

**CITY OF BELFAST PLANNING BOARD REGULAR MEETING**  
**WEDNESDAY, JUNE 26, 2019 6:00 PM**  
**UNIVERSITY OF MAINE, HUTCHINSON CENTER (80 Belmont Ave)**  
**ROOM 138 CONFERENCE FACILITY**

**Note to Public:** The Planning Board will not be accepting any public comment at the June 26, 2019 Board meeting; no public hearing is scheduled for the June 26 meeting. The Planning Board will be scheduling public hearings for future Board meetings at which public comment will be accepted and will provide advance notice of the dates of future hearings.

**Agenda**

- 1. Roll Call & Call to Order** - Secretary and Acting Chair Declan O'Connor, Members Wayne Corey, Geoff Gilchrist and David Bond and Associate Members Daisy Beal and Hugh Townsend. Chair Steve Ryan has recused himself from participating in review of the Nordic Aquafarm application.
- 2. Adoption of Agenda**
- 3. Review of Meeting Minutes**
- 4. Development Review - Site Plan Permit, Shoreland Permit, Zoning Use Permit, Significant Groundwater Well Permit and Significant Water Intake/(Waste)Water Discharge Pipe Permit**

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 3400 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; (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 Belfast 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 Ekrote property easement area 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.
- 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.

**Note to Public:** The Nordic Aquafarms permit application can be viewed on the City website, [cityofbelfast.org](http://cityofbelfast.org). Reference Planning and Codes, Nordic Aquafarms Permit Applications. Application also can be inspected at Code & Planning Department offices in City Hall.

#### **THE FOLLOWING ACTIVITIES WILL OCCUR ON THIS PERMIT APPLICATION**

- 4A) Presentation by Wayne Marshall, Director, Code & Planning, regarding City Permit requirements for Planning Board on this application.**
  - 4B) Presentation by Nordic Aquafarms representatives on permit application submitted to the Belfast Planning Board. Applicant will present an overview of the project and will 'walk' the Board and the public through the application.**
  - 4C) Presentation by Wayne Marshall on Next Steps in Board Review of Application.**
5. Code & Planning Department Report.
  6. Adjournment