

**CITY OF BELFAST PLANNING BOARD SPECIAL MEETING  
WEDNESDAY, JANUARY 8, 2020 6:00 PM  
UNIVERSITY OF MAINE HUTCHINSON CENTER, ROOM 138 FACILITY**

**Note to Public # 1:** The Planning Board, at its January 8 meeting, will only be accepting public comment on the topics in the Nordic Aquafarms permit applications for which a public hearing is identified on this agenda.

**Note to Public # 2:** Public comment can be offered to the Planning Board in any one of the following three ways:

- Oral comment offered at the public hearings at the Board meeting. Oral comment from the general public is limited to 5 minutes (limit for January 8 hearing). Parties in Interest will have 10 minutes.
- Written comment to: City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915. Written comment must be received by 3:00 pm on January 8.
- Comment via email to: [public@cityofbelfast.org](mailto:public@cityofbelfast.org). Email comment must be submitted by 3:00 pm on January 8.

**Note to Public # 3:** Parties in Interest must comply with the procedures for the submission of testimony that are identified in Third Procedural Order of the Planning Board that was issued by the Board on December 5, 2019. The Order is posted on the City website and has been mailed to all Parties in Interest.

**Note to Public # 4:** 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. Reference the heading for the January 8, 2020 meeting for any additional permit information submitted by Nordic Aquafarms that the Board will be considering at the January 8 meeting. Application materials also can be inspected at Code & Planning Department offices in City Hall.

**AGENDA - JANUARY 8, 2020 MEETING**

- 1. Roll Call & Call to Order** - Acting Chair Declan O'Connor, Members Wayne Corey, Geoff Gilchrist and David Bond, Associate Member Daisy Beal, voting member on Nordic application and Hugh Townsend, Member, who is currently a non-voting member on the Nordic application. Steve Ryan, former Board Chair and now an Associate Member of the Board, has recused himself from participating in review of the Nordic Aquafarms application.
- 2. Adoption of Agenda**
- 3. Review of Meeting Minutes**
- 4. Development Review - Nordic Aquafarms Permit Applications, Including 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 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.

**NORDIC PUBLIC HEARINGS AND PERMIT CONCERNS  
JANUARY 8, 2020 PLANNING BOARD MEETING**

- 4.1 Overview of Board review of the Nordic Aquafarms Permit applications that has occurred to date and future review schedule. - Wayne Marshall, Director, Code & Planning.
- 4.2 The Board will consider if Nordic Aquafarms can satisfy City Zoning and Site Plan Ordinance requirements regarding the project's impact on Traffic, particularly reference Traffic Study, Attachment 17, in the Nordic applications.
  - 4.2.1 Presentation by Nordic Aquafarms representatives regarding the Traffic Study prepared on behalf of Nordic Aquafarms.
  - 4.2.2 Presentation/Comment on Traffic to Board by 'Parties in Interest'.
  - 4.2.3 Public Hearing on Traffic, comment from general public.
  - 4.2.4 Board deliberations on Traffic.
- 4.3 The Board is providing an opportunity for persons to state their concerns regarding the entirety of application materials submitted by Nordic Aquafarms, how the many components of the project are interconnected, and how the project applications do or do not comply with City Ordinance requirements. Persons who chose to comment at this hearing do not need to repeat information already provided to the Board; all past comment is part of the public record.
  - 4.3.1 Opportunity for initial comment from Nordic Aquafarms representatives on the application.
  - 4.3.2 Presentation to Board by 'Parties in Interest'.
  - 4.3.3 Public Hearing; comment from the General Public.
  - 4.3.4 Board discussion of overall project application and information presented at this hearing.
- 4.4 Board review and discussion of the project application and public hearings conducted to date, including the identification of Board requests for additional information from the Applicant and for research and/or response by City staff and technical experts.
5. Board discussion of potential amendments to City Code of Ordinances regarding the Downtown Commercial zoning district. Request of Code and Planning Department.
6. Code and Planning Department report.
7. Other Business.
8. Adjournment.