Sec. 90-9. Preapplication. [Ord. No. 58-1997, § 4.0, 6-17-1997]

Before submission of a formal preliminary plan, a preapplication for a development shall be made to the code enforcement officer and shall include four copies of a sketch plan. The intent of the preapplication phase is to provide an opportunity for the developer to meet with the code enforcement officer and other reviewing agencies to informally review the proposal. The preapplication shall include the following information:

(1) A fifty-foot/one-hundred-foot scale (200 feet if clarity is maintained).

(2) True north arrow.

(3) Abutters and neighbors within 150 feet.

(4) Five-foot contours. For developments with unvegetated area less than two acres this provision may be modified by the code enforcement officer when in his opinion the existing contours do not warrant five foot conditions.

(5) Available utilities, including easements, both public and private.

(6) Road frontage, including existing street names.

(7) Location plan.

(8) Name of owner.

Response: *A preapplication meeting with the City was held on May 1, 2019*

Sec. 90-13. Performance guarantees. [Ord. No. 58-1997, § 11.0, 6-17-1997]

(a) Types of guarantees. With submittal of the application for final plan approval, the developer shall provide one of the following performance guarantees for an amount of 110% of the total construction cost of all required improvements, taking into account the time span of the construction schedule and the inflation rate for construction costs:

Response*: The applicant recognizes the responsibility for repair/replacement of public infrastructure impacted by the construction of the project. The applicant understands that the City will make a determination as part of the review process of what project scope are applicable to this standard, and the values of guarantees required. Once determined, the applicant will be required to provide such guarantees as stipulated above. Statements of financial capacity have been provided as part of the DEP permit process to meet the requirements of the State as identified under SLODA legislation. Refer to Attachments 9 and 29 for financial and technical capability statements, respectively.*

(1) Either a certified check payable to the City or a savings account or certificate of deposit naming the City as owner for the establishment of an escrow account.

(2) A performance bond payable to the City issued by a surety company, approved by the City manager and City attorney.

(3) An irrevocable letter of credit from a financial institution to the City, being in an amount sufficient for the construction of the required improvements, against which the City may draw if construction is inadequate or incomplete. This letter shall be in a form satisfactory to the City attorney. The conditions and amount of

the performance guarantee shall be determined by the Planning Board and/or code enforcement officer with the advice of the City engineer, highway superintendent, code enforcement office and/or City attorney.

(b) Release of guarantee. Prior to the release of the performance guarantee, the code enforcement officer shall determine to his satisfaction, in part upon the report of the City engineer and whatever other agencies and departments may be involved, that the proposed improvements meet or exceed the design and construction requirements.

(c) Default. If, upon inspection, the City engineer and/or the code enforcement officer finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, they shall so report in writing to the developer and/or builder. The code enforcement officer shall take any steps necessary to preserve the City's rights upon default under this chapter.

Response: *The applicant acknowledges this requirement.*

ARTICLE II

Review Criteria and Procedures

Sec. 90-41. Criteria for review by code enforcement officer. [Ord. No. 58-1997, § 5.1, 6-17-1997]

***Response**: Not applicable. This plan review will be completed by the Planning Board, refer to Sec. 90-42 below.*

Sec. 90-42. Criteria for review by planning board. [Ord. No. 58-1997, § 5.2, 6-17-1997]

(a) The planning board shall review and render a decision on:

(1) Any major development and/or development which substantially affects the environment, except one previously approved by the state department of environmental protection.

***Response**: The proposed development meets the criteria of a major development and is compliant with permitted uses of all zoning areas in which work is proposed including Residential II and the Route 1 South Business Park. ME DEP applications are currently under review. Refer to Attachments 22,31*

(2) Any minor development which is a permitted use requiring planning board review which has not been previously reviewed by the planning board.

***Response**: Not applicable. The proposed is a major development as addressed above.*

(3) After July 1, 1997, any subdivision, as defined in 38 M.R.S.A. § 482(5), that is, generally, either:

a. A nonresidential subdivision involving five or more lots with aggregate land area in excess of 20 acres; or

b. A residential subdivision involving 15 or more lots with an aggregate land area in excess of 30 acres.

***Response**: Not applicable. The proposed development is not a subdivision.*

(b) The criteria for review are as set out in this subsection. No development shall be approved unless the planning board makes an affirmative finding that the development meets or exceeds the following enumerated criteria:

(1) Pollution. The proposed development will not result in undue water or air pollution. In making this determination, consideration shall be given to:

a. The elevation of the land above sea level and its relation to the floodplain (compliance with chapter 78, article II).

***Response**: The proposed development is in compliance with all flooding standards and shall not create additional flood risks. Refer to Attachments 1, 19*

b. The nature of soils and subsoils and their ability to adequately support waste disposal.

***Response**: The proposed development does not include in ground waste disposal. The applicant proposes a connection to the municipal sewer system for traditional sanitary sewer needs and a wastewater discharge system for process wastewater. Refer to Attachments 10, 12, 21*

c. The slope of the land and its effect on effluents.

***Response**: A comprehensive storm water management plan has been developed, in full compliance with all guidelines. See Attachments 14, 15, 20*

d. The availability of streams for disposal of effluents.

***Response**: A comprehensive storm water management plan has been developed, in full compliance with all guidelines. See Attachments 14, 15, 20*

e. The applicable state and local health and water resource rules, regulations and codes.

***General Response to 90-42 (b) 1:** The proposed project shall be designed and installed in compliance with all applicable health and water resource rules. Refer to below narrative as well as Attachments 15, 16, 19, 20, 23, and 34 for additional information. Refer to item 27 below for additional information addressing air pollution.*

<u>Wastewater</u>

Nordic Aquafarms aquaculture engineering staff developed models based on production volumes, feeding rates and water treatment technology to conservatively estimate nutrient concentrations in NAF's discharge. A third party environmental consultant, Ransom Consulting then developed dispersion models

to simulate the effects of the discharge on the surrounding environment. Dispersion models were designed to be conservative. The modelling shows that the residual nutrients being discharged are sufficiently treated and diluted to be protective of Belfast Bay.

The validity of these models and the conclusions drawn from them was further validated by another third-party environmental consultant Ramboll USA, Inc. The dispersion models were included as components of the MEPDES (Maine Pollution Discharge Elimination System) permit application submitted to the Maine DEP. Please see Attachment 22 for other permit applications.

The dispersion models accounted for the following factors:

- *preexisting water quality in the area of discharge,*
- *the velocity of the discharge, and*
- *oceanographic dynamics such as tides and currents*

(2) Sufficient water. The proposed development has sufficient water available for the reasonable foreseeable needs of the development and will not unreasonably affect other existing local drinking water resources.

