

OVERVIEW OF CITY REZONING PROCESS NORDIC AQUAFARMS PROJECT

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The Belfast City Council will soon begin the public process of considering potential amendments to the City Code of Ordinances and the adopted Future Land Use Plan (2009) to allow Nordic Aquafarms to submit permit applications to develop and construct an onshore aquaculture salmon farm on a property that is 40 - 80 acres in size that is now owned by the Belfast Water District and Sam Cassida. The property is located on the westerly side of Route 1 between the Little River Reservoir and Perkins Road.

WHAT CHANGES MAY BE INVOLVED WITH THE PROPOSAL

Current City Zoning Ordinances do not allow most of the development that will be proposed by Nordic Aquafarms. The City Council will be considering amendments that would create the opportunity for the company to locate their proposed project in Belfast. The rezoning proposal likely will involve amendments to the following:

- 1) Chapter 102, Zoning. City proposes to expand the current boundaries of the current Industrial IV Perkins Road zoning district where Mathews Brothers is located to include the area associated with the Nordic Aquafarms project. One of the attached maps identify the boundaries of current zoning districts in the area, and the second identifies the expanded area in support of the Nordic Aquafarms project that is proposed to be included in the Industrial IV Perkins Road zoning district.
- 2) Chapter 102, Zoning. The type of uses now allowed in the Industrial IV Perkins Road zoning district will be changed to specifically identify onshore aquaculture and associated activities as allowed uses.
- 3) Chapter 82, Shoreland. The City may make revisions to the Shoreland Ordinance to ensure greater consistency between current Shoreland standards and this proposed project. The area subject to regulation through the Shoreland Ordinance (Chapter 82) is the area located within 250 feet of the Little River Reservoir.
- 4) The City will consider making revisions to the adopted 2009 Future Land Use Plan for this area to ensure consistency between the policies identified in the Future Land Use Plan and the proposed rezoning for this area. The Future Land Use Plan, which is part of the City Comprehensive Plan, serves as the underpinning policy plan for City Zoning Ordinances.

WHAT IS THE SCHEDULE AND PUBLIC PROCESS THAT THE CITY WILL USE TO CONSIDER THE PROPOSED CHANGES

The Belfast City Council will conduct the formal public process associated with considering all proposed amendments to City Ordinances and the Future Land Use Plan. Following is an outline of the tentative schedule associated with the proposed changes. The Council, however, may choose to revise this schedule as it addresses the proposals.

March 6, 2018 Regular City Council meeting. Council considers the Introduction of proposed amendments to both City Ordinances and the Future Land Use Plan. The main purpose of doing an Introduction is to make the public aware of the scope of the proposed amendments and the public review process associated with such. The Council does not conduct a public hearing at the Introduction stage. Further, State law does not require a municipality to conduct a formal Introduction of Ordinance amendments, and as such, the City is not required to have specific language for the proposed amendments available for public review at the Introduction stage. Regular Council meetings are in the Council Chambers in Belfast City Hall and begin at 7:00 pm.

March 20, 2018 Regular Council meeting. Council considers the First Reading of the proposed Ordinance amendments. The Council will conduct a formal public hearing at this meeting. Council will accept verbal comment at the meeting and will accept comment in writing and via email (see instructions below). The City will prepare specific language for the proposed Ordinance amendments and will make such available on the City website at least 7 days in advance of the meeting (by March 13). The Council, following the receipt of public comment at the hearing, will review the proposed amendments and will identify any changes that it would like to make to the proposals. The Council also will vote to either proceed or to not proceed with the amendments and to establish the specific date for the required Second Reading of the Ordinance amendments. State law requires that the City conduct a First Reading of all Ordinance amendments.

April 17, 2018. Regular Council meeting. This is the tentative date for the formal Second Reading and public hearing on all proposed Ordinance amendments and for the public hearing on proposed amendments to the Future Land Use Plan. City will post the final language for the proposed amendments by April 3 on the City website. The Council will accept verbal comments at the public hearing and also will accept comment in writing or via email (see instructions below). Council has the authority to adopt, reject or amend any of the proposed amendments at the Second Reading. If the Council makes any substantive amendments to the proposal, the Council is required to conduct a duly noticed additional public hearing to accept public comment on the revised proposal. If the Council adopts the amendments, they take effect upon their adoption. State law requires a formal Second Reading and public hearing on all Ordinance amendments and also requires a public hearing on any proposed amendments to a Future Land Use Plan (part of the City Comprehensive Plan).

How to Offer Public Comment. Public comment on both the proposed Ordinance amendments and the proposed amendments to the Future Land Use Plan can be offered in any one of three ways:

- 1) Attend a scheduled public hearing and make your comment in person at the hearing.
- 2) Submit comment via email. Email comment should be sent to: wmarshall@cityofbelfast.org.
- 3) Submit comment in a letter. Comment should be sent to: Wayne Marshall, Director, Code and Planning, City of Belfast, 131 Church Street, Belfast, Maine 04915

Written and email comment must be received by 4:00 pm on the date of the scheduled public hearing to be considered by the Council at the scheduled public hearing.

WHAT OCCURS IF ORDINANCES ARE AMENDED?

Nordic Aquafarms is now doing testing on the property owned by the Belfast Water District and Sam Cassida to determine if they can find the quality and quantity of water that they need to support the salmon farm. If the company finds the water resources that they need, Eric Heim, President, Nordic Aquafarms, has stated that the company plans to develop a major onshore salmon farm on this property.

