

SECTION 6: Visual Quality and Scenic Character

Kingfish Maine proposes to construct a Recirculating Aquaculture System based facility on 93 acres of property adjacent to Chandler Bay on Mason Bay Road. The property is a combination of wood types, meadow, and rolling terrain. The overall character of the property is largely rural, and the markers of prior development are limited to roads and several structures. The primary visual consideration is from the waterside, as commercial and pleasure boating users traverse Chandler Bay.

The shoreline and associated land mass of the property is a combination of rockbound coast, mixed woods, shrubland, peatland and grasslands.

Kingfish Maine has approached the project's overall visual effect with the objective of creating a visually pleasing development, reflective of the landmass and scale of the project.

Kingfish Maine has retained design professionals to create a pleasing scenic effect in the buildings and facilities. New structures, although significant in size to achieve their operational objectives, are made harmonious with the landmass by employing several strategies.

The most prominent buildings in proximity to the shore are made visually familiar by utilizing rural and agricultural forms. These buildings are designed with different massing, rooflines, and orientation to create a foreground campus of structures.

Beyond the foreground buildings, the primary building is designed to vary the wall planes so that it retains visual interest. Additionally, its mass is screened by buffers composed of areas of preserved trees and by new plantings, as well as adjunct construction and the more seaward buildings.

It will be the intent to utilize similar building materials, colors and textures in detailing the proposed structures in order to establish a common campus context. These materials will include typical clapboard siding, board and batten cladding, metal roofing, and metal wall paneling.

Storage areas and utility structures, including pad mounted equipment, are minimized to the extent possible by separation from public viewpoints, fencing, screening by buildings and vegetative screening.

Visual effects from the landward vista, Mason Bay Road, will be improved over existing conditions. Existing derelict buildings and an unkept yard are the prominent existing features visible along the road frontage. New construction will add an overhead power transmission network, a revised entry to improve access and sightlines, and a pleasant farm stand inspired storefront and welcome center building.

Appended are photos of the property, representing existing conditions and visual character, along with renderings of the campus of buildings.

