

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



JANET T. MILLS  
GOVERNOR

Mark C. Draper, Chair

Cynthia S. Bertocci  
Executive Analyst

Ruth Ann Burke  
Board Clerk

MEMORANDUM

To: Memo to the File, Nordic Aquafarms, Inc.  
Applications for Air Emission, Site Location of Development, Natural Resources  
Protection Act, and Maine Pollutant Discharge Elimination System /Waste Discharge  
License

From: Cynthia Bertocci, Executive Analyst

Re: Board Site Visit, October 24, 2019

Date: October 28, 2019

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On October 24, 2019, Board of Environmental Protection members visited the site of Nordic Aquafarms' (Nordic) proposed land-based aquaculture facility in Belfast, Maine. The site visit was originally scheduled for October 23rd but was postponed due to heavy wind and rain on the 23rd. Weather on October 24th was sunny and cool with light winds.

Persons Present:

Robert Duchesne, Presiding Officer  
Mark Draper, Board Chair  
Alvin Ahlers, Board Member  
Mark Dubois, Board Member  
Susan Lessard, Board Member  
James Parker, Board Member  
Cynthia Bertocci, Board Executive Analyst  
Peggy Bensinger, Assistant Attorney  
General (AAG)  
Kevin Martin, DEP Office of the  
Commissioner  
Beth Callahan, DEP Bureau of Land  
Resources  
Rob Mohler, DEP Bureau of Land  
Resources  
Dawn Hallowell, Bureau of Land Resources  
Gregg Wood, DEP Bureau of Water Quality  
Erik Heim, Nordic  
Ed Cotter, Nordic  
Jon Hessler, Nordic  
David Noyes, Nordic

Elizabeth Ransom, Ransom Consulting, Inc.  
Gef Flimlin, The Fish Are Okay  
Anne Saggese, The Fish Are Okay  
Mike Lannan, Northport Village Corp.  
John Krueger, Upstream Watch  
Gary Gulezian, Upstream Watch  
Kim Ervin Tucker, for Maine Lobstering  
Union, Wayne Canning, and David Black;  
and Jeffrey R. Mabee and Judith B. Grace  
Jeffrey R. Mabee  
Eleanor Daniels, for herself and Donna  
Broderick  
Lawrence Reichard  
Dan Perkins, Gulf of Maine Research  
Institute  
Wayne Marshall, City of Belfast  
Jon Boynton, City of Belfast  
Thomas Kittredge, City of Belfast  
Ethan Andrews, The Free Press  
Kendra Caruso, Republican Journal  
Susan Dexter, Belfast resident  
Paul Bernacki, area resident

Attendees convened at the Belfast Water District, 285 Northport Avenue (Route One), Belfast which is adjacent to the proposed development site. The site visit began shortly after 12 noon. Ms. Bertocci distributed a copy of the itinerary for the site visit and a set of maps excerpted from Nordic's applications (copy attached). She stated that the purpose of the site visit was to familiarize Board members with the physical features of the site and the location of the proposed structural development at the site as well as the nature of existing land uses adjacent to the site. She noted that Nordic's participation would be limited to assisting with the location of Nordic's proposed structural development, portions of which were flagged on-site. Ms. Bensinger reminded attendees of the ex-parte communication rule restricting communication between parties and Board members. Ms. Callahan, DEP's project manager for the Site Law and Natural Resources Protection Act (NRPA) portions of Nordic's application, led the site walk.

Portion of the Proposed Development Site West of Route One. From a location near the beginning of the Little River Trail, Board members walked in a northwesterly direction along the gravel road and then west to a point near the northern portion of Stream 3. Along this path, the following features were identified with reference to Normandeau Associates Wetland and Stream Impact Mapping dated August 16, 2019:

- a location half-way up the easterly side of proposed grow-out building #2;
- the southeasterly corner of grow-out building #1;
- the open fields south of Perkins Road where part of grow-out building #1 would be located;
- structural development along Perkins Road;
- the wet meadows associated with Wetland 1;
- the northern portion of Stream 3; and
- on the return, a monitoring well located near the northern end of Wetland 5 in the general vicinity of 1 of the 3 proposed production wells.