Response**: Usage rates for freshwater sources were selected based on hydrogeologic investigations, research, and modeling detailed in the 2019 Hydrogeologic Investigation Report by Ransom Consulting, Inc. included in **Attachment 23**. The BWD has the ability to provide the project up to 500 gpm as stipulated in the signed January 29, 2018 Water Supply and Purchase Agreement between Nordic Aquafarms and BWD, and the March 7, 2019 Capacity to Serve letter from BWD (Attachment 10). The anticipated surface water withdrawal of 250 gpm is based on rules set forth in Maine Department of Environmental Protection (MEDEP) Chapter 587 allowing for a withdrawal of 70 gpm plus inflows to Belfast Reservoir Number One (also known as the Lower Reservoir). In order to account for inflows into Belfast Reservoir Number One in the planning process, a rate of 250 gpm is presented as a conservative estimate of the baseflow of the Little River. This rate is derived from the estimated 5% duration flow of the Little River. For a detailed discussion of the hydrology of the Little River watershed, the proposed surface water withdrawal, the BWD resources, and the proposed significant groundwater wells please refer to **Attachment 23

(3) Municipal water supply. The proposed development will not cause an unreasonable burden on an existing municipal water supply, if one is to be used.

***Response:** The full capacity evaluation commissioned by the Belfast Water District, and performed by A E Hodson, is provided in **Attachment 24** and also publicly available on the city website. A publicly available statement (**Attachment 10**) made by the Belfast Water District superintendent Keith Pooler addresses this as well as order of service precedence in an unforeseen emergency situation.*

(4) Soil erosion and sediment control. The proposed development will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results. The criteria in Maine Erosion and Sediment Control Handbook for Construction, Best Management Practices,

prepared by Cumberland County SWCD and the state department of environmental protection, 1991, shall be followed.

Response: *Nordic retained Atlantic Resource Consultants (ARC) to develop a Soil Erosion and Sedimentation Control Plan for the development and phased construction approach. This plan, included as Attachment 14 provides a narrative of temporary and permanent erosion control methods, expected final stabilization date, locations of drainage features and erosional control features, limits of construction disturbed areas, calculations for sizing, spacing or stabilizing each erosion and sedimentation control measure, and inspection and maintenance plans. Erosion and sedimentation control notes, phasing plan, design drawings and installation details are also included in the project engineering plan set as sheets* ***CE001, CE110-CE118, and CE501-CE504****. Permanent stormwater control measures have been designed in compliance with all applicable regulations and guidelines. These measures will be used for temporary measures during construction and then cleaned and completed for permanent service in compliance with the stormwater design (Attachment 15).*

(5) Highway or public road congestion. The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed, and, furthermore, the developer has made adequate provision for traffic movement of all types into, out of or within the development area. The board shall consider traffic movement both on-site and off-site. Before issuing a permit, the board shall find that any traffic increase attributable to the proposed development will not result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development. A traffic study may be required.

Response: *A traffic study to evaluate the ability of the public roadways capacity to adsorb the additional use the facility would represent, and the impacts were evaluated and are presented in Attachment 17. This facility was determined to not have a significant impact on local traffic. There is appropriate line of sight in both directions at the entrance and will not require additional curb cuts or the addition of a left turning lane. Belfast Water District employees have been safely using the entrance for decades. It should be noted the referenced traffic study only addresses the additive impacts of the Nordic Aquafarms facility and does not provide credit for the reduction of the traffic realized when the Belfast Water District employees move to their new location.*

(6) Sewage waste disposal. The proposed development will provide adequate sewage waste disposal in compliance with federal, state and local laws, rules, ordinances and regulations.

Response: *Domestic (i.e. sanitary) wastewater from the Project will be sent to the City of Belfast Wastewater Treatment Facility for processing. Delivery will be through the pre-existing municipal sewer network located along Northport Avenue. To reach the existing sewer infrastructure from the Site, a new pump station and new sewer force main along Perkins Road will be installed. At full build-out, the estimated average daily flow*

of domestic wastewater generated by the Project is calculated at 1,500 gallons. A letter from the City of Belfast Wastewater Treatment Facility acknowledging sufficient capacity for collection and treatment of domestic wastewater is included as Attachment 10. Details and specifications regarding the new sewer extension and pump station are included in plans ***CU101-CU109, CU301-CU303, CU501, and CU601****.*

(7) Municipal solid waste and sewage waste disposal. The proposed development will not cause an unreasonable burden on the City's ability to dispose of solid waste and sewage. If municipal services are to be utilized, a letter from the City indicating current capacity and availability of municipal sewer shall be submitted for the record.

Response: *Nordic Aquafarms received a capacity to serve letter Attachment 10, from the City of Belfast wastewater treatment facility superintendent Jon Carman on March 14th 2019 stating the capacity to collect and treat the estimated 1,500 gallons per day of sanitary wastewater produced at the proposed facility. NAF has received Letter's of Intent from several licensed solid waste facilities indicating that they have the capacity to handle removal and disposal of the various types of solid waste anticipated to be generated at the site. These letters are provided in Attachment 10. No facility solid waste will be disposed of at any municipal facilities.*

(8) Aesthetic, cultural and natural values. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, archeological sites, significant wildlife habitat identified by the state department of inland fisheries and wildlife or the City as rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

Response*: Please refer to Attachments 11,27,28,32 and 36. Preservation of the visual quality and scenic character of the site has been integral to the planning process for the Nordic Aquafarms site.*

Early discussions with Belfast residents highlighted the degree to which the Little River Community Trail, the lower reservoir, dam, and some of the existing Belfast Water District buildings were valued. They have long been a part of the visual experience at this southern gateway to Belfast. This is reinforced in the City's Comprehensive Plan with the identification of a Noteworthy Scenic View from the Little River Bridge. Nordic Aquafarms plans to retain the existing red brick Belfast Water District office building, dam, and associated structures for the project, and repurpose the office building for public/visitor use, helping to maintain the scenic character in the location of this identified Noteworthy Scenic View.

Preservation of the view across the reservoir and along the Little River Community Trail has been accomplished by maintaining a 250-foot Shoreland Zone that will be transferred back to the City of Belfast for continued community use. The views along this trail have been further protected by providing an additional 100 feet of buffer to the nearest building from the edge of the Shoreland Zone. Development has been

placed at the central core of the site to the extent possible, to preserve existing views to the extent possible from all directions.

Building design will further minimize the development's visual impact through the planned installation of green roofs and building facades designed to blend naturally with the surrounding landscape. In general, there are two categories of structures proposed for the site, process and personnel-oriented, both of which will be designed to blend within the site's natural context.

Process-related building forms will generally be shaped by the functions within. They will include Buildings 1, 2, 3, 4, 5 and 8, and will have simple massing with flat or low sloping roof areas. Mechanical penthouses and roof top equipment will be set back from the building perimeter to minimize their exposure to view. Predominant materials will be insulated metal panels with patterns of neutral colors that will respond to the site's natural surroundings.

