing.

## 5) Adjournment

### **Description of Public Hearing on Amendments - Topic 4.b) on Agenda**

The City of Belfast City Council, at a Special Council meeting on Tuesday, October 9, 2018, beginning at 6:00 pm in the cafeteria of the Troy Howard Middle School that is located at 173 Lincolnville Avenue, shall conduct the Second Reading and a public hearing on proposed amendments to the City Code of Ordinances, Chapter 102, Zoning, Chapter 82, Shoreland, and Chapter 66, General Provisions (reference list below).

Persons who may be affected by the proposed amendments are encouraged to attend the October 9 public hearing and to express your comments to the City Council. Comment also may be submitted in writing or via email by October 9. Written comment to Wayne Marshall, Director, Code & Planning, City of Belfast, 131 Church St, Belfast, ME, 04915. Email comment to **public@cityofbelfast.org**. The proposed language for amendments is posted on the City website, [cityofbelfast.org](http://cityofbelfast.org); reference both the Planning and Codes and Economic Development links; information under October 9 Council Hearing. A copy of the proposals are available for inspection at the Code and Planning Department offices in City Hall, Monday - Friday, 8:00 am to 5:00 pm. Questions regarding the proposal should be directed to Wayne Marshall at 338-1417, x 125, or at [wmarshall@cityofbelfast.org](mailto:wmarshall@cityofbelfast.org).

The amendments the Council will consider at the Second Reading are the amendments that the Council initially adopted at its meeting of April 17, 2018, as such were amended (structure height) by the Council on June 5, 2018, and as the Council approved at the September 25, 2018 First Reading. The amendments include:

- 1) Chapter 102, Zoning, Article V, District Regulations. The proposed amendments include:
  - a) Division 1, Official Zoning Map. Amendment to the adopted official zoning map to eliminate 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 significant 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 (such as land based aquaculture), dimensional and lot size requirements and certain performance standards that apply to this District. The amendments include revisions initially recommended by the Planning Board that affect Sec 102-684, b) and c) regarding front setback and bufferyard requirements for structures adjacent to Route One.

- e) Division 20, Protection Rural district. This proposed amendment was eliminated by the Council at the September 25 First Reading and is not part of the amendments that the Council will consider at the October 9 Second Reading.
- 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, include description of new district.
  - 3) Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 7, Significant Groundwater Wells. This is a new Division recommended by the Planning Board that establishes a specific permit requirement for a Well and the application process and performance standards that the Planning Board would consider.
  - 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 significant 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, amends 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. These standards reference the standards for these uses identified in Chapter 102, Zoning.
  - 5) Chapter 66, General Provisions, amendments clarify current definitions of aquaculture and add new definitions for a significant groundwater well and a significant water intake and significant water outfall/discharge pipe, as well as a definition for accessory retail sales.