

SEPTEMBER 25, 2018

COUNCIL HEARING

Route One South Business Park

Amendments to:

Chapter 102, Zoning

Chapter 82, Shoreland

Chapter 66, General Provisions

Nordic Aquafarm Interest in Belfast & Why Amendments Needed

- Identify City standards that would apply to Project
- Zoning did not allow Aquaculture
- Shoreland Zoning allowed Aquaculture
- Specific significant project requirements –
Groundwater Wells, Water Use And Intake/Discharge
To Bay
- Identify potential Ordinance amendments needed to
allow Permit to be submitted.

Outline of Proposed Project

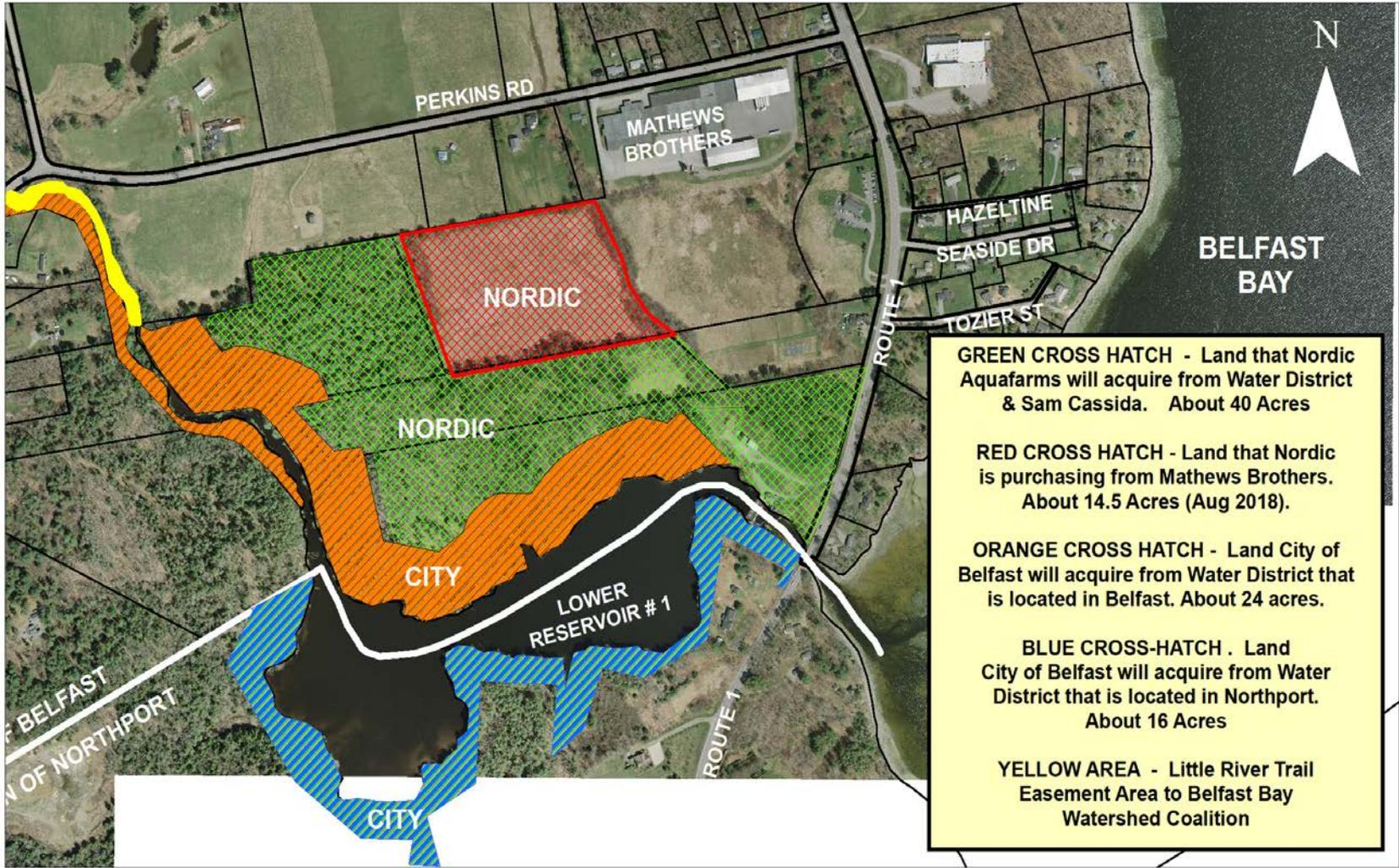
Nordic Aquafarm Purchasing About 56 Acres
28 Acres Water District, 12 Acres Cassida & 14+ Acres Mathew
Brothers

Likely A Two Phase Project – About 30,000 Metric Tons of
production in on-shore tanks in buildings.