Personnel-oriented buildings are for primarily occupied buildings including Buildings 7 and 9, and will be designed using more detailed massing, materials and fenestration in contrast to the process buildings. Exterior materials options may include more natural and organic textures, such as composite wood-like panels, masonry, glass, and decorative metal tiles. In some instances, small areas of insulated metal panels may be desired on secondary exposures.

*A full visual impact analysis (VIA) was conducted in accordance with Maine Department of Environmental Protection (MEDEP) Chapter 315 Assessing and Mitigating Impacts to Existing Scenic and Aesthetic Uses to better understand the potential impact this development will have on the visual quality and scenic character of the surrounding area. In accordance with Chapter 315, two defined "public viewing areas" exist within 2,000 feet of the project site boundary, (1) the McLellan-Poor Preserve consisting of lands and trails on the south side of Belfast Water District Reservoir #1 in Northport, and (2) the Little River Community Trail to consist of land retained by the City of Belfast coinciding with the Shoreland Zone (250 feet from shoreline) on the north side of the reservoir. Other vantage points will include public rights-of-way such as Rt. 1 / Northport Road and Perkins Road, which afford views into the site but are not defined as "public viewing areas" and are not required to meet applicable scenic quality regulations. The proposed development is designed in accordance with all requirements of the City of Belfast Code of Ordinances. No requests for waiver or variance are being sought, including building space and bulk. As presented in a Visual Assessment Report prepared by SMRT, Inc. (SMRT) (**Attachment 27**), there will be no unreasonable adverse impact to public viewing areas as they are adequately buffered by existing and maturing vegetation and, because they are under public ownership in perpetuity, the vegetation will remain and only increase in buffering effectiveness. Additionally, in accordance with city ordinance requirements, there is an added 40 feet of undisturbed vegetation immediately inside the project boundary. New perimeter plantings are proposed to augment and enhance this 40-foot zone and the*

cut/fill slopes leading to it around the developed areas. These plantings are oriented more towards providing screening to the Perkins and Rt. 1 views, even though they are not statutorily defined as "public viewing areas."

Initial screening of the National Register of Historic Places and the Cultural Architectural Resource Management Archive for Maine did not identify any sites or structures that would be impacted by the development. Further consultation with the Maine Historic Preservation Commission (MHPC) and federally recognized Indian tribes in Maine began in June 2018 to identify possible historic sites, historic structures or archaeological sites that may be impacted by the development.

*In September 2018 the MHPC was notified of a potential archaeological site located within the project area and the completion of a Phase I Archeological Survey was recommended. This survey was conducted in September 2018 by Northeast Archeology Research Center, Inc. (NE ARC), whose director is listed on the MHPC approved prehistoric archeologist list. The study included the excavation of 196 test pits along 27 sampling transects across the site and pipeline easement properties. According to the final "Nordic Aquafarms Development Project Archaeological Phase I Survey, MHPC# 0737-18" (**Attachment 32)** no archaeological sites were identified, and no additional archeological work was recommended. Following a review of this report by the MHPC staff archeologist, and a review of updated project details, in October 2018 the MHPC concluded in a set of letters that no historic or archaeological properties would be affected by the development (**Attachment 32**).*

*A project description and site location map were sent to the federally recognized Indian tribes in Maine. An October 2018 response letter from the Penobscot Nation Tribal Historic Preservation Officer (**Attachment 36**) stated that the project appears to have no impact on a structure or site of historic, architectural or archaeological significance to the Penobscot Nation. No other tribal responses have been received to date. Certified mail receipts documenting letter delivery to each tribe are presented in **Attachment 32**.*

In summary, the proposed development will not adversely affect any historic sites, historic structures or archaeological sites. Field surveys and information reviewed did not identify any natural areas of unusual geological, botanical, hydrological, scientific, educational, scenic, or recreational significance.

(9) Conformity with City ordinances and plans. The proposed development conforms with the floodplain regulations (chapter 78, article II), the comprehensive plan, the zoning regulations (chapter 102), the shoreland zoning regulations (chapter 82), the subdivision ordinance, and the technical standards (chapter 98).

***Response**: The proposed development complies with floodplain regulations, comprehensive plan, and other regulations as described*

in this submission. Refer to Attachments 4, 6, 7, and 19 for additional information.

(10) Financial and technical capacity. The developer has adequate financial and technical ability to develop the project in a manner consistent with state and local performance, environmental and technical standards.

***Response**: The applicant meets the requirements of this section and has prepared statements of financial and technical capacity to confirm as much. See Attachments 2, 9.*

(11) Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in 38 M.R.S.A. chapter 3, subchapter I, article 2-B, the proposed development will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

***Response**: The stormwater management systems for the proposed development are designed such that rainfall from a 50 year 24-hour storm will infiltrate, be detained on the site, or be conveyed directly to the ocean, such that there will be no increase in storm water outflow from the site when compared to the stormwater outflow prior to development. The stormwater management system can be reviewed as Attachment 15, there will be a significant buffer between the proposed facility and the lower reservoir. See Attachment 28. Impacts to all waterbodies within or adjacent to the project have been analyzed (refer to Attachments 11, 34, and 35) and presented to the ME DEP through the NRPA guidelines. Work and impacts within the Shoreland Zone are also discussed in under Chapter 82, Shoreland Zone Standards, see Attachment 6.*

(12) Groundwater. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater or any public or private water source.

***Response**: See Attachments 23 and 24. NAF proposes to use up to 455 gallons per minute of water from a system of onsite significant groundwater wells. NAF engaged licensed, third-party, hydrogeologists to perform a comprehensive evaluation of the groundwater resources at the site and potential impacts of the proposed groundwater withdrawal on the aquifer. NAF's initial selection of the site was based on a desktop evaluation of the capacity of the aquifer.*

In addition to the proposed groundwater withdrawal, *NAF proposes a surface water withdrawal of 250 gpm from the BWD Reservoir Number One. This is based on rules set forth in Maine Department of Environmental Protection (MEDEP) Chapter 587 allowing for a withdrawal of 70 gpm plus inflows to Belfast Reservoir Number One*

(also known as the Lower Reservoir). In order to account for inflows into Belfast Reservoir Number One in the planning process, a rate of 250 gpm is presented in the table below as a conservative estimate of the baseflow of the Little River. This rate is derived from the estimated 5% duration flow of the Little River. For a detailed discussion of the hydrology of the Little River watershed, the proposed surface water withdrawal, the BWD resources, and the proposed groundwater withdrawal please refer to Attachment 23.

