

**CITY OF BELFAST PLANNING BOARD SPECIAL MEETING
WEDNESDAY, SEPTEMBER 4, 2019 6:00 PM
UNIVERSITY OF MAINE HUTCHINSON CENTER, ROOM 138 FACILITY**

Note to Public # 1: The Planning Board, at its September 4 meeting, will only be accepting public comment on the topics in the Nordic Aquafarms permit applications for which a specific public hearing is identified on this agenda. The Board will be scheduling public hearings at future Board meetings on other elements of the Nordic Aquafarms permit applications.

Note to Public # 2: Public comment can be offered to the Planning Board in any one of the following three ways:

- Oral comment offered at one or more of the public hearings at the Board meeting. Oral comment from the general public is limited to 4 minutes.
- Written comment to: City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915
- Comment via email to: public@cityofbelfast.org

Note to Public # 3: The Nordic Aquafarms permit application can be viewed on the City website, cityofbelfast.org; reference planning and codes, Nordic Aquafarms Permit Applications. Application also can be inspected at Code & Planning Department offices in City Hall.

AGENDA - SEPTEMBER 4 MEETING

- 1. Roll Call & Call to Order** - Secretary and Acting Chair Declan O'Connor, Members Wayne Corey, Geoff Gilchrist and David Bond and Associate Members Daisy Beal (voting member on Nordic application) and Hugh Townsend. Steve Ryan, Board Chair, has recused himself from participating in review of the Nordic Aquafarms application.
- 2. Adoption of Agenda**
- 3. Review of Meeting Minutes**
- 4. Development Review - Nordic Aquafarms Permit Applications, Including Site Plan Permit, Shoreland Permit, Zoning Use Permit, Significant Groundwater Well Permit and Significant Water Intake/(Waste)Water Discharge Pipe Permit**

Nordic Aquafarms, Inc. has submitted an application to develop a land based salmon aquaculture facility on a 56 acre site located on the northwesterly side of Route One near the lower reservoir of the Little River. The applicant proposes to develop the project in two phases over 5 or more years. Total production capacity at build-out is estimated to be 72,732,000 pounds (33,000 metric tons) of salmon per year. Phase 1 involves the construction of about 414,450 square feet of buildings, and Phase 2 involves the construction of about 392,804 square feet of buildings; each phase involves rearing and processing a similar amount of salmon.

The facility would use a Recirculating Aquaculture System (RAS) to process water used in rearing the salmon in land based tanks. At full build-out, the facility is projected to use about 1,205 gallons of freshwater per minute (gpm) and about 3,925 gallons of saltwater per minute. The freshwater is proposed to be obtained from three sources: the Belfast Water District (about 500 gpm), on-site groundwater wells (about 455 gpm) and the extraction of surficial water from Reservoir 1 on the Little River (about 250 gpm). Saltwater will be obtained from Belfast Bay via two new off-shore water intake pipes that extend about 6,300 feet from the High Annual Tide into the Bay. The RAS system also involves Nordic Aquafarms treating and regularly discharging the freshwater and saltwater (wastewater/effluent) used to rear salmon back into Belfast Bay via a discharge pipe that extends offshore about 3400 feet from the High Annual Tide.

The 56 acre site that Nordic Aquafarms, Inc. proposes to develop includes parts of all of the following properties, as such are identified on the City of Belfast Tax Assessor maps:

- Map 29, Lot 39, located at 285 Northport Avenue that is owned by the Belfast Water District (about 29 acres):
- Map 4, Lot 104, located off of Northport Avenue that is owned by Sam Cassida (about 12.5 acres):
- Map 4, Lot 12A, located at 22 Perkins Road that is owned by Goldenrod Properties, LLC; [dba Mathews Brothers] (about 14.5 acres): and
- Map 29, Lot 36, located at 282 Northport Ave, that is owned by Richard Eckrote (easement for construction of water intake/wastewater discharge pipes).

The Planning Board is responsible for the review of the following permit applications:

- Chapter 82, Shoreland. Shoreland Permit for construction of facilities in the Shoreland Zone, including but not limited to the proposed water intake and discharge pipes. Part of project site is in the General Development Shoreland district and the easement area on the Ekrote property is in the Limited Residential Shoreland district.
- Chapter 90, Site Plan. Project requires a Site Plan Permit for a project that may substantially affect the environment. Board is now reviewing the Preliminary Plan application.
- Chapter 102, Zoning. Project requires a Use Permit for a project that qualifies as a Site Plan. Most of project is in the Route One South Business Park zoning district and the Ekrote property easement area is in the Residential II zoning district.
- Chapter 102, Zoning. Project requires a permit for the location and use of Significant Groundwater Wells; reference Article VIII, Division 7.
- Chapter 102, Zoning. Project requires a permit for the location of Significant Water Intake and Significant Water Discharge/Outfall Pipes; reference Article IX, Div 2.

NORDIC PUBLIC HEARINGS AND PERMIT CONCERNS SEPTEMBER 4, 2019 PLANNING BOARD MEETING

- 4.1 Overview of Board review of the Nordic Aquafarms Permit that has occurred to date - Declan O'Connor, Acting Board Chair or Wayne Marshall, Director, Code & Planning.

- 4.2 The Board will consider if Nordic Aquafarms can satisfy requirements regarding stormwater management, particularly reference Attachment 15, Stormwater Management Plan, in the application, and how to maintain stormwater improvements, particularly reference Attachment 16, Stormwater Maintenance Plan.
 - 4.2.1 Presentation by Nordic Aquafarms representatives.
 - 4.2.2 Presentation by Olver Associates, Civil Engineer consultant to Planning Board
 - 4.2.3 Presentation to Board by 'Parties in Interest'
 - 4.2.4 Public Hearing on Stormwater Concerns
 - 4.2.5 Board deliberations on Stormwater Concerns
- 4.3 The Board will consider if Nordic Aquafarms can satisfy requirements regarding Soil Erosion and Sedimentation, particularly reference Attachment 14, Soil Erosion and Sedimentation Plan, in the application.
 - 4.3.1 Presentation by Nordic Aquafarms representatives.
 - 4.3.2 Presentation by Olver Associates, Civil Engineer consultant to Planning Board
 - 4.3.3 Presentation to Board by 'Parties in Interest'
 - 4.3.4 Public Hearing on Soil Erosion and Sedimentation Concerns
 - 4.3.5 Board deliberations on Buffers
- 4.4 Description of public hearings on Nordic Aquafarms application scheduled for future Planning Board meetings - Wayne Marshall.

5. Development Review - Contract Rezoning Recommendation.

DMK Development, applicant, request to develop a Tractor Supply Store on a 6 acre site that is a portion of a property located at 45 Belmont Avenue, Map 5, Lot 23. The Planning Board, at its meeting of August 14, 2019, voted to find that the Final Plan for this project was consistent with City requirements and to recommend that the City Council approve a contract rezoning agreement for this project. Board review and approval of final language for its Findings of Fact and recommended Conditions of Approval that will be presented to the City Council.

- 5.1 Board review and action on recommended Conditions of Approval.
- 5.2 Board review and action on recommended Findings of Fact.
- 5.3 Board action to submit said Conditions and Findings to the City Council.

6. Code and Planning Department report.

7. Other Business

8. Adjournment