Use Water From Water District And On-Site Groundwater Wells

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

NORDIC AQUAFARMS PROJECT - PROPERTY OWNERSHIP - UPDATED SEPTEMBER 2018



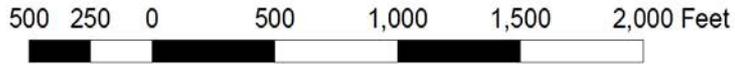
GREEN CROSS HATCH - Land that Nordic Aquafarms will acquire from Water District & Sam Cassida. About 40 Acres

RED CROSS HATCH - Land that Nordic is purchasing from Mathews Brothers. About 14.5 Acres (Aug 2018).

ORANGE CROSS HATCH - Land City of Belfast will acquire from Water District that is located in Belfast. About 24 acres.

BLUE CROSS-HATCH . Land City of Belfast will acquire from Water District that is located in Northport. About 16 Acres

YELLOW AREA - Little River Trail Easement Area to Belfast Bay Watershed Coalition



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)

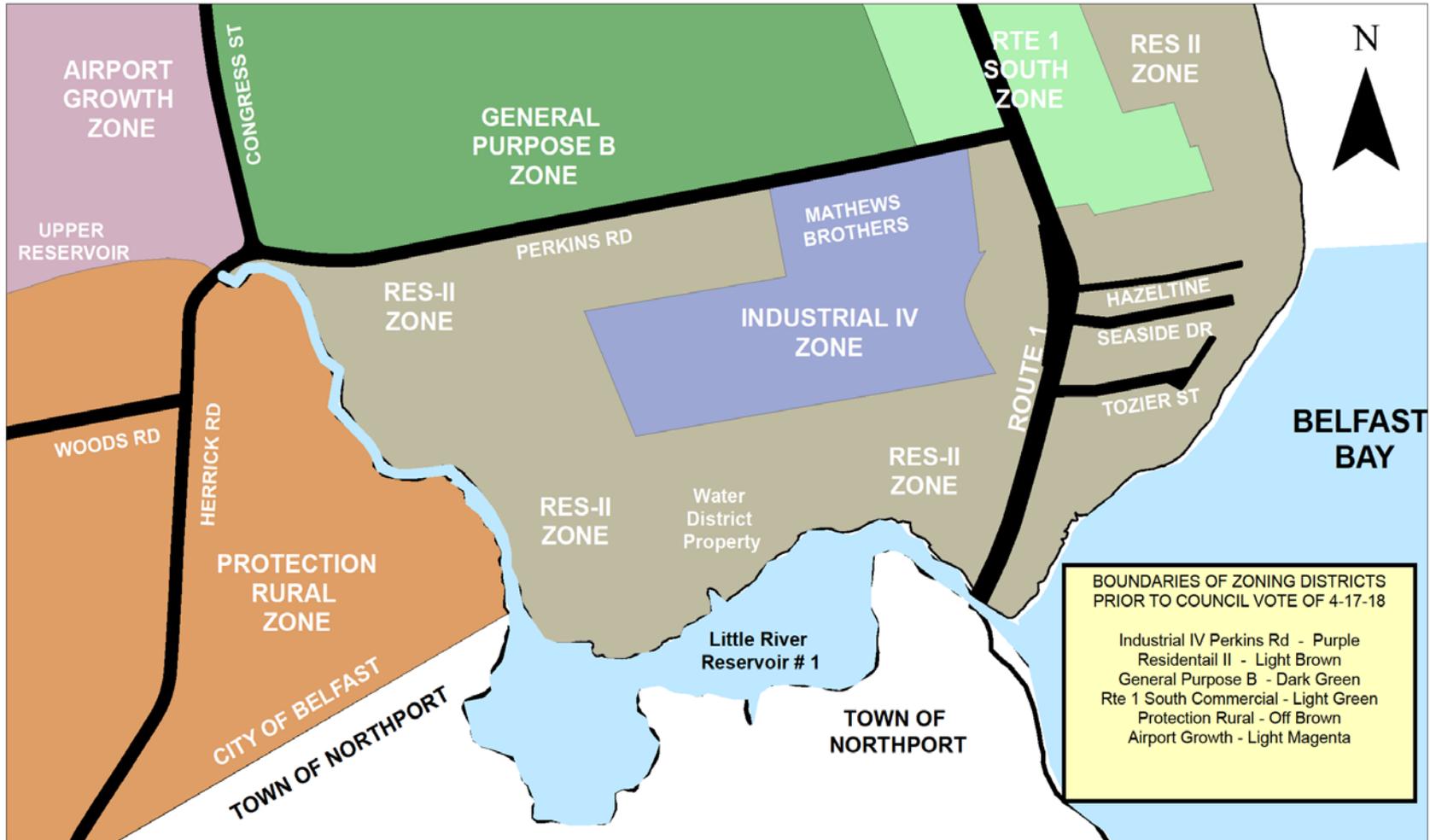
Why Amendments Needed

Zoning for Water District and Cassida properties
(About 60 Acres) - Residential II
Zoning did not allow Industrial uses.

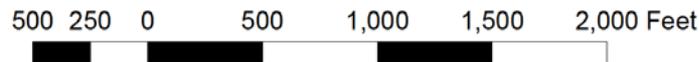
Adjacent Mathews Brothers property (38 Acres)
Industrial IV Perkins Road Zone allowed Industrial.

Need for different standards to address development

ZONING DISTRICTS THAT EXISTED IN MARCH 2018 (PRIOR TO COUNCIL AMENDMENTS OF 4-17-18)



