

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, JULY 15, 2020 6:00 PM**

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 July 15 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 watch it live on BEL-TV. As there are no public hearings scheduled for this meeting, the Board will not be accepting public comment at the Board meeting.

BOARD AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, Declan O'Connor, Secretary, David Bond, Wayne Corey, and Geoff Gilchrest, 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. **Development Review - Contract Rezoning Agreement**

Dan Waldron, applicant, doing business as WhiteCAP Builders, requested a contract rezoning agreement for the former Three Tides Restaurant property located at 2 Pinchy Lane, Map 1, Lot 141B. Mr. Waldron is proposing to renovate the building to expand restaurant seating into the third floor (formerly a residence) and to construct stair hall improvements to the upper floor. A contract rezoning agreement is required because some of the proposed improvements encroach on the 10 foot structure setback requirement for the Waterfront Mixed Use zoning district. The Planning Board, at its meeting of June 24, 2020, voted to recommend that the Council approve issuance of a contract rezoning agreement and identified the conditions it recommended to the Council.

4.1 Board action on draft Findings of Fact for its June 24 recommendation.

5. **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 final draft of Findings of Fact regarding the Preliminary Site Plan application for the Nordic Aquafarms project. The July 15 meeting is a continuation of the Board discussion that occurred at its meetings of June 17 and July 8.

5.1 Review of final draft Preliminary Site Plan Findings of Fact prepared by Code and Planning Department staff.

6. Code & 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.