

August 15, 2018 Hearing

Belfast Planning Board

Amendments to:

Chapter 102, Zoning

Chapter 82, Shoreland

Chapter 66, General Provisions

Nordic Aquafarm Interest in Belfast

Requested To Review City Codes Regarding Project

- Current Zoning Did Not Allow Proposal
- Shoreland Zoning Allowed Proposal
- Specific Requirements Of Project – Groundwater Wells, Water Use And Intake/Discharge To Bay
- What City Standards Would Apply To Project
- Identify Potential Ordinance Amendments To Address Project

Outline of Proposed Project

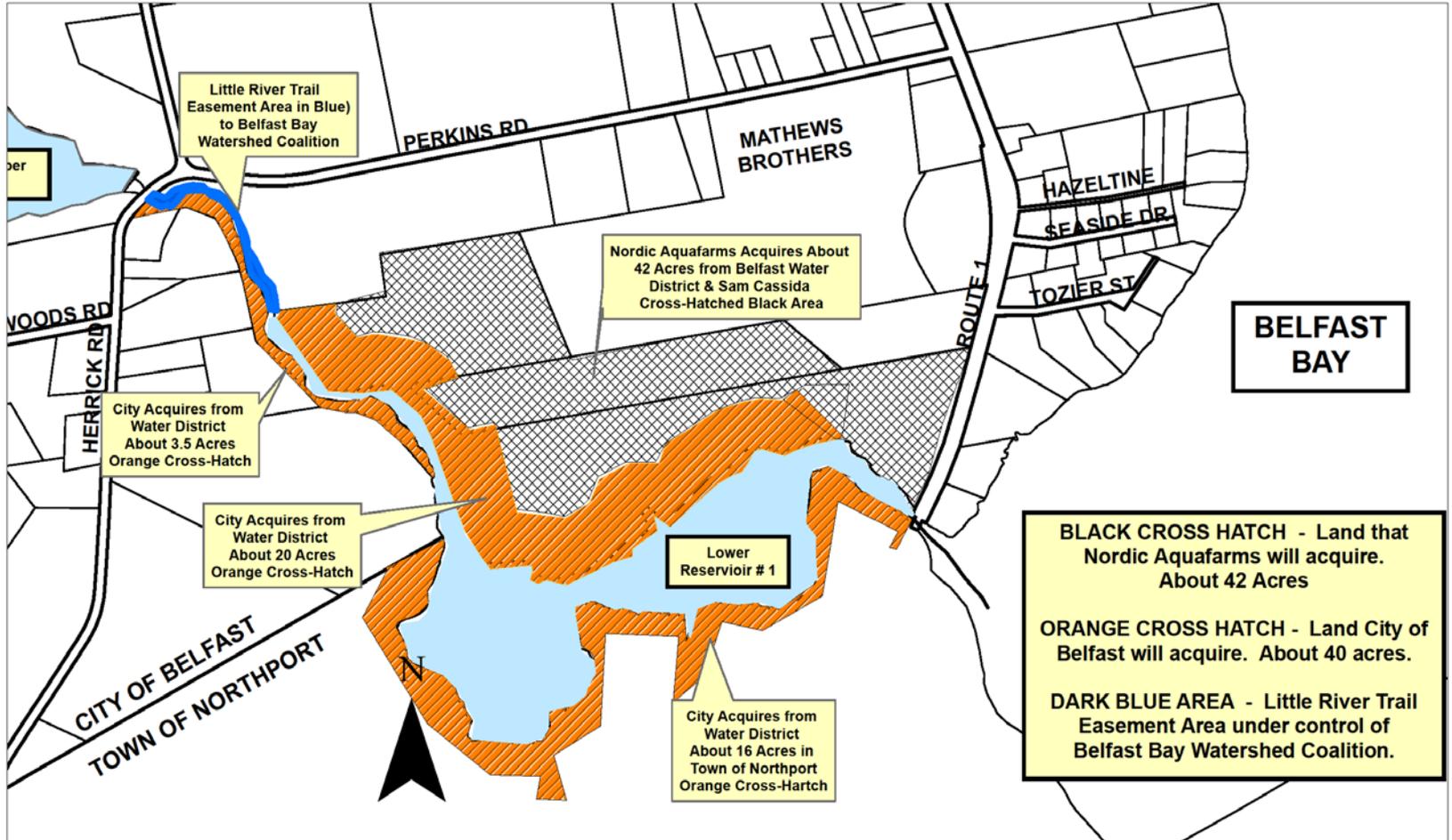
Nordic Aquafarm Purchasing About 42 Acres
28 Acres Water District And 12 Acres Cassida

Likely A Two Phase Project – 25,000 To 30,000 Metric
Tons Of Production.

