



CITY OF BELFAST, MAINE 04915

131 Church Street

CODE & PLANNING DEPARTMENT

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NOTICE TO PROPERTY OWNER SEPTEMBER 11, 2018

NOTICE OF PUBLIC HEARINGS CITY OF BELFAST CITY COUNCIL SEPTEMBER 25 & OCTOBER 9, 2018

The City of Belfast City Council shall conduct the following public hearings 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) that are associated with the Council's April 17, 2018 decision to establish the Route One South Business Park zoning district on the following dates:

- First Reading of proposed Ordinance amendments. Tuesday, September 25, 2018 at 6:00 pm in the cafeteria of the Troy Howard Middle School that is located at 173 Lincolnville Avenue.
- Second Reading of proposed Ordinance amendments. Tuesday, October 9, 2018 at 6:00 pm in the cafeteria of the Troy Howard Middle School that is located at 173 Lincolnville Avenue.

Persons who may be affected by the proposed amendments are encouraged to attend either or both of the two public hearings and to express your comments to the City Council. Comment also may be submitted in writing or via email by the dates of the respective hearings. 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 will be posted on the City website, cityofbelfast.org; reference both the Planning and Codes and Economic Development links; information under September 25 and October 9 Council Hearings. A copy of the proposals 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.

The amendments that the City Council will consider at the First Reading are the amendments that the Council initially adopted at its meeting of April 17, 2018, as such were amended (structure height) by the Council on June 5, 2018, and several amendments that the Planning Board identified at its meeting of September 5, 2018 that it is recommending that the City Council consider. The Planning Board recommendations will be presented as Option B to four sections of the amendments. The Planning Board developed its recommendations to the Council

after it conducted a duly noticed public hearing on August 15, 2018, and subsequently discussing and forming a position statement on the proposed amendments at its meetings of August 22 and September 5, 2018. The Council, at the First Reading, will decide the specific Ordinance language that will be considered at the Second Reading. Following is a list of the 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. A map that identifies the boundaries of the Route One South Business Park District is attached, as is a map that identifies the boundaries of the zoning districts that existed prior to April 17, 2018.
 - b) Division 7, Residential II district. Proposal to allow significant water intake or significant 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. The amendments the Council will consider include revisions recommended by the Planning Board (Option B) that would affect Sec 102-684, b) and c) regarding front setback and bufferyard requirements for structures adjacent to Route One.
 - e) Division 20, Protection Rural district. Proposal to allow significant groundwater wells and significant water intake and water discharge/outfall pipes in this district. The amendments the Council will consider include a recommendation from the Planning Board (Option B) to not include these amendments as part of the proposal.
- 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, include 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. The amendments the Council will consider include two recommendations (Option B) from the Planning Board. The first is to establish a specific permit requirement for any significant groundwater well, which is addressed by establishing a new Division in the Code; Article VIII, Supplementary District Standards, Division 7, Significant Groundwater Wells. The Option B amendments also include revised performance standards for the location of a Significant Water Intake or Significant Water Outfall/Discharge Permit.

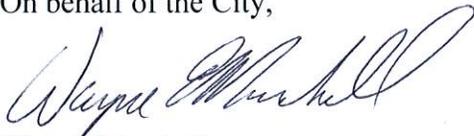
- 4) Chapter 82, Shoreland. Amendments include the following:
 - a) Article I, In General, Section 82-1, Definitions, amendments provide specific definitions for aquaculture uses, significant groundwater wells and significant water intake and significant water discharge/outfall pipes.
 - b) Article IV, 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. These amendments will include a recommendation (Option B) from the Planning Board that are the same as the amendments proposed to Zoning Performance Standards for both significant groundwater wells and significant water intake and significant water discharge/outfall 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, as well as a definition for accessory retail sales.

The Council plans to consider the formal action it will take regarding the proposed Ordinance amendments and the public comment that is received at the September 25 and October 9 public hearings at the regular Council meeting of October 16, 2018. The Council will not be accepting any public comment on this issue at its meeting of October 16, either during this agenda topic or at the Open to Public comment agenda topic. All public comment must be submitted during the two formal public hearings that the Council is conducting.

