



CITY OF BELFAST, MAINE 04915

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CODE & PLANNING DEPARTMENT

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NOTICE TO PROPERTY OWNER

JULY 31, 2018

NOTICE OF PUBLIC HEARING CITY OF BELFAST PLANNING BOARD

AUGUST 15, 2018

The City of Belfast Planning Board, at its meeting of Wednesday, August 15, 2018, beginning at 6:00 pm, in the cafeteria of the Troy Howard Middle School, that is located at 173 Lincolnville Avenue, shall conduct a public hearing on a series of proposed amendments to the City Code of Ordinances. The amendments are associated with the establishment of the Route One South Business Park zoning district and accompanying provisions that were adopted by the Belfast City Council at its meeting of April 17, 2018. The area included in the new Route One South Business Park district are the Mathew Brothers property located on Perkins Road (about 38 acres), Belfast Water District property that has road frontage on Route One and that is located adjacent to the lower Reservoir of the Little River (about 50 acres), and a property owned by Sam Cassida that has no road frontage and that is located to the north of the Water District property (about 12 acres); reference map included in this Notice. The City Council first considered these amendments and the Planning Board will now be considering such. The role of the Planning Board is to provide a recommendation to the City Council on the proposed amendments. The amendments are in response to a proposal from Nordic Aquafarms to locate a land based salmon aquaculture farm in the area.

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 City asks that email and written comment be submitted no later than 3:00 pm on the date of the hearing so that copies can be made available to the Board. The proposed language for the Ordinance amendments that the Planning Board will consider will be posted on the City website, cityofbelfast.org, no later than August 1. The amendments can be found in two areas on the website, including: 1) click on Belfast News on the home page and go to the Nordic Aquafarms Information Page. Information regarding the August 15 Planning Board hearing will be listed on this page. 2) Under City Government on the home page go to Planning and Codes, and then to the August 15, 2018 Public Hearing link. A copy of the proposals also will be available for inspection at the Code and Planning 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.

The Belfast Planning Board public hearing will begin at 6:00 pm and the Board will conclude the hearing no later than 9:00 pm. Presentations will be made by both Wayne Marshall, Director, Code and Planning and William Kelly, City Attorney, prior to the Board accepting public comment. The Board asks that those who want to offer public comment limit their verbal comment to five minutes. The Board specifically notes that those who want to make longer comment also have the ability to submit comments in writing and that written comments have equal weight to verbal comments made at the hearing. The Planning Board also has been provided the complete record of all public comment regarding these amendments offered to the City Council at its meetings of March 4, March 20, April 17, May 1 and June 5. As such, persons who chose to offer comment to the Planning Board do not need to repeat comments made to the City Council.

Following is an outline of the proposed amendments. You should consult the full text of the proposed amendments for a complete description of the proposals.

- 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 building height and to add new definitions for a significant groundwater well and a significant water intake and significant water outfall/discharge pipe.

The Belfast Planning Board will review all comment offered at the August 15 public hearing and the record from the past action by the City Council, and it will review language from the Future Land Use Plan (Comprehensive Plan) as such has been amended. The Planning Board will offer its recommendation regarding all of the proposed amendments to the City Council. The Board does not have the authority to adopt, deny, or amend the proposed amendments on its own; its role is advisory to the Council. The City Council will consider the recommendation of the Board and public comment offered at a future hearing that the Council, and then the Council will take action on the proposed amendments.

Questions regarding the August 15 public hearing and the proposed amendments should be directed to Wayne Marshall, Director, Code and Planning, at 338-1417 x 125 or at wmarshall@cityofbelfast.org.

On behalf of the Planning Board,



Wayne Marshall
Director, Code and Planning