Nordic Aquafarm's proposal to construct a salmon farm will require the review and approval of needed permits by the City of Belfast Planning Board. The Planning Board will conduct a number of duly noticed public hearings during its review of the permit applications. At present, the City does not know when (or if) permit applications will be submitted, however, the City cannot consider any applications until or unless City Ordinances are amended. In short, the Belfast Planning Board will not be receiving or reviewing any permit applications between now and May 1, 2018 at the earliest.

The City believes that this project will require the following permits from the Belfast Planning Board:

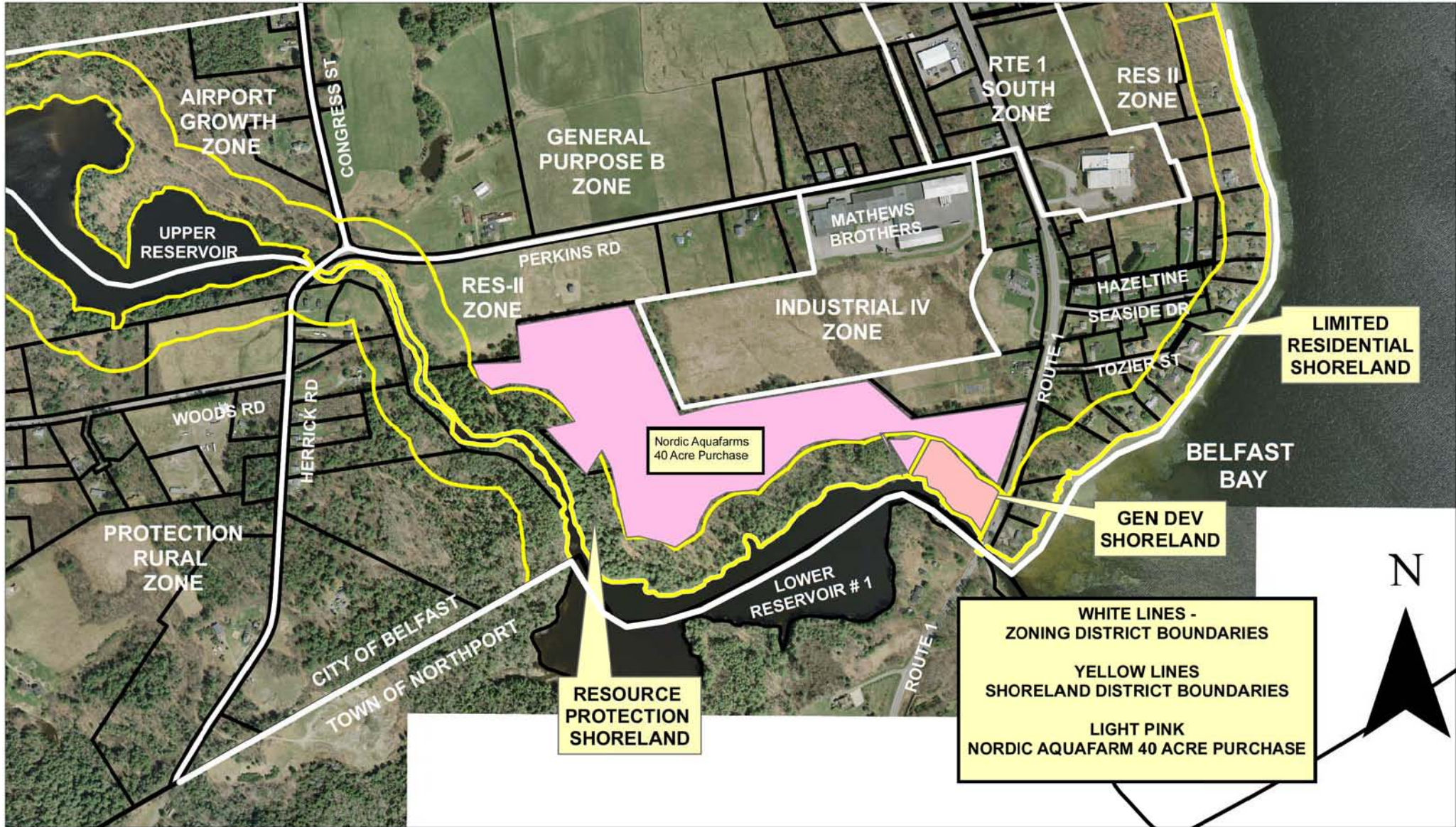
- Site Plan Permit issued pursuant to the City Code, Chapter 90, Site Plan.
- Use Permit issued pursuant to City Code, Chapter 102, Zoning.
- Shoreland Permit issued pursuant to City Code, Chapter 82, Shoreland.
- A small part of the project may require a Floodplain Permit pursuant to Chapter 78, Floods.

Any and all permit applications that are submitted to the Planning Board will be available for public review and inspection at the Code and Planning Department offices in City Hall. The Department will post information on the City website regarding the permit applications, the Planning Board process for the review of such applications, when any public hearings will be scheduled and how public comment can be submitted once an application is submitted.

The City also notes that this project will require state and federal permits, particularly from the State Department of Environmental Protection and the U.S. Army Corps of Engineers. At present, the City does not know when Nordic Aquafarms will submit state and federal permit applications. The City will work with all state and federal agencies who must issue permits to ensure that the public is aware of when a permit application is submitted and how public comment can be submitted on such. The City also anticipates having a copy of the respective state and federal permit applications available for public inspection at the Code and Planning Department offices.

Questions regarding the proposed amendments or the project schedule can be directed to Wayne Marshall, Director, Code and Planning, at 207-338-1417 x 125, or at wmarshall@cityofbelfast.org.

NORDIC AQUAFARMS PROJECT - CITY ZONING & SHORELAND ZONING



PROPOSED ZONING CHANGE - NORDIC AQUAFARMS