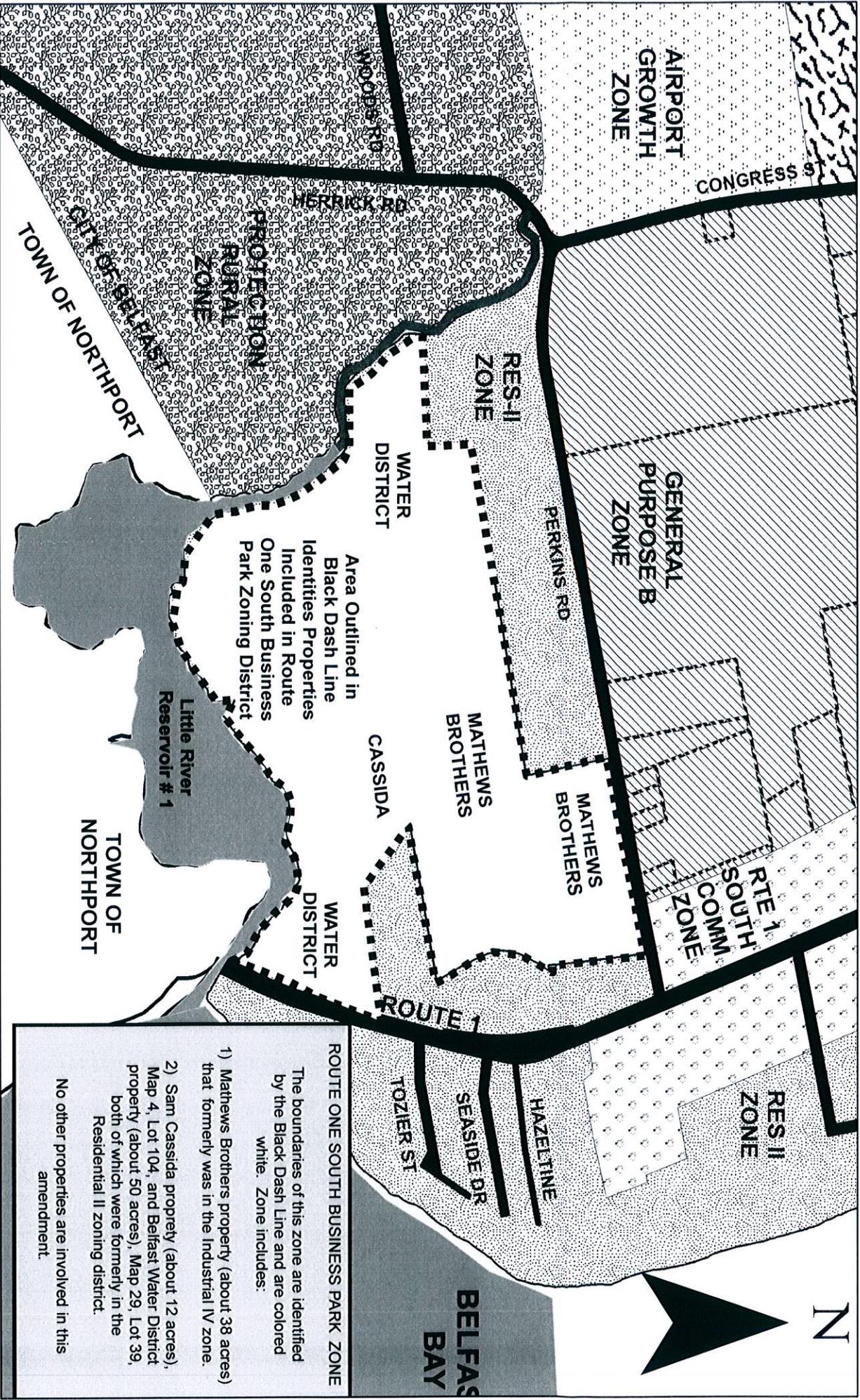
Questions regarding the September 25 and October 9 public hearings and the proposed amendments should be directed to Wayne Marshall, Director, Code and Planning, at 338-1417 x 125 or at wmarshall@cityofbelfast.org.

On behalf of the City,



Wayne Marshall
Director, Code and Planning

ROUTE ONE SOUTH BUSINESS PARK ZONE CITY COUNCIL HEARINGS 9-25-18 & 10-9-18



Area Outlined in Black Dash Line Identifies Properties Included in Route One South Business Park Zoning District

ROUTE ONE SOUTH BUSINESS PARK ZONE

The boundaries of this zone are identified by the Black Dash Line and are colored white. Zone includes:

- 1) Mathews Brothers property (about 38 acres) that formerly was in the Industrial IV zone.
- 2) Sam Cassida property (about 12 acres), Map 4, Lot 104, and Belfast Water District property (about 50 acres), Map 29, Lot 39, both of which were formerly in the Residential II zoning district.

