

August 6, 2019

**NOTICE TO PROPERTY OWNERS  
CITY OF BELFAST PLANNING BOARD  
NORDIC AQUAFARMS PERMIT APPLICATIONS**

The City of Belfast Planning Board has initiated its review of permit applications submitted by Nordic Aquafarms, Inc to develop a land-based salmon aquaculture facility on a 56 acre site located on the northwesterly side of Route One near the lower reservoir of the Little River; reference the Department's prior Notice to Property Owners dated July 17, 2019. This Notice identifies the Planning Board's actions at its meeting of August 5, and the issues the Board has scheduled for public hearing at the upcoming Board meetings of August 19 and August 26.

**August 5 Planning Board Meeting.**

The Planning Board took 3 specific actions at its meeting of August 5:

- 1) It determined which Board members would vote on the application.
- 2) The Board considered 9 applications for 'Party in Interest' status. The Board granted 7 persons 'Party in Interest' status and rejected 2 applications. Persons granted Party in Interest status are: Eleanor Daniels and Donna Broderick, property owners, Perkins Road; Constance Brown, property owner, Northport; Jeffrey Mabee and Judith Grace, property owners, Northport Ave; Upstream Watch; Maine Lobstering Union; David Black, lobsterman; and Wayne Canning, lobsterman.
- 3) The Board determined that Nordic Aquafarms has demonstrated sufficient evidence of title, right and interest for the Board to consider the Nordic applications.

The Board also conducted a public hearing on the issue of Nordic Aquafarms' financial ability to develop the proposed project, Attachment 9 in the Nordic applications. The Board identified concerns that they want to be addressed regarding this issue, but did not take final action on financial ability.

**August 19 Planning Board Meeting.**

The Board is scheduled to meet on Monday, August 19 at 6:00 pm in the Room 138 Conference Facility at the University of Maine Hutchinson Center that is located at 80 Belmont Avenue. The issues on which the Board is scheduled to conduct public hearings are as follows:

- 1) Technical Ability of Applicant; reference Attachment 29 in Nordic applications. This public hearing was initially scheduled for the August 5 meeting, however, time did not allow the hearing to be held.
- 2) Do the Nordic Aquafarms permit applications qualify as permitted uses pursuant to City Code of Ordinances, Chapter 102, Zoning and Chapter 82, Shoreland.
- 3) Visual impact on the scenic and natural beauty of the area and aesthetics, particularly reference the Visual Assessment Report in Attachment 27 of the application.
- 4) Buffers, including bufferyard areas, screening and landscaping, particularly reference Attachment 28.

The Board will be accepting oral comment at the respective public hearings scheduled on the above concerns, and also will be accepting comment in writing or via email up to 4:00 pm on August 19. Email comment should be sent to [public@cityofbelfast.org](mailto:public@cityofbelfast.org). Written comment to: City of Belfast, Code and Planning Department, 131 Church St, Belfast, ME, 04015.

### **August 26 Planning Board Meeting**

The Board is scheduled to meet on Monday, August 26 at 6:00 pm in the Room 138 Conference Facility at the University of Maine Hutchinson Center that is located at 80 Belmont Avenue. The issues on which the Board is scheduled to conduct public hearings are as follows:

- 1) Air Emissions, Attachment 31 in Nordic Permit applications.
- 2) Noise Study, Attachment 30 in Nordic Permit applications.
- 3) Odor Control, Attachment 35 in Permit applications.
- 4) Sunlight Study, Attachment 33 in Permit applications.
- 5) Maine Historic Preservation Commission Study, Attachment 32 in Permit applications.

The Board will be accepting oral comment at the respective public hearings scheduled on the above concerns, and also will be accepting comment in writing or via email up to 4:00 pm on August 26. Email comment should be sent to [public@cityofbelfast.org](mailto:public@cityofbelfast.org). Written comment to: City of Belfast, Code and Planning Department, 131 Church St, Belfast, ME, 04015.

The Planning Board is responsible for reviewing and making a decision on the following permit applications identified in the City Code of Ordinances:

- 1) Chapter 82, Shoreland Permit. A portion of the site near the current Belfast Water District offices is in the General Development District of the Shoreland Zone, and the Ekrote property/easement area is in the Limited Residential District.
- 2) Chapter 90, Site Plan Permit. Project qualifies as a development that may substantially affect the environment.
- 3) Chapter 102, Zoning Use Permit. The Nordic Aquafarms site is in the Route One South Business Park zoning district and the Ekrote property is in the Residential II zoning district.
- 4) Chapter 102, Zoning, Significant Groundwater Well Permit. Nordic proposes using a volume of groundwater that requires Board issuance of a Significant Groundwater Well Permit; reference Article VIII of the City Code of Ordinances.
- 5) Chapter 102, Zoning. Significant Water Intake/Significant Water (Wastewater) Discharge Pipe(s) Permit (location of pipes). Permit based on volume of saltwater extracted from Belfast Bay and the amount of treated water that will be discharged to Belfast Bay.

The Board's review of the above permits also involves other City Ordinances, including but not necessarily limited to Chapter 66, General Provisions, and Chapter 98, Technical Standards.

A copy of the Nordic permit applications are available on the City website; [cityofbelfast.org](http://cityofbelfast.org), reference planning and codes, Nordic Aquafarms Permit link. The Department also has 2 copies of the application available for public review in its offices during normal business hours. Questions regarding the permit applications and the Planning Board schedule and procedures for the upcoming meetings should be directed to Wayne Marshall, Director, Code and Planning at 338-1417 x 125, or via email at [public@cityofbelfast.org](mailto:public@cityofbelfast.org).

On behalf of the Planning Board,

Wayne Marshall  
Director, Code & Planning