Zoning Information from 2016
Adopted City Zoning Map



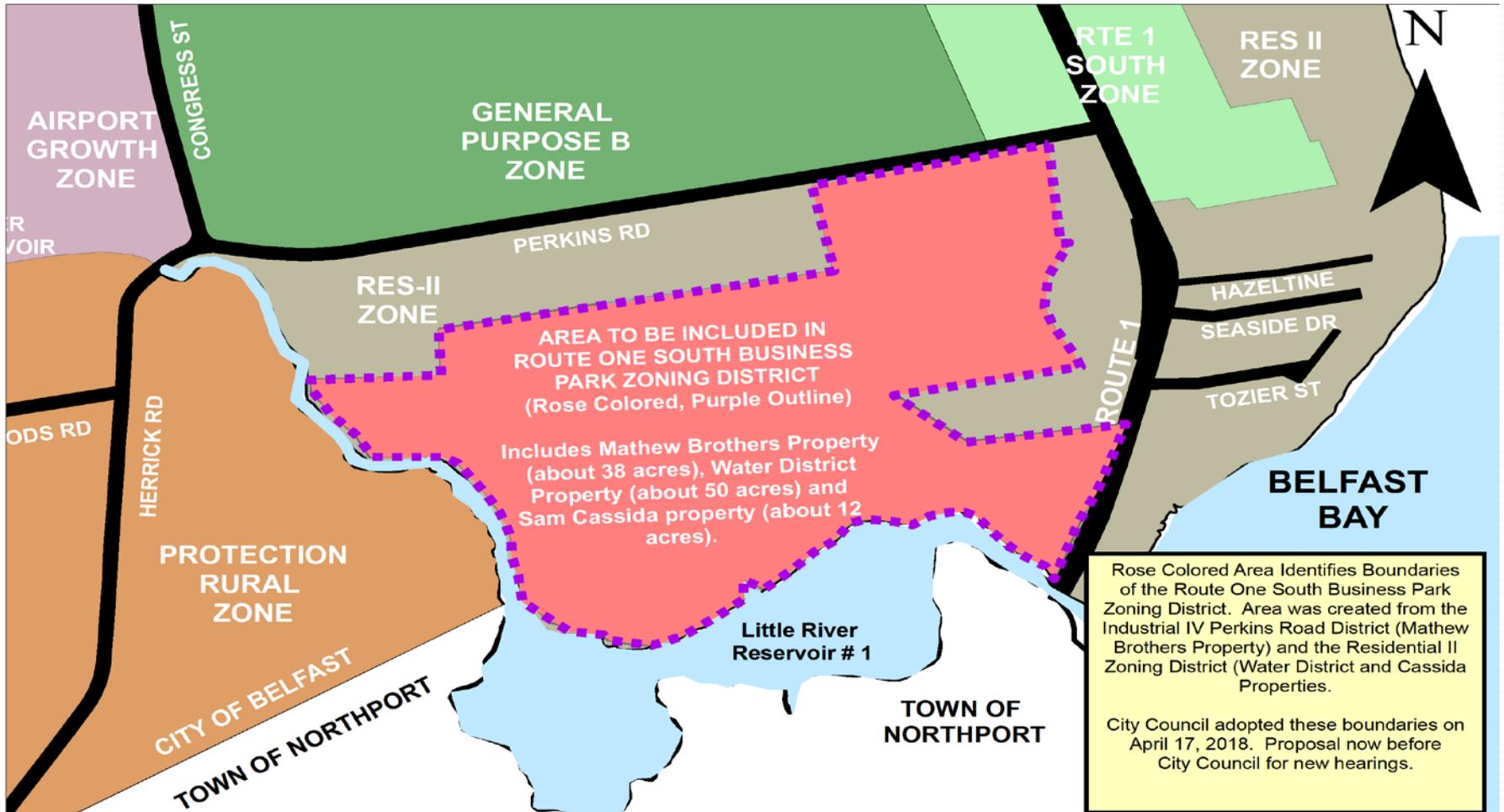
City Approach To Amendments

Expand Boundaries of Industrial IV Zone to include Water District & Cassida land - Now Route One South Business Park

Expand Uses to allow Aquaculture and associated uses

Use Standards in Industrial IV as overall guidelines & supplement as needed.

AMENDMENT TO OFFICIAL ZONING MAP ADOPTED BY CITY COUNCIL 4-17-18
CITY COUNCIL PUBLIC HEARINGS ON AMENDMENTS - 9-25 & 10/9/18



Zoning Information from 2016
 Adopted City Zoning Map



Allowed Uses

Rte One South Business Park

Industrial Activities

Aquaculture and Associated Uses

Professional Offices

Significant Groundwater Wells

Recreational Facilities

Dimensional Standards

Route One South Business Park

- 50 Foot Setback Structures from all Lot Lines
- OPTION B.1 - 75 Ft from Route One (Planning Board)
- 40 Foot Naturally Vegetated Bufferyard
- OPTION B.1 – 75 Ft along Route One (Planning Board)
- 70 % Maximum Impervious Surface Coverage
- 45 Foot Height Limit

Other Zoning District Changes

Eliminate Industrial IV Zone – Part of Rte One South

Allow Groundwater Wells & Intake/Discharge Pipes in
Protection Rural Zone

Option B.2. Eliminate this Proposed Amendment (Planning
Board)

Allow Significant Water Intake/Discharge Pipes - Residential II
Zone

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.

Option B.3 (Planning Board). Create new standards for regulation of Significant Groundwater Wells

Option B.4 (Planning Board). Create additional standards for regulating location of Intake & Discharge 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 of Shoreland area is in the Resource Protection District, however, Water District offices & buildings in the General Development District

Aquaculture identified as an allowed use in all Shoreland Zoning Districts.

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 Groundwater Wells & Significant Water Intake/Outfall Pipes allowed