Little River Trail: Board members then walked a portion of the Little River Trail from the parking lot along the northerly shore of Reservoir #1. Board members observed the following features:

- the area of the Stream 5 outlet to Reservoir #1;
- the area of the Stream 6 outlet to Reservoir #1 (it was noted that the map incorrectly depicts Stream 5 and Stream 6 merging before reaching the reservoir);
- the nature of the shoreline and topography adjacent to Reservoir #1;
- staff commented that the boundary of the proposed development site is located 250 feet from the normal high-water mark of Reservoir #1; and
- on the return walk, Board members noted the view from Reservoir #1 to the Lower Dam and the intertidal area at the mouth of the Little River.

Portion of Proposed Development Site Proximate to Route One. From the parking area near the beginning of the Little River Trail, Nordic consultant Elizabeth Ransom, to address a Board member question, pointed out the location of a monitoring well which marks the general location of a second proposed production well. Board members then walked toward Route One.

- Ms. Callahan then pointed out Stream 9b which is located adjacent to the current entrance to the Belfast Water District facility. She noted that Nordic has proposed on-site wetlands compensation in this area.

- Staff commented that the proposed water/wastewater treatment facility would be located in the forested area north of Stream 9b.
- To further address a Board member question, Ms. Ransom noted the general location of the third proposed production well between Stream 9b and the entrance to the Water District.
- Staff noted the location where the proposed pipelines would cross Route One.
- With reference to Cianbro Exhibit R1B, staff commented that a temporary bypass of Route One would be constructed to ensure traffic flow along Route One during pipeline installation.

Proposed Development Site East of Route One. Board members then crossed to the easterly side of Route One where they observed the following features:

- the proposed pipeline route across Nordic's easement on the Eckrote property to the high-water mark of Belfast Bay;
- the locations of Streams 8 and 9, and the point where they enter the bay;
- the saltmarsh (Wetland 11); and
- the extent and nature of the intertidal area in the general vicinity of the proposed pipeline route.

In response to Board member questions, staff reviewed Figure 1-1 Site Location Map and Map CS101 Intake/Discharge Piping Plan and Profile with Board members. Staff explained that the pipelines would be buried for a distance of approximately 2700 feet and then would be supported above the ocean floor for a distance of approximately 3600 feet. While the proposed route through the intertidal area was not marked, staff noted the general direction. Board members viewed this area at approximately 1:30 pm. Low tide was at 1:55 pm.

Perkins Road. After viewing the intertidal area, Board members<sup>1</sup> boarded a van and drove along Perkins Road which is located north of the proposed development site. Board members noted the nature of the structural development in this area including the location of the following:

- Mathews Brothers,
- Residential development,
- Good Karma Farm, and
- Upper Dam.

The Board members viewed the proposed development site (open field where grow-out building #1 would be located) from Perkins Road.

Bayside. The Board traveled to Bayside in Northport to view the bay and the shoreline from the Bayside Wharf. Members noted the location of the mouth of the Little River, Belfast Harbor, Sears Island oil terminal facilities, the location of Turtle Head on Islesboro, the channel area between Islesboro and the mainland.

The Board did not view the shoreline at the Edna Drinkwater School (Browns Head) due to timing with respect to school dismissal times.

The site visit ended at approximately 2:30 pm.

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<sup>1</sup> Board member James Parker was not present for this portion of the site visit or for the trip to Bayside.

## **Nordic Aquafarms: BEP Site Visit, Revised for Thursday, October 24, 2019**

Meet at Belfast Water District (adjacent to the proposed development site) at noon. Parking is limited so persons are encouraged to carpool.

Department staff will lead the site visit. Representatives of the applicant and the intervenors may attend.

A general outline of the site visit follows. Modifications may be made based on site conditions, time constraints, or unanticipated events.