Use Water From Water District And Groundwater Wells

City Purchasing 24 Acres Land In Belfast Near Reservoir
And 16 Acres On Northport Side Of Reservoir

NORDIC AQUAFARMS PROJECT - PROPERTY OWNERSHIP - August 2018



What Ordinances Apply To Project

- Chapter 102, Zoning (Use Permit)
- Chapter 82, Shoreland (Shoreland Permit)
- Chapter 90, Site Plan (Site Plan Permit)
- Chapter 78, Floodplain (Potential Permit)
- Chapter 98, Technical Standards (Standards For Specific Improvements)
- Chapter 66, General Provisions (Definitions)
- Chapter 74, Building Code (Building Permit)

Overall Zoning Considerations

Zoning For Water District and Cassida Properties
(About 60 Acres) - Residential II. Zoning Does
Not Allow Industrial Uses.

Adjacent Mathews Brothers Property (38 Acres)
Industrial IV Perkins Road District, Allows
Industrial Uses.

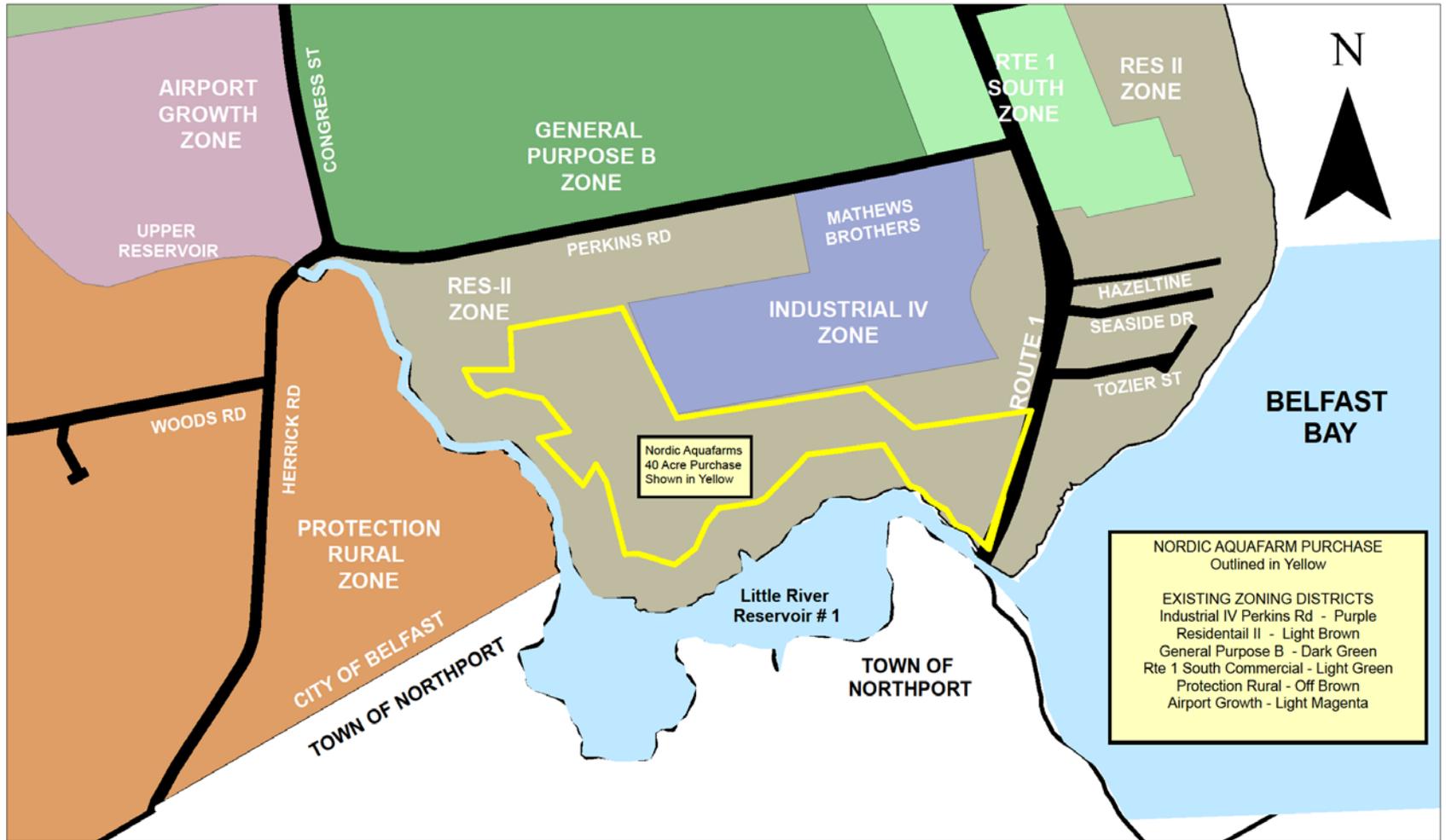
Overall Zoning Considerations

Zoning Designation For Several Other Zones In
Area Allow Industrial Activities

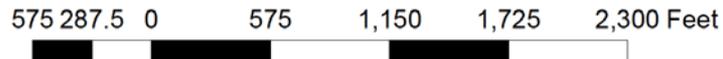
- General Purpose B
- Route One South Commercial
- Airport Growth

Only Protection Rural and Residential II Do Not

NORDIC AQUAFARMS PROJECT - CURRENT CITY ZONING



Zoning Information from 2016
Adopted City Zoning Map



City Approach To Amendments

Expand Boundaries Of Industrial IV Zone To Include Water District/Cassida Land

Expand Uses To Allow Aquaculture And Associated Uses

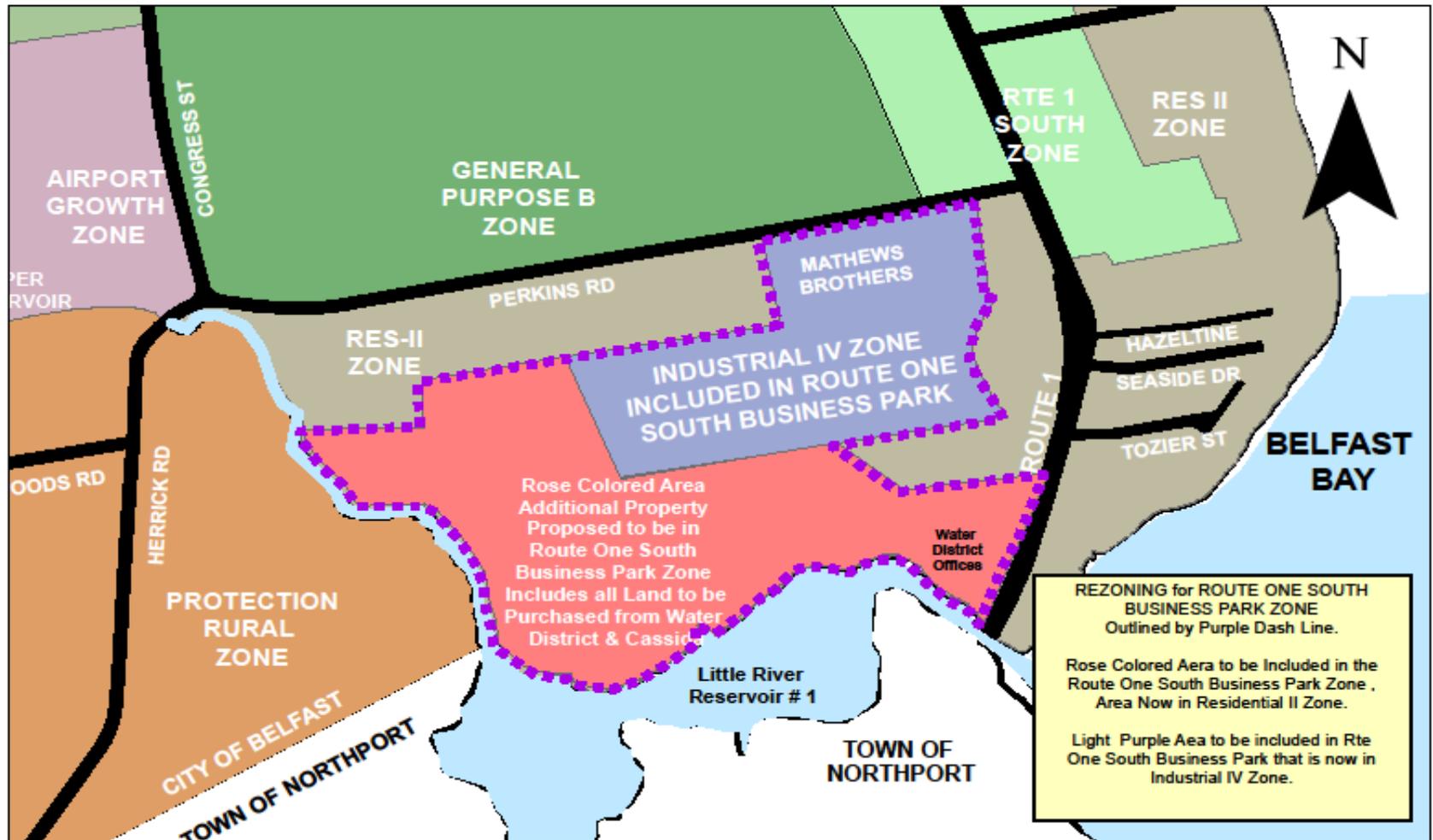
Use Standards In Industrial IV As Guidelines

