

**CITY OF BELFAST PLANNING BOARD MEETING
WEDNESDAY, NOVEMBER 4, 2020 5:30 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 November 4 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. **Declan O'Connor**, property owner and applicant, request for a permit to expand an existing structure, a house, that is nonconforming with respect to certain structure setback requirements, by the addition of an attached shed that will be connected to the rear of the house. The property is located at 84 Cedar Street, Map 37, Lot 212, and it is in the Residential 1 zoning district. The Board will review the permit request to determine if it complies with Chapter 102, Zoning, Article III, Nonconformance requirements.
 - 4.1 Applicant Presentation
 - 4.2 Public Hearing
 - 4.3 Board deliberations and decision
5. **Code and Planning Department Report - Bub Fournier, Director, Code & Planning**
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).

- 6.1 Description of status and schedule for Planning Board review of Nordic Aquafarms permit applications. - Wayne Marshall, Project Planner, Code & Planning Department.
- 6.2 Board review of draft Findings of Fact and Conditions of Approval for the Significant Groundwater Well Permit required pursuant to Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 7. Continuation of Board discussion and review from meetings of August 5 and October 21 and 28, 2020.
- 6.3 Board review of draft Findings of Fact and Conditions of Approval for the Significant Water Intake and Significant Water Discharge/Outfall Permit required pursuant to Chapter 82, Shoreland, Article IV, Districts (Limited Residential District for Ekrote property), and Article V, Land Use Standards, Division 17, and Chapter 102, Zoning, Article V, Districts (Route One South Business Park District and the Residential II District) and Article IX, Performance Standards, Division 2, Environmental Standards. Continuation of Board discussion and review from meetings of October 21 and 28, 2020.
- 6.4 Board review of draft Findings of Fact and Conditions of Approval for the Shoreland Permit application requested by Nordic Aquafarms pursuant to Chapter 82, Shoreland of the City Code of Ordinances. Continuation of Board discussion from October 14, 21 and 28, 2020 Board meetings. 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).
- 6.5 Board review of Board schedule for future meetings on Nordic applications and miscellaneous follow-up on Nordic applications.

7. Other Business

8. 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.