Planned Use	*Composition*	*Source*	*Usage Rate*
Domestic	*Freshwater*	*Belfast Water District Municipal Supply*	*238 gpm* *342,720 gpd*
Process	*Freshwater*	*Belfast Water District Municipal Supply*	*262 gpm* *377,280 gpd*
Process	*Freshwater*	*On-site groundwater Well Network*	*455 gpm* *655,200 gpd*
Process	*Freshwater*	*Belfast Reservoir Number One Surface Water Withdrawal*	*250 gpm* *360,000 gpd*
Process	*Saltwater*	*Belfast Bay Ocean Pipeline*	*3,925 gpm* *5,652,000 gpd*

gpm= gallons per minute; gpd= gallons per day

Groundwater will be drawn from the bedrock aquifer via a system of 3 wells, with an estimated maximum withdrawal of 250 gpm, 175 gpm, and 30 gpm respectively, with a proposed total well water withdrawal of 455 gpm. Further details of the study conducted to arrive at these estimates can be found in the hydrogeologic investigation report conducted by Ransom Consulting, Inc. and included as Attachment 23. The drawdown of each well will be monitored throughout operation to ensure excessive depletion of the bedrock aquifer does not occur; furthermore, a plan to monitor private wells on neighboring properties has been proposed; however, the extent of this monitoring will depend on owner participation.

(13) Flood areas. If the development or any part of it is located in a flood prone area, based on the Federal Emergency Management Agency's flood boundary and floodway maps and flood insurance rate maps and information presented by the applicant, then the developer shall determine the one-hundred-year flood elevation and flood hazard boundaries within the development. All structures in the proposed development must be constructed with their lowest floor, including the basement, at least two feet above the one hundred-year elevation.

***Response**: The site is located on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 23027C0463 with an effective date of July 6, 2015. Attachment 19 contains the boundary of the proposed development area overlaid on the effective FIRM panel. The proposed development area intersects two riverine Special Flood Hazard Area (SFHA) zones and one coastal SFHA zone. The riverine zones include a zone associated with Reservoir One along the southern boundary Shoreland Zone being retained by the City. Another zone is associated with the unnamed stream along the northeastern boundary of the site. Both riverine zones are classified as unnumbered (approximate) A zones on the FIRM and do not have assigned regulatory Base Flood Elevations (BFE). The site is also adjacent to a coastal AE zone located between the dam at Reservoir One and Route 1. The BFE of the coastal AE zone is 14 feet North American Vertical Datum 1988 (NAVD88).*

The FEMA Flood Insurance Study (FIS) and FIRM do not provide BFEs for the approximate A zones. However, FEMA does provide guidance for estimating the BFE in approximate A zones when necessary for floodplain management decisions (FEMA guidance document 265). Using the simplified elevation contour interpolation method, it is possible to approximate the BFE for the site by comparing the mapped flood zone boundary to topographic data for the area. According to the effective FIS for Waldo County, 2-foot elevation contours derived from composite LiDAR data that was taken between 2006 and 2011 provided by the Maine Office of Geographic Information System (MEGIS) were used to delineate flood zones on the effective FEMA FIRM. The same elevation contour data were obtained from MEGIS and compared to the approximate SFHA boundaries. The comparison gives conservative estimate of the BFE for Reservoir One of 21 feet above the NAVD88. Approximate BFEs along the unnamed stream range from 23 feet NAVD88 at the inlet of the culvert at Route 1 to an elevation of 65 feet NAVD88 at the northern end of the site approximately 1950 feet upstream from the Route 1 culvert. An approximate BFE profile for the unnamed stream is provide in Attachment 19.

(14) Freshwater wetlands. All freshwater wetlands within the proposed development shall be identified on plans submitted as part of the application.

***Response:** All wetlands have been identified and are clearly delineated and described in the Natural Resources Report (Attachment 11) and the Wetland and Stream Survey (Attachment 34).*

*The construction phasing, areas of impact, and facility developments can be found in civil plan set **CE001-CE118**. These plans illustrate the site clearing, sitework and erosion/stormwater control measures, and envelope construction for each subphase for both Phase 1 and Phase 2 buildout. The fully finished facility grading plans can be seen in civil plan set **CG101-CG107**.*

(15) Rivers or streams. Any river or stream within or abutting the proposed development shall be identified on maps submitted as part of the application. For purposes of this section, the terms "river" and "stream" are defined as provided in section 90-1.

***Response**: All requirements of this section are addressed in the attached material. Refer to Attachment 20 for surveyed plans as well as Attachment 34 for the formal wetland and stream survey.*

(16) Stormwater. The proposed development will provide for adequate stormwater management.

***Response:** The stormwater management systems (see Attachment 15) for the proposed development are designed such that rainfall from a 50 year 24-hour storm will infiltrate, be detained on the site, or be conveyed directly to the ocean, such that there will be no increase in storm water outflow from the site when compared to the stormwater outflow prior to development.*

Stormwater management design will decrease the volume of runoff conveyed to potential riverine flooding sources on or adjacent to the proposed development boundaries, and therefore will not create an unreasonable flood hazard to any proposed or existing structure.

(17) Access to direct sunlight for abutting property owner for solar energy system. The planning board may, to protect and ensure access to direct sunlight for solar energy systems, prohibit, restrict or control development. The developer shall, on request of the planning board or code enforcement officer, submit development plans which include either one or a combination of the following: a. Restrictive covenants.

***Response:** As shown in Attachment 33, the distance from Building 1 to the residences on Perkins Road to the north is approximately 300+ feet. Projecting the shadow from the northern edge of Building 1 yields a maximum shadow throw of approximately 57 feet into the abutting property to the north (see diagram within Attachment 21). This is based on the following:*

1. *Building height is 45 feet: This is the maximum allowable by city code, however, proposed building height at the northern edge is 33 feet.*
2. *A "flat site" topography: The extent of shadow shown will be less due to rising grades from the building northward.*
3. *Vegetation: Approximately half to 2/3 of Building 1 will be hidden behind existing vegetation, which will also intercept building shadow, and create its own. Please refer to Section 6 Visual Impact.*

4. *Season: Modeling was performed for the lowest sun angle (longest potential shadow) occurring on the winter solstice at mid- morning and afternoon.*

No structures currently exist in the shadow area, and the minimum local setback for structures from the property line is 40 feet, thus operation and construction of the project will not block access to direct sunlight to structures utilizing solar energy through active or passive systems as identified in 06-096 CMR 375.13 "Access to Direct Sunlight".

b. Height restrictions.

***Response**: All structured portions of the buildings are detailed with elevations that meet building height requirement of the City of Belfast, see architectural elevations for additional information and further detail. Building elevations are shown in the AE200 series organized by building number. Attachment 20*

c. Increased setback requirements.

***Response**: All prescribed building setbacks are met, and further setback requirements are not required for the project to meet the requirements of this section.*

(18) Solid waste management. The proposed development will provide for adequate disposal of solid wastes. All solid waste will be disposed of at a licensed disposal facility having adequate capacity to accept the project's waste.