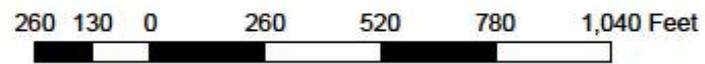
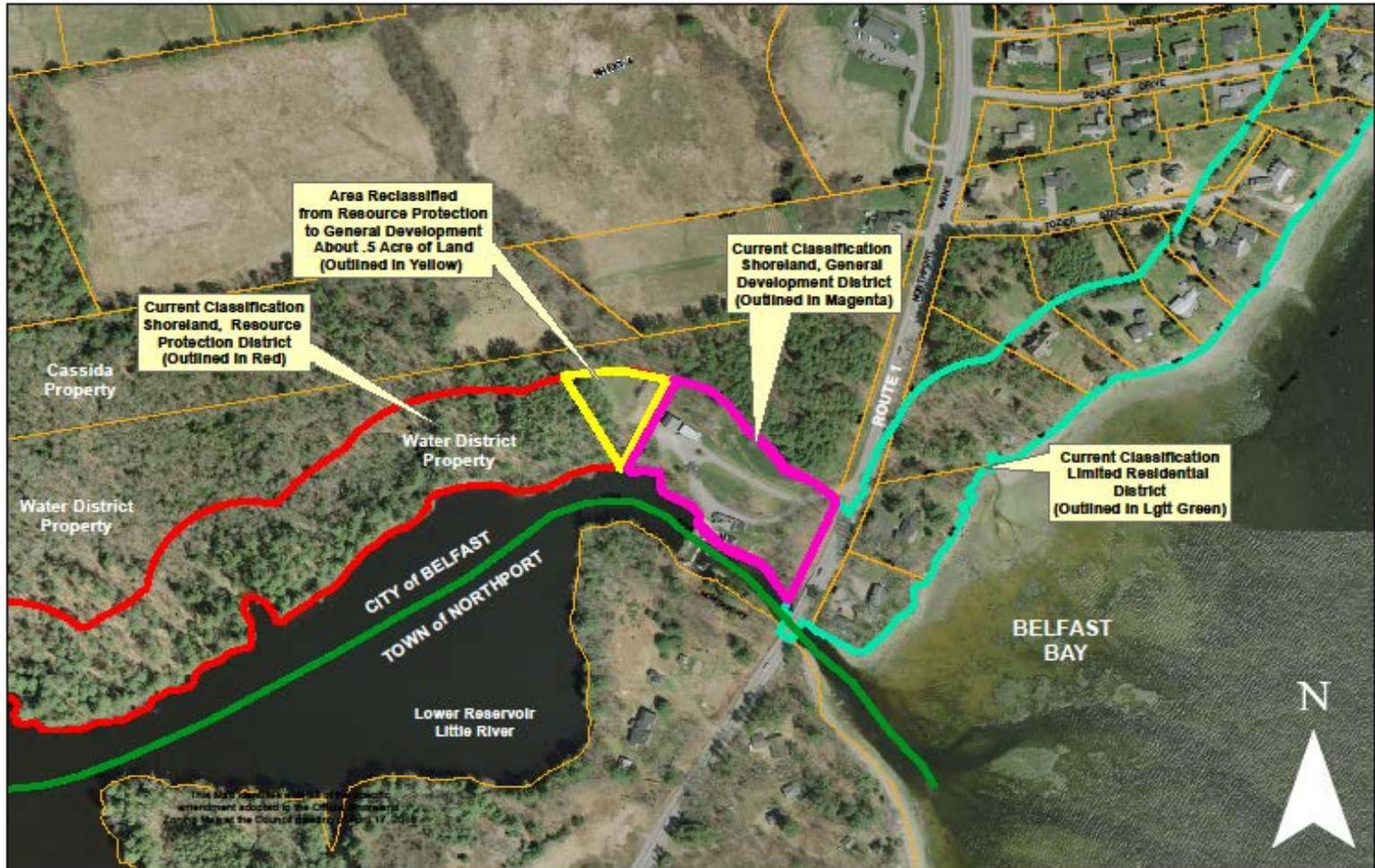
Shoreland Amendments

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

Option B.3 and B.4 Recommended by Planning Board

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 CITY COUNCIL HEARINGS ON 9-25 & 10-9-18



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

Other Permits

- Nordic request involves permits from other State and Federal agencies. All agencies make decisions based on their own regulations.
- Nordic is soon submitting a discharge permit to the DEP. Nordic will be holding meeting on Thursday, October 4 at Troy Howard Middle School at 6:00 pm.
- No dates for other non-City permits.

Summary

- 1 - Goal is to create an opportunity for a potential major development project to locate in Belfast
- 2 - Goal is to protect the Little River Trail through City ownership. No City ownership of Trail today.
- 3 - Goal is to strengthen and broaden City authority to regulate certain activities associated with the proposed project, such as Significant Groundwater Wells.
- 4 - Goal is to establish consistency between City Zoning, Shoreland and Definitions Ordinances with respect to Aquaculture activities.

Summary

A change in Zoning would create an opportunity for Nordic Aquafarms to submit a Permit Application to the City.

A Zoning change, however, does not mean that the City has or will grant approval of a future Permit Application.

Planning Board will review any Permit Application that is submitted and will determine if it complies with all City Ordinance requirements.

Planning Board will hire expert help to assist the Board in its review of a Permit Application.