- A) Review maps of the proposed facility layout and location of natural resources.
- B) Walk the proposed development site west of Route 1.
  - View location of proposed structural development. Corners of major structural development (e.g. grow-out modules) flagged. Note nature of existing vegetation (open field, forested, wetland, etc.), proximity to existing uses.
  - Location of streams
  - Location of proposed production wells.
  - Walk a portion of the Little River Trail to point where Stream 3 empties into Reservoir 1. Note also where Stream 5/6 empties into Reservoir 1.
  - Note width of buffer zone between Reservoir 1 and the proposed development site.
  - View Lower Dam at outlet of Reservoir 1.
  - Walk portions of Stream 9.
  - Observe location of proposed water/wastewater treatment facility.
- C) View location of the proposed Route 1 pipeline crossing. Note that a portion of Route 1 would be temporarily relocated to facilitate pipeline crossing.
- D) Walk the proposed development site east of Route 1. (Low tide is at 1:55 pm)
  - Easement area across Eckrote property.
  - Note where culvert work would occur.
  - Location of Streams 8 and 9.
  - Nature of coastal wetland – substrate, vegetation, TWWH.
  - Note general location of proposed pipeline route through the intertidal area.
  - Walk coastal wetland from Eckrote property to mouth of Little River.
- E) Drive along Perkins Road to observe nature of existing uses, proximity to proposed development site.
- F) Drive to Bayside, view Bayside Wharf, relationship to proposed development site.
- G) View proposed development site from Browns Head / Edna Drinkwater School if publicly accessible.



Legend



Site Boundary

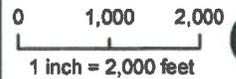


Ocean Pipelines

Notes

1. Data Source: USGS National Map Seamless Server, 24K
2. USGS Quad: 7.5 Minute Searsport & Belfast 1976 (revised 1979)
3. Latitude: 44° 23' 43" N  
 Longitude: 68° 58' 38" W  
 UTM Northing: 4915777 mN  
 UTM Easting: 500444 mE