***Response**: Please see Attachment 21. Project construction and operation will produce a variety of temporary and permanent waste streams. The variable volume of each waste stream will closely coincide with the construction schedule and slow operational increase to 50% capacity during Phase I development and slow increase to 100% capacity during Phase II development. In the interest of meeting Nordic's operational zero-waste objective, management options for the fish-related organic waste streams have been evaluated for beneficial reuse opportunities. Nordic has initiated efforts with the Maine Department of Marine Resources to have salmon cut-offs from the processing facility used as lobster bait. A copy of Nordic's letter to DMR is included in Attachment 10. While final contracts for Nordic's waste streams will be finally awarded during the construction phase, commitment letters covering the transport and off-take of all solid waste streams through construction and the first five years of operation have been provided in Attachment 10. These waste streams, estimated quantities and generation schedule, along with potential collectors and disposal facilities are discussed below.*

Construction

Construction activities for the project will generate a standard assortment of solid waste consisting of construction and demolition debris, special waste, and land clearing debris. The land clearing debris will include timber, brush and stumps, as well as soil and ledge that cannot be reused on Site based on final grading design plans. Cleared vegetation will be harvested and removed as merchantable forest products, as it already has been on this property in recent years. Marketable timber/pulp will be sold by the clearing contractor or donated locally to an organization such as the Waldo County Woodshed which provides firewood to those in need. A timber inventory conducted by Comprehensive Land Technologies, Inc. in January 2019 for the approximately 30 acres of forest within the project area estimated the total volume of marketable standing timber to be 1,146 cords. Smaller woody debris and grubbing material will be chipped or mulched and used on-site for erosion control or as a soil amendment. Any excess wood waste, including stumps, generated during vegetation clearing that cannot be reused, marketed or donated will be hauled off-site to an appropriate management facility. Commitment letters have been provided by Comprehensive Land Technologies, Casella/Pine Tree Waste Services and Waste Management to manage these construction- related waste streams (Attachment 10).

Construction activities pertaining to the renovation of the existing office building and former pump house may generate small volumes of special waste including asbestos insulation, asbestos roofing, and localized polycyclic aromatic hydrocarbon (PAH) impacted soils, as documented in environmental due diligence investigations. Casella and Waste Management have provided Nordic with letters of commitment to manage these special wastes.

Additionally, construction of the ocean pipelines is anticipated to generate a net surplus of sediment removed from Belfast Bay during pipeline burial. Casella and Waste Management have provided letters of commitment to manage this sediment; analytical testing for waste characterization will be provided to the final waste management contractor to ensure appropriate disposal within the Maine Solid Waste Management Rules. Initial sampling and analytical testing of marine sediment along the pipeline route indicate the marine sediment will not have to be classified as hazardous material.

Operations

Nordic has worked to establish markets for operational by-products including salmon processing solids such as heads, viscera, and

mortalities and wastewater treatment filtrate high in organics and nutrients. While production of these by-products will likely lead to a range of recycling opportunities in the future, multiple businesses have provided letters of commitment and capacity to reflect their interest and ability to manage the volume and content of these organic by-product resources. Interested partners include Agri-Cycle Energy, Casella Organics, Channel Fish Co., Inc., Coast of Maine Organic Products, Inc., Compost Maine LLC, and Waste Management as presented in Attachment 10. With DMR approval for re-use of heads and racks for lobster bait, agreements will be pursued with the lobster industry to provide high quality bait resource.

Organic solids are managed by dewatering into a filtrate with multiple beneficial reuses, including biogas. This filtrate comes from the wastewater treatment process where solid feces and feed particles in the water are filtered out. Solids are removed by drum filters in the production modules, and membrane bioreactors in the wastewater treatment plant. Filtrate from the production is dewatered indoors and stored in sealed tanks before being transported off-site for further recycling re-use by by-product partners. By-products from fish processing, including salmon heads, viscera, bones, carcasses and smaller cut-off pieces are frozen or refrigerated and shipped out for sale to a variety of customers for uses such as bait, pet food, nutritional supplements and fish meal.

In addition, commitment letters for the management of office waste municipal waste, universal wastes, and recyclable products, have been provided by Casella/Pine Tree Waste Services and Waste Management.

(19) Exterior lighting. The proposed development will provide for adequate exterior lighting to provide for the safe use of the development in nighttime hours if such use is contemplated. All exterior lighting will be designed and shielded to avoid undue glare and adverse impact on neighboring properties and rights-of-way.

***Response**: Exterior Lighting and Controls: All new fixtures shall utilize LED technology with a color temperature of 3000K and shall be full-cutoff type as defined by IESNA, in order to minimize light pollution into the night sky.*

Lighting along the entrance drive into the campus (near the Visitor's Center) shall be provided via post-top style mounted pole light fixtures. Fixtures shall be mounted roughly 16'-0" AFG and shall utilize Type IV distribution. Lighting shall be controlled via a site-wide lighting control system with main controller location to be determined during detailed design. Lighting control system shall be utilized to

provide astronomical clock on/off operation and to allow for schedule overrides to be programmed. Post-top fixtures shall be provided with integrated motion sensors to allow fixtures to dim to 10% between the hours of 10pm-5am until motion is sensed. Once motion is sensed during the setback hours, the fixtures will rise to 100% output for 15 minutes and then they shall dim back to 10% output.

Also located near the Visitor's Center, walkways will be illuminated utilizing 3'H bollards. This will allow for low lighting levels along the pathway with minimal impact to the overall lighting provided by the general fixtures. Bollard lights shall be connected to the site-wide lighting control system and shall be scheduled on and off to coordinate with operational hours.

General site lighting along interior roadways shall be provided via pole mounted area style fixtures. Fixtures shall be mounted at 20'-0" AFG with Type III, Type IV, and Type V distribution patterns as required to adequately illuminate the drives and intersections. Controls for all roadway fixtures shall be via site-wide lighting control system as described above. As with the post-top fixtures, roadway lights shall have integrated occupancy sensors to allow for setback during nighttime hours.

Roadways and parking lots located between buildings shall be illuminated via building mounted area style light fixtures. Fixtures shall be mounted at 16'-0" AFG with Type IV distribution patterns as required to adequately illuminate individual spaces as well as the associated roadways. Controls for all building mounted fixtures interior to the site shall be via site-wide lighting control system as described above. As with the pole mounted fixtures, building lights shall have integrated occupancy sensors to allow for setback during nighttime hours. Along the north and west sides of Building 1, south and west sides of Building 2 and west side of Building 3, building mounted area style fixtures shall be mounted at 12'-0"AFF to illuminate the access drive around buildings. Fixtures along these facades shall be provided with embedded motion sensors so that fixtures will remain off during nighttime hours until motion is sensed.

In addition to roadway and parking lot lighting, Building 7 shall have bollard lighting as accent at the concrete walkway and plaza to the entrance of the building. Bollard lights will be 3'-0" AFG and shall be controlled via the site-wide lighting control system. As with the bollards located near the Visitor's Center, operation is expected to be schedule on/off only.