City Approach to Amendments

City Establishes Route One South
Business Park District That Includes
Mathews Brothers Property,
Water District Property And Part
of Cassida Property.

Zone About 98 Acres

ROUTE ONE SOUTH BUSINESS PARK REZONING (8-15-18 Planning Board Hearing)

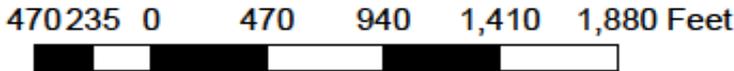


REZONING for ROUTE ONE SOUTH BUSINESS PARK ZONE
 Outlined by Purple Dash Line.

Rose Colored Area to be Included in the Route One South Business Park Zone, Area Now in Residential II Zone.

Light Purple Area to be included in Rte One South Business Park that is now in Industrial IV Zone.

Zoning Information from 2016
 Adopted City Zoning Map



Allowed Uses – Rte One South

Industrial Activities

Aquaculture and Associated Uses

Professional Offices

Significant Groundwater Wells

Recreational Facilities

Dimensional Standards – Rte One Bus

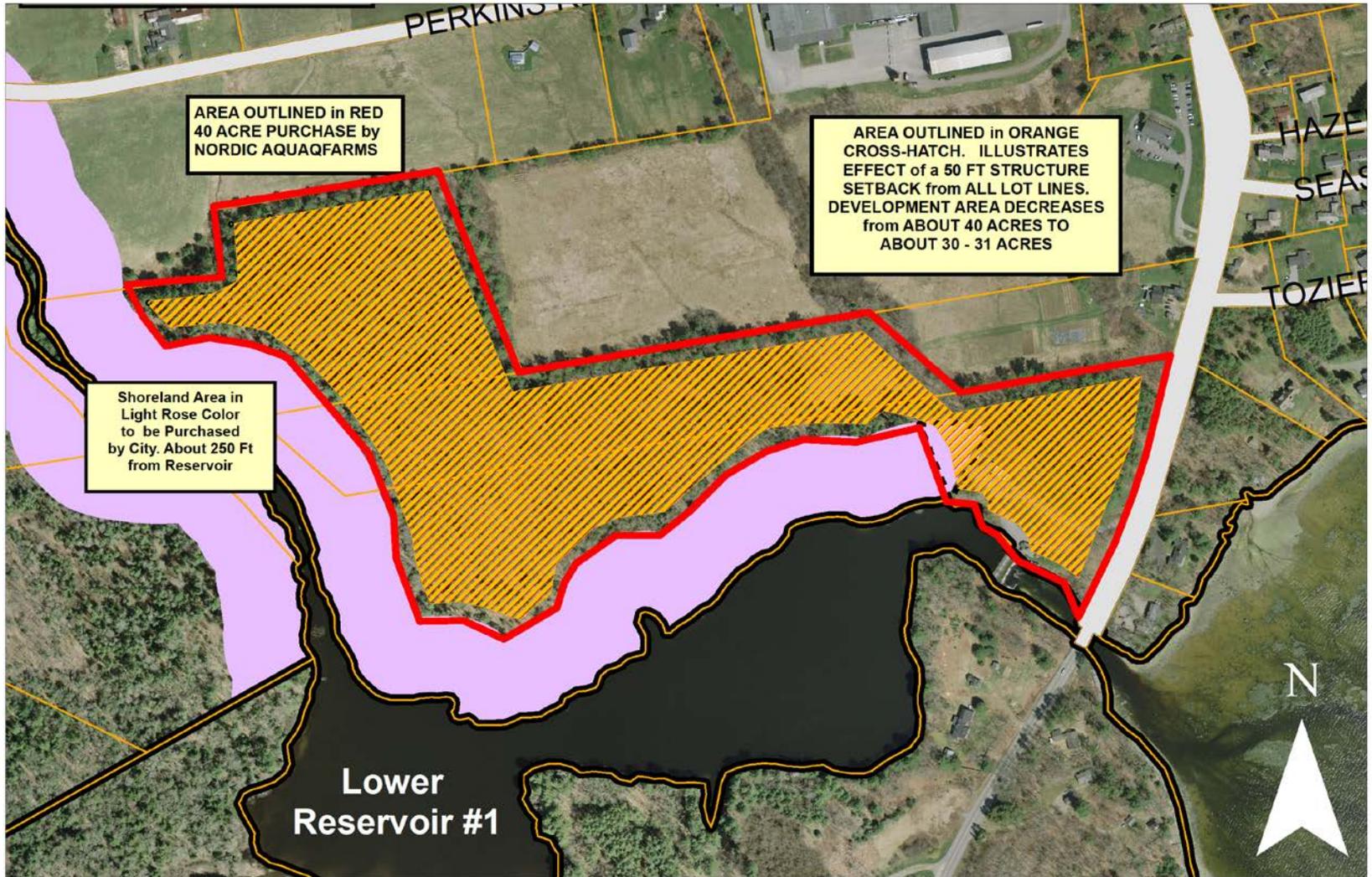
50 Foot Setback Structures From All Lot Lines