Scale and Orientation



Prepared For

Nordic Aquafarms, Inc.  
 159 High Street  
 Belfast, Maine

Site Address

Proposed Aquaculture Facility  
 285 Northport Avenue  
 Belfast, Maine

171.05027 | Apr 2019

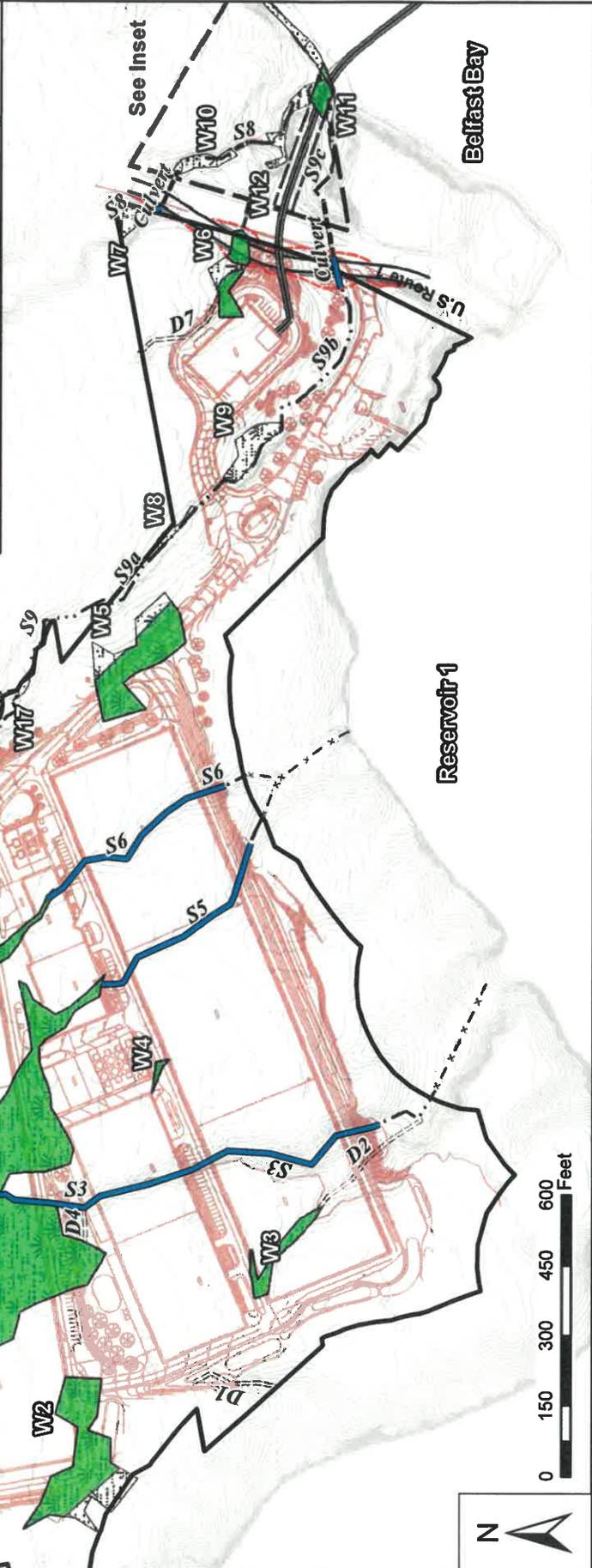
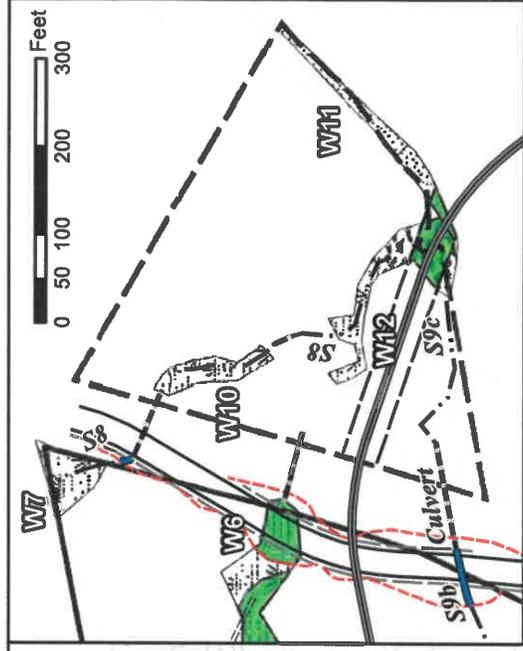
**Figure 1-1**  
**Site Location Map**