Technical sheets for the various light fixtures can be found in Attachment 18.

(20) Buffering of adjacent uses. The development will provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of service and storage areas. The buffer may be provided

by distance, landscaping, fencing, changes in grade, and/or a combination of these or other techniques.

***Response**: A natural buffer is provided that meets the requirements of this section as well as those in Chapter 102- Zoning. See Attachment 28 for full buffer description.*

(21) Noise. The development will control noise levels such that it will not create unreasonable interference with use and enjoyment of neighboring properties.

***Response**: Gridworks Energy Consulting LLC was retained by Nordic to prepare a full noise study presenting the potential noise-related impacts from construction and operation of the development. This Construction, Operation, and Maintenance Noise Impact Assessment has been included as Attachment 30. The assessment concluded sounds associated with construction, operation or maintenance of the Project will be in compliance with federal, state and local noise level requirements.*

(22) Storage of materials.

a. Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse shall have sufficient setbacks and screening, such as a stockade fence or a dense evergreen hedge, to provide a visual buffer sufficient to screen the proposed use from abutting residential uses and users of public streets.

***Response:** Not applicable.*

b. All dumpsters or similar large collection receptacles for trash or other waste shall be located on level surfaces which are paved or graveled. Where the dumpster or receptacle is located in a yard which abuts a residential or institutional use or a public street, it shall be screened by fencing or landscaping.

***Response:** The proposed facility will comply with all city ordinances for dumpster siting.*

c. Where a potential safety hazard to children is likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and maintained in good condition.

***Response:** The proposed facility will comply with all city ordinances for dumpster siting.*

(23) Landscaping. The development plan will provide for landscaping that breaks up parking areas, softens the appearance of the development and protects abutting properties from any significant adverse impacts of the development. (See chapter 98 for standards for landscaping parking lots.)

***Response**: A comprehensive landscaping plan has been developed in accordance with City requirements. See Attachments 20,28*

(24) Buffering of residential uses.

a. Any lot within the urban compact line as now existing or as from time to time modified of the community that is used for nonresidential or multifamily residential purposes shall have a landscaped buffer on any property line that abuts a residential use or residentially zoned lot. The width of the buffer may vary depending on the treatment of the area. A buffer with dense planting, fencing, or changes in grade may be as little as five feet in width. A buffer with moderate levels of planting should be 10 feet to 15 feet in width.

***Response**: As noted in applicant's response to Chapter 102, all applicable project buffer requirements shall be met or exceeded and will therefore exceed this standard.*

b. In all residential settings, the width of the vegetated buffer should be increased to a minimum of 25 feet. Areas adjacent to service, loading, or storage areas should be screened by dense planting, berms, or a combination thereof.

***Response**: As noted in applicant's response to Chapter 102, all applicable project buffer requirements shall be met or exceeded and will therefore exceed this standard.*

(25) Location of off-street parking. See chapter 98.

***Response**: Applicant acknowledges requirement, refer to Chapter 98 response.*

(26) Hazardous waste. The applicant shall demonstrate compliance with federal and state laws and regulations when hazardous waste is generated or stored on-site.

***Response:** The proposed facility will be used as a land based recirculating fish farm, fresh seafood processing plant for the fish grown on-site, and a visitor's center (see Attachment 2 project description, and Attachment 21 solid waste). None of these activities will produce hazardous waste nor would they require the storage of hazardous waste on-site. Should any hazardous waste be generated it will be stored and or disposed of in full compliance with all applicable State and Federal laws and regulations.*

(27) Prevention or control of air pollution. No use shall be allowed which creates a substantial risk of air pollution, whether by dust, chemicals, odor or otherwise, which would pose a significant risk of harm to local populations within the City or injury to wildlife, vegetation or to property, or harm to use and enjoyment or surrounding property. It is not the intent of this provision to merely require compliance with state or federal air quality standards, but rather to enforce a standard which may be more encompassing and strict than those state and federal standards as presently constituted.

***Response**: The proposed development has been designed to be in full compliance with all applicable air pollution standards including both emissions and odors. Refer to attachment 31 for the complete minor source license application submitted to the ME DEP.*

Equipment ID	Make/Model	Maximum Design Capacity	Electrical Generating Capacity	Fuel Type (Sulfur Content)	Maximum Hourly Fuel Usage	Control Equipment
		[MMBtu/hr]		[-]	[gal]	[-]
Engines #1 - #8	Caterpillar 3516C Tier 4F **or equivalent**	19.53	2 MW	Diesel, 15 ppm sulfur	139.5	SCR, Oxidation Catalyst, & Particulate Filter

Regulated fuel burning equipment at the NAF site will include Eight 2-MW diesel engines. Diesel engines will be designed to generate 14 MWs of electricity using seven of the eight engines. The eighth engine will be installed as a back-up. Diesel fuel usage will be limited to 900,000 gallons annually

These Tier 4F engines are subject to 40 C.F.R. 60 Subpart IIII. New non-emergency engines must meet stringent emission standards which require state-of-the-art pollution controls to meet applicable emission standards for Nitrogen Oxides (NOx), Particulate Matter ($PM/PM_{10}/PM_{2.5}$), 1.1.1, Carbon Monoxide (CO), & Volatile Organic Compounds (VOCs). Means for adhering to these standards are listed below.

Pollutant	Control Technology
NOx	• Add-On Controls (i.e., Selective Catalytic Reduction) • Combustion Control Technologies
$PM/PM_{10}/PM_{2.5}$	• Add-On Controls (i.e., particulate filter) • Combustion Control Technologies
CO	• Oxidation Catalyst • Combustion Control Technologies
VOCs	• Oxidation Catalyst • Combustion Control Technologies
SO_2	• Low Sulfur Fuel

The Belfast salmon farm will not generate noticeable odors. Modern fish production facilities capture and store byproduct streams in airtight and/or cooled storage, to protect their economic value. Odor in the seafood industry generally emanates from waste exposure to

air; with the result of also destroying the value of potential byproducts. In our case, that would lead to economic losses.

Potential sources of odor in land-based aquaculture include:

1. Ensilage of mortalities;

2. Fish processing;

3. The Waste Water Treatment Plant; and

4. To a lesser extent, feed storage.

The following steps will be taken to avoid odors at each of these points.

Basic mechanisms for odor control throughout the facility:

1. Sealed enclosure in tanks;

2. Chilling or freezing;

3. Regular out-shipment to off-take partners; and

4. Air treatment systems.

All processes with the potential for creating odors will take place in completely enclosed buildings. Nordic Aquafarms, Inc. (NAF) will partner with established recycling and disposal professionals with years of experience in odor control. We have obtained capacity to serve letters from multiple companies for each of these byproduct streams. Through consultation with these partners we will install proven equipment at key areas to ensure additional odor control. We will employ air filtration that may include carbon, biofilters, wet scrubbers, and media.

