

September 23, 2020

**NOTICE TO PARTIES IN INTEREST
CITY OF BELFAST PLANNING BOARD
PERMIT REVIEW SCHEDULE & PUBLIC HEARING
NORDIC AQUAFARMS PERMIT APPLICATIONS**

The City of Belfast Planning Board will soon begin its review of the Final Site Plan application submitted by Nordic Aquafarms. This notice identifies the following:

- 1) the permit applications the Board will be acting upon,
- 2) the public hearing the Board will conduct on Wednesday, October 7 to accept comment from Parties-in-Interest and how Parties-in-Interest can offer comment at that hearing,
- 3) the Board's proposed schedule for the review of all Nordic applications, and
- 4) where you can find information on the permit applications that the Board will consider.

PERMIT APPLICATIONS SUBJECT TO BOARD REVIEW

The Planning Board is responsible for the review of the following permit applications:

- 1) Site Plan Permit, Final Site Plan; reference Chapter 90, Site Plan. The Board approved Nordic's Preliminary Site Plan application at its meeting of July 15, 2020. The Board will determine if the Final Site Plan application complies with Site Plan Permit requirements.
- 2) Significant Groundwater Permit, reference Chapter 102, Zoning, Article VIII, Division 7. The Board provided direction on its initial Findings of Fact for this Permit at its meeting of August 5, 2020. Board review and action on the Groundwater Permit.
- 3) Significant Water Intake and Significant Water Discharge Pipe Permit, reference Chapter 102, Zoning, Article IX, Division 2, Environmental Standards. Board will determine if the application complies with standards in Chapter 102, Zoning, and Chapter 82, Shoreland.
- 4) Shoreland Permit pursuant to Chapter 82, Shoreland standards. A limited portion of the property is in the Shoreland Zone and subject to Shoreland standards.
- 5) Use Permit pursuant to Chapter 102, Zoning. The Use Permit is similar to the Site Plan Permit, however, it also involves review of the Chapter 102, Article VIII Supplementary Standards, the Article IX, Division 2, Environmental Standards and application submission requirements.

OCTOBER 7 PUBLIC HEARING - PARTIES-IN-INTEREST

The Planning Board will conduct a public hearing on Wednesday, October 7, beginning at 6:00 pm via a ZOOM webinar to accept public comment from Parties-in-Interest on the Nordic applications. The Planning Board will not physically be meeting in City Hall to conduct the public hearing and there will be no access to City Hall during the meeting. All Parties-in-Interest who choose to offer comment to the Board are reminded that all public comment offered to date is part of the public record, and that it is not necessary to repeat past testimony that you may have offered.

Parties-in-Interest who want to offer oral comment to the Planning Board must contact the Code and Planning Department via email (wmarshall@cityofbelfast.org) no later than 3:00 pm on Thursday, October 1 to identify the topics and amount of time you estimate you may need and want to request to orally present information to the Board. The Department will review your request and work with the Chair of the Board to determine how much time will be allotted to you to present information.

The Department, no later than October 4, will post the agenda for the meeting that identifies the schedule the Board will use to receive oral comment from Parties-in-Interest, and the amount of time available for your presentation. All Parties-in-Interest should be aware that the Department anticipates that the Planning Board, at its meeting of September 30, will adopt a Procedural Order that identifies its decision to not accept any oral comment at the October 7 hearing regarding any right, title and interest issues. The Department will email the Board's Procedural Order to you on October 1.

You can access the ZOOM webinar using the following protocol:

- Webinar link: <https://us02web.zoom.us/j/82644273391>
- Phone Number: 646 558 8656 or 312 626 6799
- Webinar ID: 830 8132 0703

In addition to the opportunity to offer oral comment via the ZOOM webinar to the Board at the October 7 public hearing, Parties-in-Interest can offer comment in either of the following two ways:

- 1) You can submit comment via email in advance of the hearing to wmarshall@cityofbelfast.org. Comment should be submitted no later than 2:00 pm on October 6 so it can be provided to the Board in advance of the hearing. This is the recommended way to submit comment. Parties-in-Interest also should use this approach to submit lengthier information to the Board.
- 2) You can submit a letter by 2:00 pm on October 6 to City of Belfast, Code & Planning Department, 131 Church St, Belfast, ME, 04915. Again, there is no limit on the amount of comment that can be submitted in writing via a letter.

PLANNING BOARD MEETING SCHEDULE

The Planning Board has scheduled a number of meetings to consider its review of the Nordic Aquafarms permit applications. Following is an overview of the meetings that are currently scheduled. Agendas for each Board meeting will be posted on the City website in advance of each meeting. The meeting schedule also is subject to change.

September 30 - Nordic presentation of Final Site Plan application to Planning Board, as well as information they want to present on other Permit applications. Nordic update on the ACOE permit. Board action on Procedural Order regarding the Board hearings (City Attorney Kelly will draft the Procedural Order).

October 7 - Public Hearing. Public Hearing for Parties in Interest (PIT) to make comment to Planning Board on all applications. The general public will not have an opportunity to offer comment at this hearing.

October 8 - Public Hearing. Public hearing for the general public via a ZOOM webinar. Prefer comment to be submitted in writing (via email). Limit of 4 minutes per person for oral comment.

October 14 - Board begins review of non-Site Plan Permits. Likely 2 nights. Following order for review of other Permit applications.

- Shoreland (ACOE an issue to address)
- Significant Intake/Discharge Pipe Permit
- Significant Groundwater Permit (Final Review based on past reviews)
- Zoning Use Permit

October 21. Continuation of Board review of above permits and if time allows, initiate review of Final Site Plan Permit. Initial focus of Site Plan Permit is Board consideration of DEP Findings in response to Project of Special Significance, Standard 90-42(30).

October 28. Board continuation of review of Site Plan Permit application.

November 4. Board review of final Findings of Fact and Conditions of Approval.

WHERE TO FIND INFORMATION ON PERMIT APPLICATIONS

Specific information the Board will be considering regarding the review of permit applications can be found on the City website, Planning and Codes link. Information will be posted in under two headings/links.

- 1) Information specific to the Board's review of the Final Plan application can be found under the Nordic Aquafarms Permit - Final Site Plan link. This link includes information post September 1, 2020 that is specific to Board review of the Final Plan applications.
- 2) Information regarding the Nordic Permit applications that the Board considered prior to September 1, 2020 can be found under the Nordic Aquafarms Permit Applications link.

This same information is available for public inspection at the Code and Planning Department offices in City Hall during normal business hours, Monday – Thursday, 7:00 am to 6:00 pm. Questions regarding the project can be directed to Department offices by calling 338-1417 x 125, or by email to Wayne Marshall, Project Planner, Code and Planning at wmarshall@cityofbelfast.org.

On Behalf of the Planning Board,

Wayne Marshall
Project Planner