

**NOTICE OF PUBLIC HEARING  
CITY OF BELFAST PLANNING BOARD  
ORDINANCE AMENDMENTS REGARDING ESTABLISHMENT OF THE  
ROUTE ONE SOUTH BUSINESS PARK ZONE AND  
ASSOCIATED ZONING, SHORELAND ZONING AND DEFINITIONS AND  
CHAPTER 102, ZONING, SECTION 102-182  
AUGUST 15, 2018**

The City of Belfast Planning Board, at its meeting of Wednesday, August 15, 2018, beginning at 6:00 pm or as soon as practical thereafter, in the cafeteria of the Troy Howard Middle School that is located at 173 Lincolnvile Ave, shall conduct a public hearing on proposed amendments to the City Code of Ordinances, Chapter 102, Zoning, Chapter 82, Shoreland and Chapter 66, General Provisions; reference list of proposed amendments below. The role of the Planning Board is to provide a recommendation to the City Council regarding the proposed amendments. The City Council will subsequently conduct a public hearing on these same amendments.

- 1) Chapter 102, Zoning, Article V, District Regulations. The proposed amendments include:
  - a) Division 1, Official Zoning Map. Proposal to amend the adopted official zoning map to include elimination of the Industrial IV district and to establish the Route One South Business Park district that includes land that was in the Industrial IV and Residential II districts.
  - b) Division 7, Residential II district. Proposal to allow significant water intake or water discharge/outfall pipes in this district.
  - c) Division 18, Industrial IV district. Proposal to eliminate this district and to merge property in this district with the newly created Route One South Business Park district.
  - d) Division 19, Route One South Business Park district. Proposal to create the Route One South Business Park district. District will include area (about 38 acres) that formerly was in the Industrial IV district and about 62 acres of land that formerly was in the Residential II district. Amendments identify allowed uses (including land based aquaculture and accessory uses to aquaculture), dimensional and lot size requirements and certain performance standards that apply to this District.
  - e) Division 20, Protection Rural district. Proposal to allow significant groundwater wells and significant water intake and water discharge/outfall pipes.
- 2) Chapter 102, Zoning, Article IV, Description of Districts. The proposed amendments include:
  - a) Sec 102-256, Residential II district, amend description of district boundaries.
  - b) Sec 102-267, Industrial IV district, eliminate description of district.
  - c) Sec 102-282, Route One South Business Park district, description of new district.
- 3) Chapter 102, Zoning, Article IX, Performance Standards, Div 2, Environmental Standards; amendments establish performance standards for significant groundwater wells and significant water intake and significant water discharge/outfall pipes.

- 4) Chapter 102, Zoning, Article II, Administration, Division 6, Amendments, Sec 102-182, Review of proposed amendments by Planning Board. Proposal to amend certain procedures regarding review of proposed Ordinance amendments by the Planning Board.
- 5) Chapter 82, Shoreland. Amendments include the following:
  - a) Article I, In General, Section 82-1, Definitions, amendments provide specific definitions for aquaculture uses, significant groundwater wells and significant water intake and water discharge/outfall pipes.
  - b) Article IV, Districts, Section 82-131, e), amendment to Official Shoreland Map that involves reclassifying about .5 acre of land from the Resource Protection district to the General Development district. The reclassified land directly abuts an existing area that is in the General Development district.
  - c) Article IV, Districts, Section 82-135, Table of Uses, amending the current Table of Uses to identify where aquaculture uses are allowed, and to specifically allow significant groundwater wells and significant water intake and significant water discharge/outfall pipes in certain districts.
  - d) Article V, Land Use Standards, proposal to add two new standards, Div 16. Significant Groundwater Wells, and Division 17. Significant Water Intake and Significant Water Outfall/Discharge Pipes.
- 6) Chapter 66, General Provisions, amendments clarify current definitions of aquaculture and add new definitions for a significant groundwater well and a significant water intake and significant water outfall/discharge pipe.

Persons who may be affected by the proposed amendments are encouraged to attend the August 15 public hearing and to express your concerns to the Planning Board. Comment also may be submitted in writing or via email by the date of the hearing. Written comment to Wayne Marshall, Director, Code & Planning, City of Belfast, 131 Church St, Belfast, ME, 04915. Email comment to **public@cityofbelfast.org**. The proposed language for amendments is posted on the City website, [cityofbelfast.org](http://cityofbelfast.org), reference both Planning and Codes and Economic Development links; information under August 15 Hearing. A copy of the proposals also are available for inspection at the Code and Planning Department offices in City Hall, Monday - Friday, 8:00 am to 5:00 pm. Questions regarding the proposal should be directed to Wayne Marshall at 338-1417, x 125, or at [wmarshall@cityofbelfast.org](mailto:wmarshall@cityofbelfast.org).