APPENDIX 6A
Existing Conditions Photographs



PICTURE 1



PICTURE 2

DATE: 2/18/20



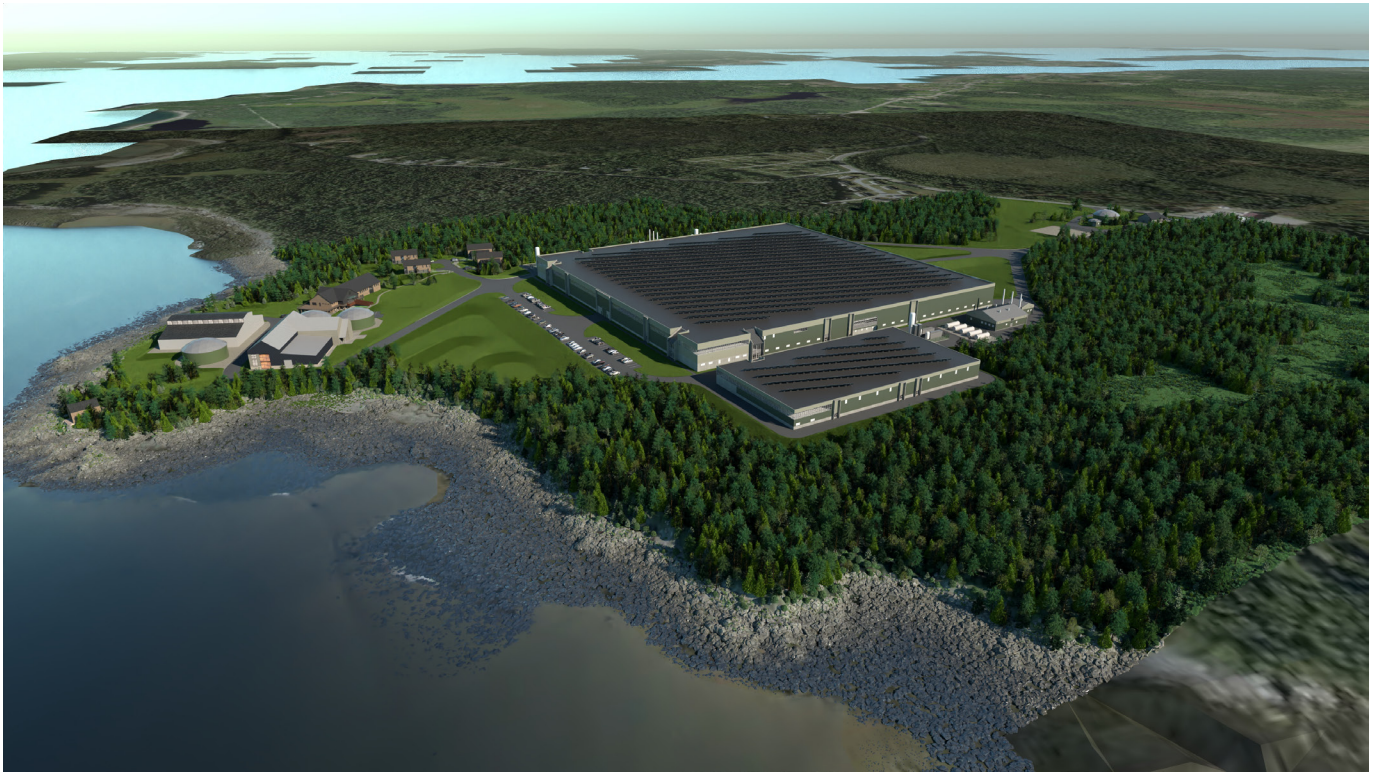
PICTURE 3
DATE: 10/27/20



PICTURE 4

APPENDIX 6B

Renderings of the Proposed Campus of Buildings



RENDERING OF OVERALL CAMPUS



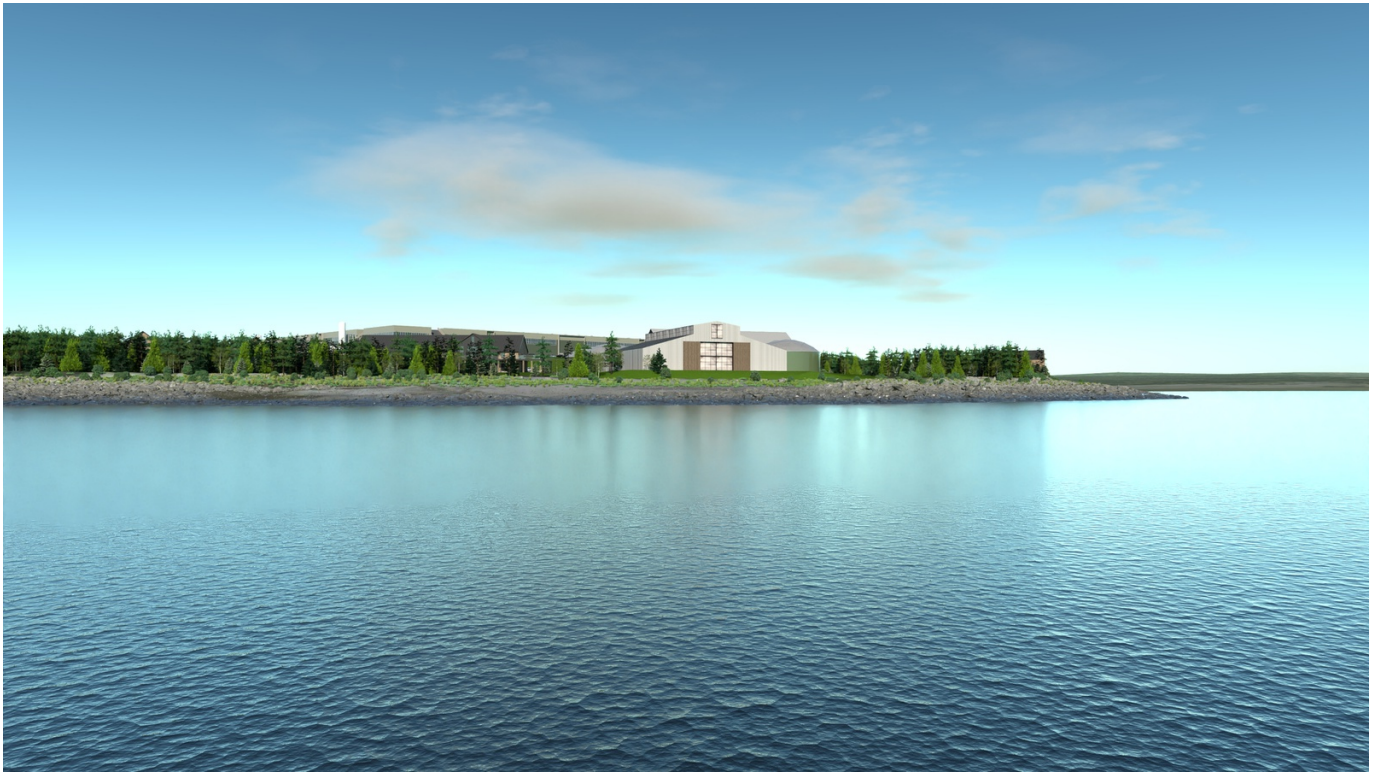
PENDERING OF PLAN VIEW OF CAMPUS

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 JONESPORT, MAINE

PROJ. NO 2019-412

SITE LOCATION OF
 DEVELOPMENT PERMIT



RENDERING OF VIEW FROM OFFSHORE



RENDERING OF VIEW FROM STREET