

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, AUGUST 5, 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 August 5 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.

The Board will be conducting one public hearing on August 5. Persons who wish to offer public comment can do so in any of the following ways:

- 1) Submit comment via email in advance of the meeting to wmarshall@cityofbelfast.org. Comment should be received by 2:00 pm on August 5 so it can be provided to the Board. This is the preferred way to submit comment.
- 2) Submit a letter by 2:00 pm on August 5 to: City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915.
- 3) Submit a comment to the Board during the August 5 meeting via email; public@cityofbelfast.org. Comment will be presented to the Board.
- 4) Submit oral comment during the meeting via a ZOOM webinar by using the following protocol:

Please click this URL to join. <https://us02web.zoom.us/j/88162662112>

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 881 6266 2112

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 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. Proposed Amendments to City Code of Ordinances

Board consideration of proposed amendments to City Code of Ordinances, Chapter 66, General Provisions (Definitions), Chapter 90, Site Plan and Chapter 94, Subdivision (non-codified). The proposed amendments would revise City procedures associated with the review of a multi-family housing project, particularly an affordable housing project, pursuant to Site Plan requirements. Amendments include but are not limited to: allowing Board review of an affordable housing project through a combined Preliminary and Final Site Plan process; incorporating certain Subdivision Ordinance standards into Chapter 90, Site Plan, for the review of a multi-family housing project; including certain State exemptions in the Subdivision Ordinance, and amending certain definitions. The role of the Planning Board is to provide a recommendation to the City Council on the proposed amendments.

4.1 Description of Proposed Amendments - Wayne Marshall, Director, Code & Planning

4.2 Public Hearing

4.3 Board review and action on proposed amendments.

5. Nordic Aquafarms Permit Application - Significant Groundwater Well Permit Application

Board review of Nordic Aquafarms project and compliance with requirements identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 7, Significant Groundwater Well Permit. The Significant Groundwater Well Permit is one of 5 permits that Nordic must obtain to develop and operate the land-based salmon aquaculture farm that they propose for property located on a 56 acre site located on the northwesterly side of Route One near the lower reservoir of the Little River. Nordic has proposed to develop 3 groundwater wells that will produce about 455 gallons per minute of groundwater to support operation of their salmon aquaculture operations.

5.1 Board review and deliberations on permit standards.

6. Code & Planning Department Report

7. Other Business

8. Adjournment