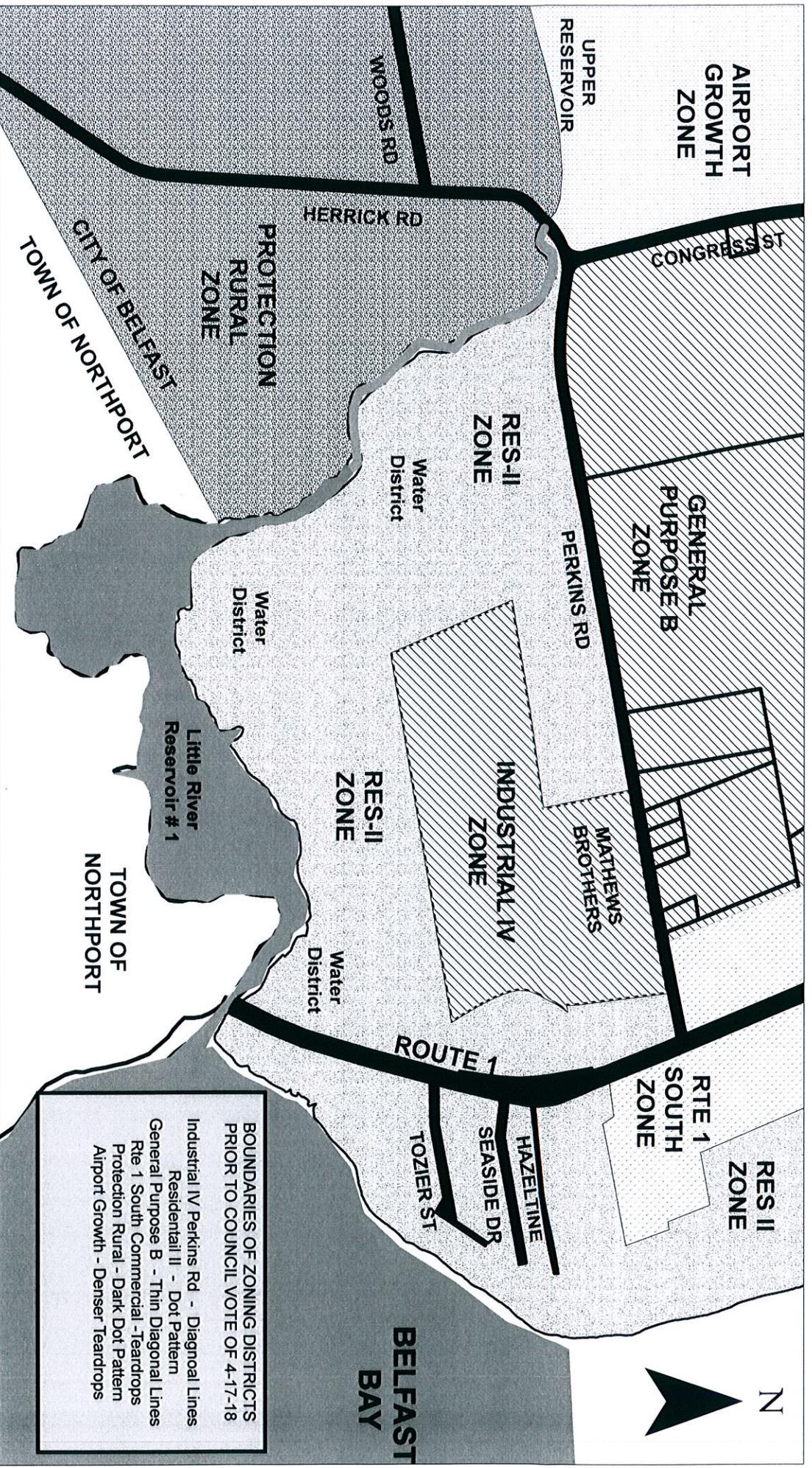
No other properties are involved in this amendment.

Zoning Information from 2016
Adopted City Zoning Map

500 250 0 500 1,000 1,500 2,000 Feet



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



Zoning Information from 2016
 Adopted City Zoning Map



SHORELAND ZONING AMENDMENT 9-25- & 10-9-18 COUNCIL HEARINGS