Sheet 1 Sheet 2



Esri, HERE, Garmin, ©  
OpenStreetMap contributors,



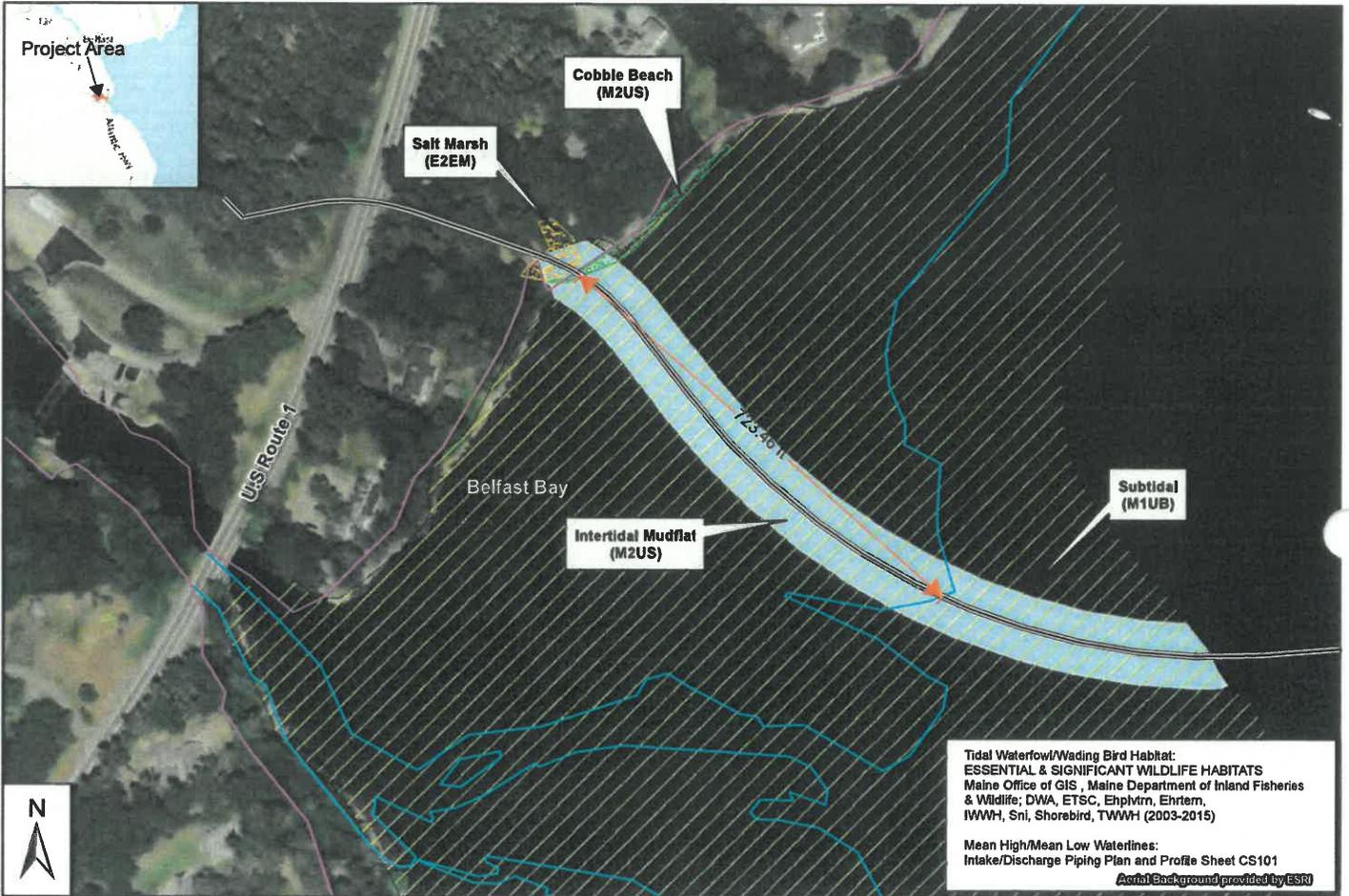
- Palustrine Wetlands
- Salt Marsh
- Cobble Beach
- Wetland Impact
- Existing Culvert
- Intermittent Stream
- Drainage
- Stream/Drainage Not Field Delineated
- Stream Impact
- Pipeline Route
- Site Boundary
- Proposed Development
- Existing Contours (2 ft)
- Estate Parcel
- Limit of Work
- 40' Pipeline Easement
- Temp US Bypass
- Temporary Route 1 By-Pass
- Culvert

**Belfast Aquaculture Project  
Wetland and Stream Impact Mapping  
August 16, 2019**  
Sheet 1 of 2



201 NUMBER:	Nordic Aquafarms Route 1 Temporary Construction Bypass Sketch		DATE	2/6/2019
FILENAME:	130		EXHIBIT	R1B
DRAWN BY:	Cory Verrill		101 Corbin Square, PO Box 1000 Rutland, VT 05707 www.cianbro.com	
PRODUCTION:	DAVID LUTHEIN		CIANBRO	
SCALE:	1 in = 100 feet			





**Belfast Aquaculture Project  
 Pipeline Impact Area TWWH  
 Date: August 13, 2019**

- Pipeline Route
- Mean High Water
- Mean Low Water
- Salt Marsh
- Cobble Beach
- Tidal Waterfowl/Wading Bird Habitat (TWWH)
- Temporary Pipeline TWWH Impact Area