40 Foot Naturally Vegetated Bufferyard

70 % Maximum Impervious Surface Coverage

45 Foot Height Limit

ILLUSTRATION of 50 FOOT STRUCTURE SETBACK on NORDIC AQUAFARM PROJECT



Other Zoning District Changes

Eliminate Industrial IV Zone

Allow Groundwater Wells & Intake/Discharge
Pipes in Protection Rural & Residential II
Zoning Districts

Other Zoning Changes

Article IV. Description of Districts.

Create Description for Route One South Business Park

Eliminate description of Industrial IV Perkins Rd

Revise description of Residential II

Other Zoning Changes

Article IX, Performance Standards

Create Performance Standards For Regulation of Significant Groundwater Wells & Significant Water Intake or Significant Water Discharge/Outfall Pipes.

No Previous Local Regulations of These Activities

Chapter 82, Shoreland

Area Located Within 250 Feet of Lower Reservoir Is In The Shoreland Zone

Most Area in Resource Protection District, However, Water District Offices & Buildings in General Development District

Aquaculture Is Currently An Allowed Use in Shoreland Zones

Shoreland Amendments

Amend Definitions of Aquaculture Activities

Add Definitions of Significant Groundwater Well
& Significant Water Intake or Discharge Pipe

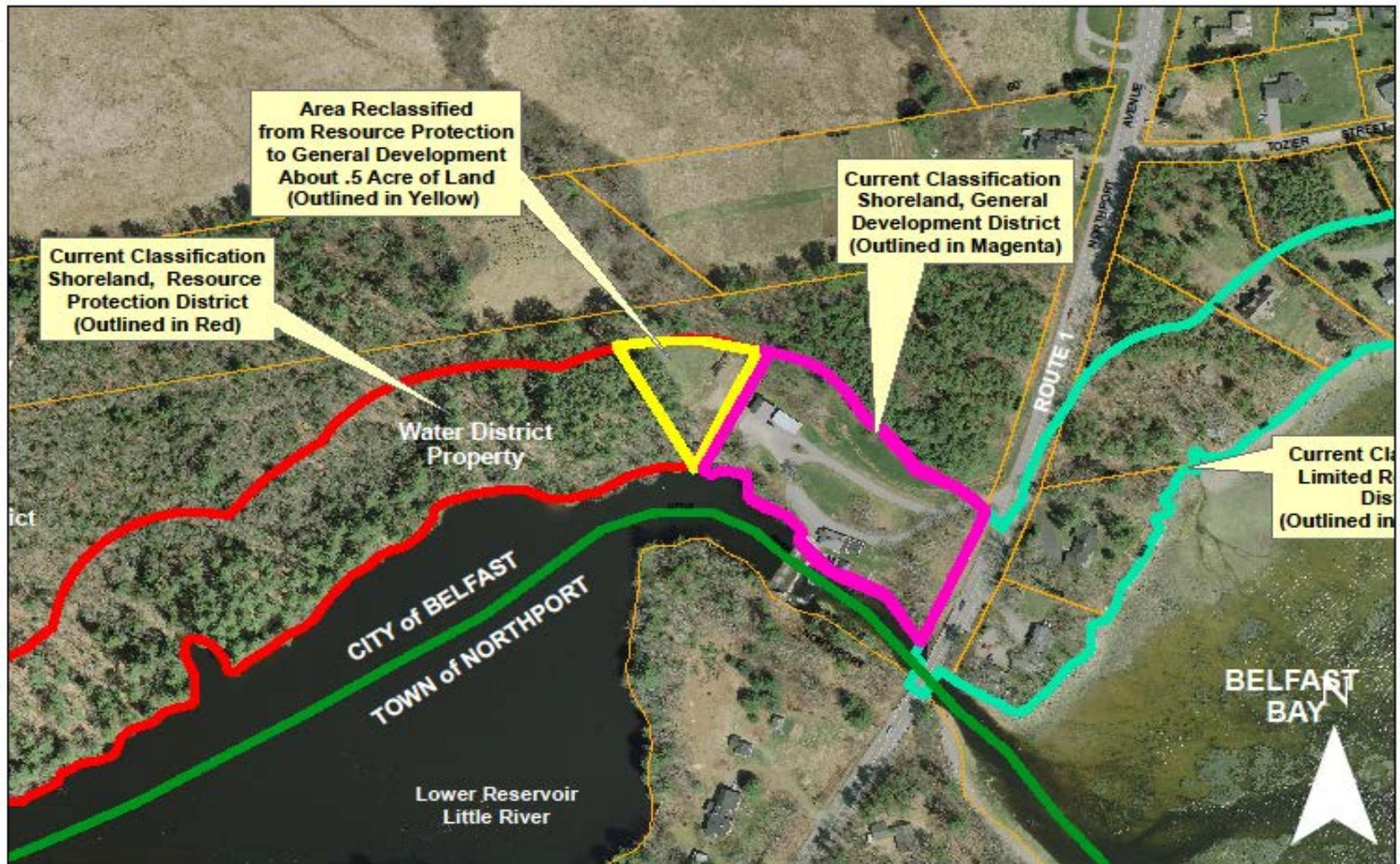
Change Table of Uses to Identify Where
Aquaculture Allowed & Where Significant Wells
& Significant Intake/Outfall Pipes Allowed

