

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, OCTOBER 21, 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 21 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 video of the meeting will be posted on the city website a day or two after the meeting is conducted. The Planning Board has not scheduled any public hearings for this meeting, thus, the Board will not be accepting public testimony at this meeting.

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 Board review and discussion of Memorandum dated October 14, 2020 from Mandy Olver, Olver Associates (City Engineer) regarding her assessment of the draft Dept of Environmental Protection (DEP) Findings of Fact to the Bureau of Environmental Protection (BEP) regarding the Natural Resources Protection Act (NRPA) and Site Location of Development Act (SLODA) Permit applications. - Mandy Olver, Olver Associates (City Engineer), will take a lead role in this review.
 - 4.3 Board review of questions posed by Upstream Watch in their October 7, 2020 public comment to the Planning Board - Schedule A, Questions and Requests for Information

from the Belfast Planning Board to the Applicant, Nordic Aquafarms. - Wayne Marshall, Project Planner, will take a lead role in this review.

4.4 Board consideration of City Shoreland Permit application; reference Chapter 82, Shoreland. Continuation of Board discussion from October 14, 2020 meeting. Portions of project site are in General Purpose District of the Shoreland Zone (area near existing Belfast Water District offices) and portions are in the Limited Residential District (area for intake/discharge pipe on Ekrote property). - Wayne Marshall, Project Planner, will take a lead role in the Board's review of the Shoreland Permit application.

4.5 Board review of Significant Water Intake/Significant Water Discharge Permit application. Permit application mostly involves the easement area on the Ekrote property that will be used to install the pipes and locating the pipes within the Route One right-of-way. Permit involves properties that are in the Limited Residential District of the Shoreland Zone (Chapter 82) and the Residential II and Route One South Business Park Zoning Districts (Chapter 102). Permit required pursuant to Chapter 102, Zoning, Article IX, Performance Standards, Division 2, Environmental Standards, Section 102-1138, Significant Water Intake or Significant Water Discharge/Outfall Pipe, and Chapter 82, Shoreland, Article IV, Districts, Sec. 82-135, Table of Land Uses, and Article V, Land Use Standards, Division 17, Significant Water Intake or Significant Water Discharge/Outfall Pipe. - Wayne Marshall, Project Planner, will take a lead role in the Board's review of the Intake/Discharge Permit.

4.6 Board review of Significant Groundwater Well Permit. Permit application to establish a series of 3 Groundwater Wells on the Nordic Aquafarms site that are located within the Route One South Business Park Zoning District. Permit required pursuant to Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 7, Significant Groundwater Well Permit, and Article IX, Performance Standards, Division 2, Environmental Standards, Sec. 102-1137. Significant Groundwater Well. It is noted that no Groundwater Wells are proposed to be located in the Shoreland Zone, thus, the Board will not be considering the issuance of a Shoreland Permit for any Significant Groundwater Wells. - Wayne Marshall, Project Planner, Matt Reynolds, Drumlin Environmental, and Mandy Olver, Olver Associates, will take a lead role in the Board's review of the Groundwater Well Permit.

4.7 Review of Board schedule for future meetings on Nordic applications.

5. Code & Planning Department Report

6. Other Business

7. Adjournment

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.