

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 7, 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 October 7 Board meeting. Thus, the public will have no access to City Hall during the meeting. The Board will be conducting the meeting electronically via a ZOOM webinar, 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. The public hearing that the Board is conducting at this meeting is limited to the Board accepting public testimony from Parties-in-Interest.

BOARD AGENDA

1. **Call to Order & Roll Call.** Hugh Townsend, Chair, Declan O'Connor, Secretary, David Bond, Wayne Corey, and Geoff Gilchrist, regular members and Daisy Beal and Steve Ryan, alternate members. Note: Declan O'Connor will chair the meeting discussion on the Nordic Aquafarms application. Steve Ryan has recused himself from participating in the Nordic application.
2. **Adoption of Agenda.**
3. **Review of Meeting Minutes**
4. **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).
 - 4.1 Description of status and schedule for Planning Board review of Nordic Aquafarms permit applications - Wayne Marshall, Project Planner, Code & Planning Department.
 - 4.2 Public Hearing - Testimony on the Nordic Aquafarms Final Site Plan application and other City Permit applications from Parties-in-Interest. The Board may choose to ask questions of persons who offer comment. Public hearing notice is attached to the end of this agenda. Also reference Procedural Order # 5 that is available on the City website, cityofbelfast.org, reference planning and codes, Nordic Aquafarms Permit - Final Site Plan.
 - 4.3 Board discussion of Nordic applications.
5. **Code & Planning Department Report**

6. Other Business

7. Adjournment

NOTICE OF PUBLIC HEARINGS
CITY OF BELFAST PLANNING BOARD
NORDIC AQUAFARMS PERMIT APPLICATIONS

The City of Belfast Planning Board will be conducting two public hearings on all Nordic Aquafarms permit applications now pending before the Board. The permit applications include:

- 1) Site Plan Permit, Final Site Plan review, reference Chapter 90, Site Plan. The Board approved the Preliminary Site Plan application at its meeting of July 15, 2020.
- 2) Significant Groundwater Permit, reference Chapter 102, Zoning, Article VIII, Division 7. Board provided direction on initial Findings of Fact for this Permit at its meeting of August 5, 2020.
- 3) Significant Water Intake and Significant Water Discharge Pipe Permit, reference Chapter 102, Zoning, Article IX, Division 2, Environmental Standards.
- 4) Shoreland Permit pursuant to Chapter 82, Shoreland standards.
- 5) Use Permit pursuant to Chapter 102, Zoning standards.

The Planning Board will conduct the two public hearings via a ZOOM webinar. The Board will not physically be meeting in City Hall to conduct the hearings and there will be no access to City Hall during the respective hearings. Oral comment offered at the hearings shall be governed by any and all procedural orders adopted by the Board. The hearings include:

- 1) Wednesday, October 7, 2020, beginning at 6:00 pm or as soon as practical thereafter. Hearing is limited to persons who the Board has identified as Parties-in-Interest. All Parties-in-Interest must register with the Code and Planning Department in advance of the hearing if they intend to offer oral comment. All Parties-in-Interest will receive a letter via email that more fully describes the October 7 hearing process. You can access the webinar using the following protocol:
 - Webinar link: <https://us02web.zoom.us/j/82644273391>
 - Phone Number: 646 558 8656 or 312 626 6799
 - Webinar ID: 830 8132 0703
- 2) Thursday, October 8, 2020, beginning at 6:00 pm or as soon as practical thereafter. Hearing is an opportunity for the general public to offer comment to the Board. Oral comment shall be limited to 4 minutes. Persons who desire to offer oral comment are encouraged to pre-register with the Code and Planning Department to reserve a time to speak. You can pre-register by 4:00 pm on October 6 by sending an email to public@cityofbelfast.org. You are not required to pre-register to speak, however, you will benefit the ZOOM process by pre-registering. You can access the ZOOM webinar using the following protocol:
 - Webinar link: <https://us02web.zoom.us/j/kdKKCcNnpC>
 - Phone Number: 646 558 8656 or 301 715 8592

- Webinar ID: 840 5464 5172

Persons who wish to offer public comment that the Planning Board will consider at the hearings can do so in any of the following ways.

- 1) During the meeting/hearing, you can make oral comment via the ZOOM platform by following the protocol identified above.
- 2) You can submit comment via email in advance of the hearing to wmarshall@cityofbelfast.org. Comment should be submitted no later than 2:00 pm on October 7 so it can be provided to the Board in advance of the hearing. This is the recommended way to submit comment.
- 3) You can submit a letter by 2:00 pm on October 7 to City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915.
- 4) You can submit comment via email during the October 8 public hearing to public@cityofbelfast.org. Your comment will be presented to the Board. This option is not available for the October 7 public hearing.

Information regarding the application can be found on the City website, cityofbelfast.org, reference the Code and Planning link, Nordic Aquafarms Project, Final Site Plan Review. A copy of the Nordic applications also are available for public inspection at the Code and Planning Department offices in City Hall during normal business hours, Monday – Thursday, 7:00 am to 6:00 pm. Questions regarding the project can be directed to Department offices by calling 338-1417 x 125, or by email to Wayne Marshall, Project Planner, Code and Planning at wmarshall@cityofbelfast.org.

OVERALL DESCRIPTION OF NORDIC APPLICATIONS

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.

The Planning Board approved the Preliminary Site Plan application for the Nordic project at its meeting of July 15, and is now preparing to commence its review of the Final Site Plan application as well as the other permit applications to the City. Questions regarding the Board's review of the Nordic applications should be directed to Wayne Marshall, Project Planner for the Code and Planning Department at wmarshall@cityofbelfast.org, or by calling 338-1417 x 125.