

CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, JUNE 17, 2020 6:00 PM
(Agenda Amended on June 15)

NOTES TO PUBLIC:

Due to the COVID-19 pandemic the Planning Board will not physically be meeting in the Council Chambers of Belfast City Hall to conduct the June 17 Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via ZOOM, and Board members will be participating in the meeting via ZOOM from their respective homes.

Persons who want to view the meeting can do so on the live stream on the City of Belfast website, cityofbelfast.org, or be watching it live on BEL-TV.

Persons who wish to offer public comment during the public hearing scheduled on the proposed Ordinance amendments (Agenda topic 4.2) can do so via the ZOOM platform by using the following connection. The Board will only be accepting audio comment (no video) so we can try and preserve band-width.

- URL: <https://us02web.zoom.us/j/87400115844>
- Phone: 1 646 558 8656
- Webinar ID 874 0011 5844

Public comment also can be submitted in advance of the meeting via email to wmarshall@cityofbelfast.org.

BOARD AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, Declan O'Connor, Secretary, David Bond, Wayne Corey, and Geoff Gilcrest, regular members and Daisy Beal and Steve Ryan, alternate members. Note: Declan O'Connor will chair the meeting discussion on the Nordic Aquafarms application.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes**
4. **Public Hearing – Proposed Ordinance Amendments**

Proposed amendments to Chapter 102, Zoning, regarding the minimum front structure setback requirement (traditional neighborhood setback) for certain properties located in the Residential 1, Residential 2 and Residential 3 zoning districts. Amendments apply to certain properties that must now provide a 60 foot front setback. Proposal is to reduce the current setback requirement to 40 feet, and in the case of two properties on outer High Street, to 20

feet. The role of the Planning Board is to provide a recommendation to the City Council on this proposal.

4.1 Presentation on proposed amendments. Wayne Marshall, Director, Code & Planning.

4.2 Public Hearing

4.3 Board review and recommendation on proposed amendments.

5. Development Review – Final Site Plan Review

Developers Collaborative, applicant, request to construct 25 (subsidized) multi-family housing units for older adults on a 2 acre property located at 75 Wight Street, Map 34, Lot 6. The Planning Board, at its meeting of May 27, 2020, voted to approve the Final Plan. Board review of its Findings of Fact and Conditions of Approval, which it directed the Code and Planning Department to prepare. Tabled at Board meeting of June 10.

5.1 Board review and action on Findings of Fact and Conditions of Approval.

6. Development Review –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. Board review will focus on Site Plan Permit requirements. The Planning Board will not be conducting a public hearing or accepting public comment at this meeting. Further, the Board will not be accepting additional written comment from the public until Board review of the Final Site Plan application. Specific issues scheduled for this meeting include but are not necessarily limited to the following:

6.1 Review of initial Preliminary Site Plan Findings of Fact.

7. Code & Planning Department Report

8. Other Business

9. 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.