

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING
WEDNESDAY, JANUARY 29, 2020 6:00 PM
COUNCIL CHAMBERS - BELFAST CITY HALL**

PRELIMINARY AGENDA - JANUARY 29, 2020 MEETING

- 1. Roll Call & Call to Order** - Hugh Townsend, Chair (non-Nordic Agenda Topics), Declan O'Connor, Secretary (Acting Chair on Nordic Applications), Members David Bond, Wayne Corey and Geoff Gilchrist and Associate Member Daisy Beal, voting member on Nordic application. Hugh Townsend participates in the review of the Nordic applications, however, he is currently a non-voting member. Steve Ryan, former Board Chair and now an Associate Member of the Board, has recused himself from participating in review of the Nordic Aquafarms application.
- 2. Adoption of Agenda**
- 3. Review of Meeting Minutes**
- 4. Proposed Amendments to City Code of Ordinances, Chapter 102, Zoning, Article V, District Regulations, Division 9, Inside the Bypass Zoning Districts.**

Amendment to Downtown Commercial Zoning District to increase the maximum building height for 7 properties located on Washington Street. The current building height limit is 48 feet. Proposed amendments would increase the building height limit to 60 feet. It is noted that the building height limit previously was 60 feet until the height standard was amended in October 2014. The amendment is specifically in response to a proposal from Paul Overgaag to construct a 5 story multi-use building (commercial on the 1st floor, residences on floors 2, 3 and 4, and offices on the 5th floor) on the rear portion of two properties that he owns near the corner of Main Street and Washington Street. The specific section of City Ordinances that would be amended is: Chapter 102, Zoning, Article V, District Regulations, Division 9, Inside the Bypass Zoning Districts, Section 102-470, Dimensional Standards, Subsection 8) Maximum Structure Height. The change in building height is identified on a map that identifies the maximum structure height for buildings in the Downtown Commercial Zoning District.

The public also should be aware that the City Council has indicated its intent to use new tax revenues generated through the Downtown Waterfront Tax Increment financing district to construct infrastructure improvements to Washington Street to benefit this project and other properties on Washington Street. Improvements that would be considered include but are not necessarily limited to: Washington Street would become a one-way street (Main to Bridge), public sewer (limited service at present), stormwater, sidewalks and curbs, street lamps, on-street parking and additional parking in the Washington Street parking lot (30 - 35 spaces), and street reconstruction. The lay-out of the Skate Park also would change to accommodate additional parking.

The role of the Belfast Planning Board is to make a recommendation to the City Council on the proposed amendments. The City Council will conduct subsequent public hearings on the proposal, perhaps as early as February 4.

- 4.1 Presentation of proposed Ordinance amendments. - Wayne Marshall, Director, Code & Planning.
- 4.2 Public Hearing (Oral comment limited to 4 minutes per speaker).
- 4.3 Board deliberations and potential recommendation to City Council.

5. Nordic Aquafarms applications to construct a land based salmon aquaculture facility near the lower reservoir of the Little River. (See description of applications at end of agenda).

Continuation of Board review and discussion of overall project application and public hearings conducted to date, and the identification of Board requests for additional information from the Applicant and for research and/or response by City staff and technical experts. The specific agenda discussion regarding the Nordic application will be better known after the completion of the Planning Board meeting of January 22. It is specifically noted that the Planning Board will not be conducting a public hearing at this meeting or accepting public comment.

6. Code and Planning Department Report.

7. Other Business.

8. Adjournment.

OVERALL DESCRIPTION OF NORDIC APPLICATION

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 3,400 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.