

**CITY OF BELFAST PLANNING BOARD MEETING  
WEDNESDAY, DECEMBER 9, 2020 5:30 PM  
MEETING VIA A ZOOM WEBINAR**

**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 December 9 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](http://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 scheduled a public hearing for this meeting on agenda topic 4 and will be accepting public comment on this issue. This is the only review on which the Board will 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 – Site Plan Permit and Use Permit**

Mark Riposta, Applicant, request to construct a four-bay garage at the Riposta Funeral Home. The garage is proposed to be located behind the Funeral Home and will be constructed near the existing garage. The Funeral Home is located at 182 Waldo Ave, Map 14, Lot 7-B, and this property is in the Route 137 Commercial district. A funeral home is a permitted use in this Zoning District. Board review of the standards for Chapter 90 Site Plan and the Nonresidential Performance Standards for the Rte 137 Commercial District.

4.1 Applicant Presentation

4.2 Public Hearing (See instructions below on how to offer comment)

4.3 Board Review and Deliberations on Permit Application

Persons who wish to comment at the public hearing can access the ZOOM webinar via the following link:

- Zoom webinar information: Link to Webinar: <https://us02web.zoom.us/j/87373390146>
- Webinar ID: 873 7339 0146
- Phone: 646-558-8656

During the meeting you also can send an email to [jboynton@cityofbelfast.org](mailto:jboynton@cityofbelfast.org) and Mr. Boynton will provide your email comment to the Board.

**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 Board review of draft Conditions of Approval for the Site Plan Permit. The Board will review revisions to the draft Conditions to address Board comments made at the Board meeting of December 3, and will review Conditions 37 – 47 that the Board did not have time to review at its meeting of December 3.

6.2 Board review of draft Findings of Fact for the Significant Groundwater Permit.

6.3 Board review of schedule and other information.

**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 continuing its review of the Final Site Plan application that it initiated at its meeting of September 30, 2020, 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](mailto:wmarshall@cityofbelfast.org), or by calling 338-1417 x 125.