Ensilage of Mortalities

Even with well-designed life support systems and husbandry practices, mortalities are a natural part of any farming operation. Mortalities will be removed and tank-stored in a weak organic acid solution to maintain a pH below 4. This is a common means of preserving these materials in air-sealed containers for out-shipment. Following preservation, mortalities will be properly disposed of offsite through one of our professional recycling and disposal partners.

Fish Processing

After processing, residual fish parts, or byproducts, will immediately be stored in insulated, food grade containers for regular out-shipment to offtake partners. Byproducts will be frozen to prevent spoilage. These materials will be processed into secondary products, such as bait, pet food, and human supplements. Recycling for these uses requires that materials be handled and stored in a manner that prevents spoilage, and the associated odor. Reuse retains the value of these byproducts. We have received a capacity to serve letter from

a company with a history of providing these services for other salmon and seafood processors in greater New England. This company has demonstrated their competency and professionalism over the 57 years they have been in operation.

Filtrate

Organic material removed by our water filtration systems will be regularly removed from the facility by a partner with demonstrated experience in the transportation, disposal and odor control of similar materials. Materials filtered from the water will be immediately pumped into and stored in sealed tanks until they are outshipped in tank trucks. Filtrate will not be exposed to air, therefore fermentation and resulting odors will not develop. NAF has received letters of capacity to serve from reputable partners with years of experience. These partners have demonstrated their ability to remove odiferous materials from holding tanks in urban settings without releasing odors.

Feed

Feed silos will be stored inside fish rearing buildings. There will be no storage of fish feed outdoors. Given the high cost of fish feed, NAF will manage this resource carefully and will not store more than a week's supply at the time. Thus, we anticipate no odors from fish feed.

(28) Protection of public health and safety. The proposed development shall provide for safe and healthful conditions. No proposed use may be approved which creates a substantial risk of causing damage to the public health or welfare.

Response: *See Attachment 20. There will be distinct, clearly delineated, and physical separation between areas accessible and designed for public use and the "working" areas of the facility. A staffed, gated entrance and locked doors will prevent the public from entering areas where they might be exposed to any risk of harm from operations.*

(29) Adequacy of waste disposal. The applicant shall clearly demonstrate to the planning board that all quantities and types of waste generated by the proposed use can be dealt with and disposed of while maintaining safe and healthful conditions.

Response: *The proposed development incudes a comprehensive waste management plan that addresses construction and operational waste (both process related as well as general garbage. Refer to item 18 above for additional discussion, as well as Attachment 21.*

(30) Additional standards for development that may substantially affect the environment. Additionally, if the proposed development meets the definition of development that may substantially affect the environment, as defined in 38

M.R.S.A. § 481 et seq., then section 484, Standards for Development, chapter 371, Definition of Terms used in the Site Location of Development Law and Regulations, chapter 372, Policies and procedures, chapter 373, Financial Capacity Standard, chapter 374, Traffic Movement Standard, chapter 375, No Adverse Environmental Effect Standard, chapter 376, Soil Types Standard, and chapter 377, Review of Roads and/or Major Development, and the provisions of section 90-17 shall apply.

Response: *The applicant acknowledges that this requirement will apply to the subject review. The project has been submitted to the ME DEP under requirements above.*

Sec. 90-72. Required information and format. [Ord. No. 58-1997, § 6.2, 6-17-1997]

(a) The preliminary plan shall contain the following minimum information:

(1) The proposed name of the development.

(2) The owner's name and address.

(3) A deed reference to land being developed and the identity of current immediate abutters.

(4) Engineer, registered in the state, including name, address, signature and seal.

(5) Surveyor, registered in the state, including name, address, signature and seal.

(6) Scale, both graphic and written.

(7) Date and revision box.

(8) Zoning designation (see chapter 102 and chapter 82).

(9) North arrow (true, magnetic, dated or grid).

(10) The notation "Preliminary Site Plan."

(11) The ownership, location and present use of abutting properties.

(12) A location map showing where the proposed development is situated in relation to existing streets and landmarks. This shall show the development's outline only. Upon final plan approval, the location map shall be updated, showing streets and lot lines accurately, at the scale of applicable tax maps (or City maps as designated by the code enforcement officer). A broken line indication and distance to the nearest intersection or major topographic feature may be used.

Response*: The information required above is included in the attached submission. See Attachment 1 for site location map, and attachment 20 for all drawings. Items 1-11 are included in the drawing package.*

(13) Streets. Street plans and profiles shall be at a scale of one inch equals 20 feet horizontal, and one inch equals four feet vertical, unless a different scale is approved by the code enforcement officer and/or the City engineer.

a. The name, location, and width of all streets from which the development arises shall be indicated.

b. The name, location, and width of all streets proposed shall be indicated.

c. All street names shown for proposed streets located in a development shall be checked against local records to ensure that none are duplicates of existing street names or so similar as to cause confusion. Street names require the approval of the City council.

A preliminary plan of the plan and profile of streets shall be included, to be designed by a registered professional engineer and designed in accordance with chapter 98.

(14) Drainage/erosion facilities. Type, location, profile of all existing surface water drainage and subsurface drainage as it relates to the affected watersheds both on and off the site. A written plan describing the existing and proposed drainage, with calculations, shall be submitted. Permanent and temporary erosion control plans are required in accordance with specifications outlined in chapter 98.

***Response**: The attached stormawater management design and narrativehas been developed in accordance with all applicable codes and standards. Please refer to chapter 98 and the SESC and stormwater management Attachments 14,15,16*

(15) Utilities.

a. Preliminary location, profile, contours, and typical cross sections on all proposed utilities, drainage and streets shall be included, designed in accordance with chapter 98. Provisions of the Traffic Corridor Overlay District as defined in chapter 102 may apply.

b. The location of existing utilities, including water, electricity, telephone, hydrants, municipal sewer or other utilities, shall be shown.

***Response**: The information required above is included in the attached plan set. See Attachment 20, **CU** plan series.*

c. The location of all existing sanitary and storm sewers showing size and profile, or the description, plan, and location of other means of sewage disposal with evidence of a successful soil test, shall be included. In areas outside of those presently sewered where disposal is proposed on-site, the code enforcement officer will require a written statement from a licensed Maine soil evaluator or engineer, as applicable, that the land is considered suitable for subsurface disposal systems using tanks or other approved methods according to the state subsurface wastewater disposal rules.

***Response**: The information required above is included in the attached plan set and other enclosed attachments. See Attachment 10, 12, 20.*

d. Should any expansion of municipal sewer be required for the development, the developer shall provide the code enforcement officer with a design of the sewer extension.

