

**CITY OF BELFAST PLANNING BOARD
AUGUST 15, 2018 MEETING & PUBLIC HEARING
6:00 PM TROY HOWARD MIDDLE SCHOOL CAFETERIA
(Board intends to conclude the meeting by 9:00 pm)**

AGENDA

- 1. Call to Order:** Margot Carpenter, Acting Chair, Declan O'Connor, Wayne Corey and Geoff Gilchrist, regular members, and David Bond, associate member.
- 2. Welcome to Public Hearing:** Margot Carpenter, Acting Chair
- 3. Description of Purpose of Public Hearing:** William Kelly, City Attorney
- 4. Description of Proposed Ordinance Amendments:** Wayne Marshall, Director, Code & Planning
- 5. Public Hearing # 1:**
 - 5.1) Chapter 102, Zoning, Article V, District Regulations. The proposed amendments include:
 - a) Division 1, Official Zoning Map. Proposal to amend the adopted official zoning map to include elimination of the Industrial IV district and to establish the Route One South Business Park district that includes land that was in the Industrial IV and Residential II districts.
 - b) Division 7, Residential II district. Proposal to allow significant water intake or water discharge/outfall pipes in this district.
 - c) Division 18, Industrial IV district. Proposal to eliminate this district and to merge property in this district with the newly created Route One South Business Park district.
 - d) Division 19, Route One South Business Park district. Proposal to create the Route One South Business Park district. District will include area (about 38 acres) that formerly was in the Industrial IV district and about 62 acres of land that formerly was in the Residential II district. Amendments identify allowed uses (including land based aquaculture and accessory uses to aquaculture), dimensional and lot size requirements and certain performance standards that apply to this District.
 - e) Division 20, Protection Rural district. Proposal to allow significant groundwater wells and significant water intake and water discharge/outfall pipes.
 - 5.2) Chapter 102, Zoning, Article IV, Description of Districts. The proposed amendments include:
 - a) Sec 102-256, Residential II district, amend description of district boundaries.
 - b) Sec 102-267, Industrial IV district, eliminate description of district.
 - c) Sec 102-282, Route One South Business Park district, description of new district.

- 5.3) Chapter 102, Zoning, Article IX, Performance Standards, Div 2, Environmental Standards; amendments establish performance standards for significant groundwater wells and significant water intake and significant water discharge/outfall pipes.
- 5.4) Chapter 82, Shoreland. Amendments include the following:
- a) Article I, In General, Section 82-1, Definitions, amendments provide specific definitions for aquaculture uses, significant groundwater wells and significant water intake and water discharge/outfall pipes.
 - b) Article IV, Districts, Section 82-131, e), amendment to Official Shoreland Map that involves reclassifying about .5 acre of land from the Resource Protection district to the General Development district. The reclassified land directly abuts an existing area that is in the General Development district.
 - c) Article IV, Districts, Section 82-135, Table of Uses, amending the current Table of Uses to identify where aquaculture uses are allowed, and to specifically allow significant groundwater wells and significant water intake and significant water discharge/outfall pipes in certain districts.
 - d) Article V, Land Use Standards, proposal to add two new standards, Div 16. Significant Groundwater Wells, and Division 17. Significant Water Intake and Significant Water Outfall/Discharge Pipes.
- 5.5) Chapter 66, General Provisions, amendments clarify current definitions of aquaculture and add new definitions for a significant groundwater well and a significant water intake and significant water outfall/discharge pipe.

6) Public Hearing # 2:

Chapter 102, Zoning, Article II, Administration, Division 6, Amendments, Sec 102-182, Review of proposed amendments by Planning Board. Proposal to amend certain procedures regarding review of proposed Ordinance amendments by the Planning Board.

7) Board discussion of meeting schedule at which to consider public comment and offer recommendation to the City Council.

8) Adjournment.

GUIDELINES FOR OFFERING COMMENT TO THE BOARD AT THE HEARINGS

- 1) When you are at the podium, please state your name and address before you speak.
- 2) All public comment should be directed to the Board and not to the audience.
- 3) The Board requests that persons who offer comment limit their comments to no more than 5 minutes. Persons who believe their comments may take more than 5 minutes should submit additional comments in writing to the Board.

- 4) The Board typically does not respond to questions asked at a public hearing. The purpose of a hearing is to provide the public an opportunity to state their comments to the Board. The Chair of the Board, however, will determine if the Board, City Attorney or Department staff should respond to a question that may be asked and at the point during the hearing at which the question may be answered.
- 5) The Board may choose to ask questions of a person who offers comment to the Board.
- 6) Persons who speak are asked to be civil.
- 7) Persons in the audience are asked not to show or voice any sign of approval or disapproval of comments offered by another person or by the Board or a City staff member.