Shoreland Amendments

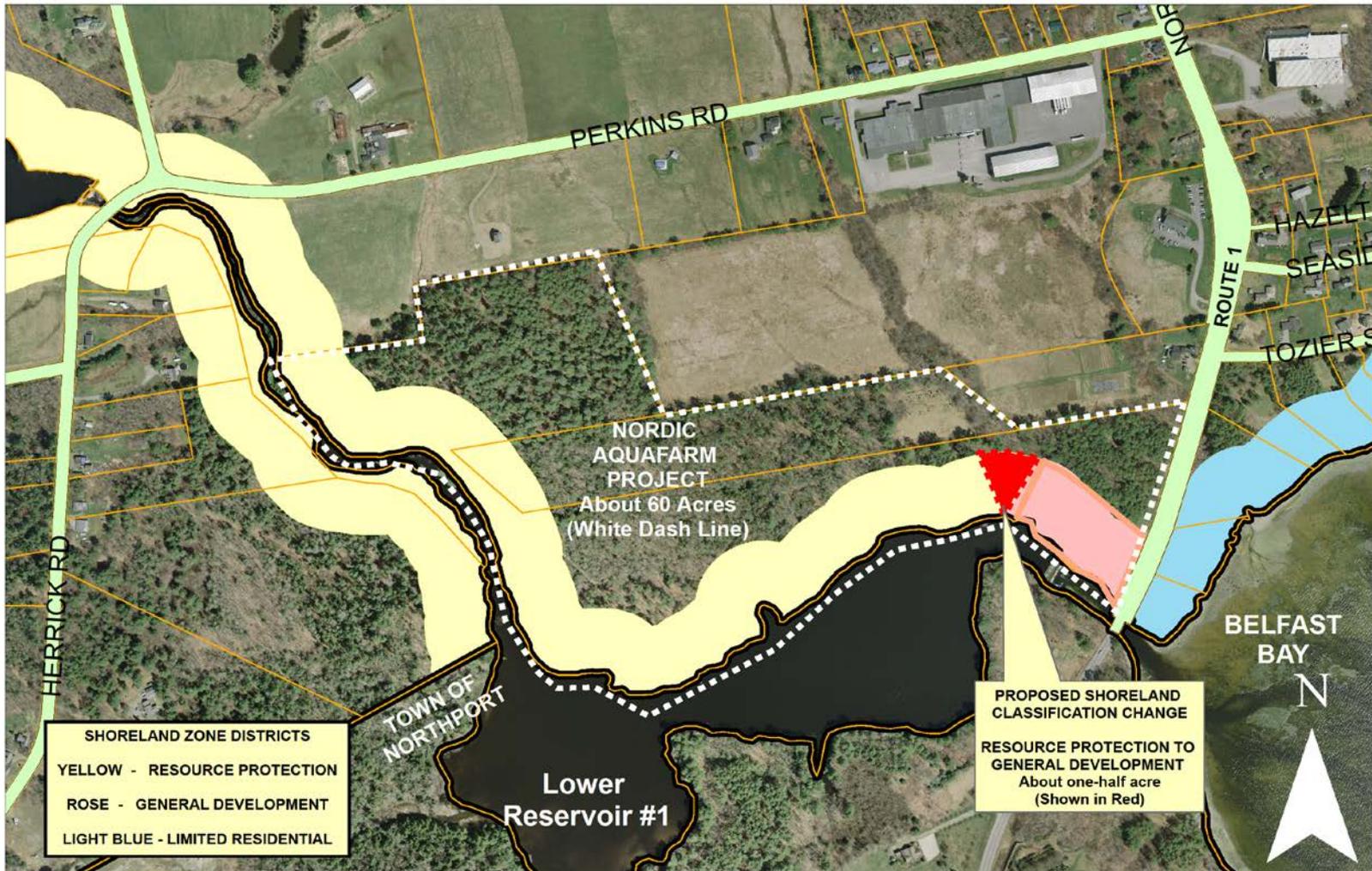
Establish Specific Performance Standards for Significant Groundwater Wells and Significant Water Intake or Discharge/Outfall Pipes.

Change Designation Of About .5 Acre of Land Near Water District Buildings From Resource Protection to General Development .

**DETAIL of SHORELAND AMENDMENT ADOPTED BY COUNCIL 4-17-18
PLANNING BOARD PUBLIC HEARING ON AMENDMENT 8-15-18**

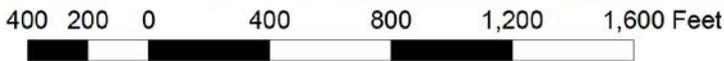


**ADOPTED SHORELAND ZONING AMENDMENT - 4-17-18 Council Mtg
PLANNING BOARD PUBLIC HEARING - 8-15-18**



SHORELAND ZONE DISTRICTS
YELLOW - RESOURCE PROTECTION
ROSE - GENERAL DEVELOPMENT
LIGHT BLUE - LIMITED RESIDENTIAL

PROPOSED SHORELAND CLASSIFICATION CHANGE
RESOURCE PROTECTION TO GENERAL DEVELOPMENT
About one-half acre (Shown in Red)



Chapter 66, General Provisions

Create Definitions for:

- Aquaculture, Land Based
- Aquaculture, Marine
- Aquaculture, Freshwater
- Significant Groundwater Wells
- Significant Water Intake or Discharge Pipe
- Accessory Retail Sales

Summary

Goal Is To Establish Consistency Between Zoning, Shoreland and Definitions Regarding Aquaculture Activities

Goal Is To Strengthen and Broaden City Authority With Respect To Certain Activities

Goal Is To Create An Opportunity For A Potential Major Development Opportunity While Protecting The Trail Through City Ownership

Summary

A Change In Zoning Would Create Opportunities For A Company To Submit A Permit Application, But It Does Not Confer Any Decision On The City Permit Applications That Must Be Submitted.

Planning Board Will Review Any Application Submitted, Determine Compliance With Ordinance Requirements, And Will Hire Expert Help To Assist In Its Review.