Response: *Domestic (i.e. sanitary) wastewater from the Project will be sent to the City of Belfast Wastewater Treatment Facility for processing. Delivery will be through the pre-existing municipal sewer network located along Northport Avenue. To reach the existing sewer infrastructure from the Site, a new pump station and sewer extension along Perkins Road will be installed. At full build-out, the estimated average daily flow of domestic wastewater generated by the Project is calculated at 1,500 gallons. A letter from the City of Belfast Wastewater Treatment Facility acknowledging sufficient capacity for collection and treatment of domestic wastewater is included as Attachment 10. Details and specifications regarding the new sewer extension and pump station are included in plans CU101-CU109, CU301-CU303, CU501, and CU601.*

(16) Topography at two-foot contour intervals, unless otherwise prescribed by the code enforcement officer or the City engineer. In addition, the location of existing natural or manmade features influencing the layout of the proposed development shall be shown.

Response*: The information required above is included in the attached plan set. See Attachment 20,* ***C-102*** *and* ***CG*** *plan series.*

(17) Lot lines and approximate dimensions.

Response*: The information required above is included in the attached plan set. See Attachment 20,* ***CD-101*** *and* ***C-102***

(18) Proposed uses of the property.

Response*: A full description of the site, along with uses is provided in Attachment 2. The proposed development is fully compliant with approved uses as indicated in response to Chapter 102, see Attachment 4.*

(19) Proposed public or common areas, if any.

Response*: The information required above is included in the attached plan set. See Attachments 2, 20.*

(20) Standard boundary survey and description, provided by a registered land surveyor, of entire contiguous holdings. Such survey shall have been within the past five years.

Response*: The information required above is included in the attached plan set. See Attachment 8*

(21) Traffic estimates and controls and off-street parking needs and facilities. A traffic study may be required by the City.

***Response**: The information required above is included in the attached plan set and traffic study. See Attachments 17 and 20*

(22) Fire protection needs and plans.

***Response**: Fire protection needs are addressed in Attachment 2, 7. A preliminary review has been conducted with the State Fire Marshall and his recommendations have been incorporated into the design. A layout of fire hydrants is included in attachment 20 and is compliant with City requirements.*

(23) Landscaping and buffer plans.

***Response**: A comprehensive landscaping plan has been developed, see Attachment 28 and 20, **LP** plan series. All buffer requirements have been met, and the LP drawings include supplemental plantings to improve existing buffers to remain.*

(24) Road names. The developer shall name all development roads.

Road names are subject to the approval of the City council.

N/A

(25) A copy of the development plan with slash marks every 50 feet from the entrance to the development. The purpose of this plan is to assist in the assigning of street numbers for the E-911 emergency system.

***Response**: Required plan is provided, See Attachment 20*

(26) A statement from the City sewage treatment plant indicating present capacity of the wastewater treatment facility for the development.

***Response**: Provided, see Attachment 10*

(27) The location on the plan of all existing buildings on the property being developed.

***Response**: The information required above is included in the attached plan set. See Attachment 20*

(28) Results of any and all soil tests or soil reports completed for the proposed development.

***Response**: The information required above is included in the attachments. See Attachments 12 and 13*

(29) Location of the limits of the floodplain, as defined on the flood insurance rate maps for the City. If not applicable, a note should be on the plan stating that no portion of the development is located in the floodplain.

***Response**: The information required above is included, see Attachment 19*

(30) A note on the plan referencing the current City tax map number and lot number.

***Response**: See Attachment 1*

a. Each sheet of the preliminary plan shall be 36 inches by 24 inches. If more than one sheet is required, match lines will be on each. The scale shall be one inch equals 100 feet or as determined by the code enforcement officer and/or the City engineer. In addition to the preliminary plan, the code enforcement officer and/or planning board may require the developer to undertake studies where deemed necessary or desirable to protect the public convenience, safety, health and welfare in accordance with the guidelines stated in this chapter and all other ordinances, rules, regulations and codes adopted by the City.

ARTICLE IV
Final Plan

Sec. 90-102. Required information and format. [Ord. No. 58-1997, § 7.2, 6-17-1997]

The final plan may be presented on one or more sheets. Each sheet shall be numbered "1 of 3," "2 of 3," etc. Each sheet shall contain the following information when applicable:

(1) All the information required for the preliminary plan, in final form.

(2) Existing and proposed final lines of streets, ways, lots, easements for utilities and/or drainage and public areas within the development. Easements shall be recorded prior to filing the plat at the registry of deeds and the appropriate book and page number shall be noted on the final plan.

(3) Sufficient data such as NGVD or local datum.

(4) Profiles and cross sections every 50 feet, or break in grades from proposed streets to side lots. The plan scale shall be one inch equals 20 feet, and the vertical scale shall be one inch equals four feet, or as approved by the code enforcement officer or City engineer.

(5) All curve data.

(6) Unless otherwise approved by the code enforcement officer, separate intersection plans showing geometry for right-of-way lines and curblines, curve data, drainage flow, drainage structures and finish grades on 8 1/2-inch by eleven-inch or larger sheets at a scale of one inch equals 10 feet.

(7) Tangent and curve data showing stationing of all existing and/or proposed streets or public ways, rights-of-way, building lines and easements in the development, to determine the exact location, direction and length of every street line, easement, lot line and boundary line sufficient to reproduce these lines upon the ground.

(8) Centerline stationing and station equations at intersecting streets.

(9) If subject to review and approval by the state department of environmental protection, evidence of such approval. If lacking state approval, planning board approval shall be conditional pending department of environmental protection approval.

(10) Location of all permanent monuments, existing and proposed, wherever, in the opinion of the City engineer or code enforcement officer, such monuments are necessary to properly determine the location on the ground (on the face of the earth). All monuments and control points shall be protected and not covered.

(11) Designation of the location, size, type of planting and landscaping of such parks, esplanades or other open spaces as may be proposed or prescribed (see section 90-12).

(12) The signed seal of a state-registered professional engineer and signed seal of a state-registered land surveyor attesting that such final plan is correct. The design of proposed infrastructure for water, sewage and drainage must be designed, signed and sealed by a licensed engineer.

(13) Design of any municipal sewers to be installed to serve the proposed development.

(14) A parking plan, which shall be in compliance with the provisions of chapter 98.

(15) Approval block. Space shall be provided on the plan drawing for the signatures of the planning board and date, together with the words "Approved: Belfast Planning Board."

***Response**: Applicant will respond to all Final Site Plan review criteria upon completion of Planning Board review and approval of Preliminary Plan*

Sec. 90-103. Certification of improvements. [Ord. No. 58-1997, § 7.3, 6-17-1997]

The final plan for a development shall be accompanied by written certification from the City engineer that the design of sewer and drainage facilities, streets and utilities, traffic and safety features in the proposed development conforms to the requirements of all pertinent local codes and ordinances. The cost of certification and/or inspection of the required improvements conducted by the City shall be borne by the developer.

***Response**: The applicant acknowledges this requirement.*