

**Town of Blue Hill**  
**Select Board Meeting**  
**Monday, September 19<sup>th</sup>, 2022 at 5:30 PM | Town Hall**

Join on your computer or mobile app

[Click here to join the meeting](#)

Meeting ID: 229 414 353 882

Passcode: PNs7z3

**Or call in (audio only)**

[+1 469-965-2487,769933489#](#) United States, Dallas

Phone Conference ID: 769 933 489#

[Find a local number](#) | [Reset PIN](#)

**Call Select Board Meeting to Order**

1. Quorum and meeting attendance
2. Approve Select Board Meeting Minutes of September 12<sup>th</sup>, 2022
3. Public Comment

**Old Business:**

1. Marine Resources Committee – updates
2. Town Comprehensive Plan – next steps

**New Business:**

1. Efficiency Maine – recap
2. Maine Office of Cannabis – recap

**Administrator Business**

1. USDA RD funding - update
2. CEO - update
3. Cemetery – update
4. Solid Waste Committee future meeting

**Other Business**

1. Updates/Reminders
  - a. Next SB Meeting: September 26<sup>th</sup> @ 5:30pm
  - b. Barncastle Liquor License/Special amusement permit Renewal September 26<sup>th</sup> @5:45pm
  - c. Public Hearing GA maximums September 26<sup>th</sup> immediately following liquor license renewal.

**Warrant signatures**

**Adjourn**

## Select Board Report

Scott Miller

For the September 19, 2022 Meeting

### Marine Resources

**MRC Meeting.** At the MRC meeting, we discussed putting together the details of the proposed Town infrastructure associated with the dredging project, with an objective of having the rough design and estimated cost complete in time for a February 2023 public meeting on the subject. Sean Walsh is going to check with MMA to see if they would consider donating their existing floats to the Town; they are apparently replacing all of their floats in conjunction with the new *State of Maine*.

We also reviewed mooring fees; the MRC voted to recommend to the Select Board that the 2023 fees be \$50 for residents/property owners (regardless of whether they own shorefront parcels and regardless of how many mooring permits they seek) and \$250 for non-residents. Their view was that the \$50 resident fee, applicable to all, would be viewed as being simple and fair and, thereby, generate substantially higher permitting compliance.

I reviewed, at a high level, my thoughts on more aggressive enforcement of our mooring permit requirements for 2023, starting with a letter sent to current and past permit holders describing the requirements (and the implications for not following them), followed by reminders to those who haven't registered moorings by, say May 31, followed, ultimately, by removal of all mooring gear (at the owner's expense) that has not received a permit by (for example) July 4. There was no pushback from the MRC; they thought that, with a simple, \$50 permit fee for everyone, there would be essentially no excuse for noncompliance.

We discussed enforcement, which led to a review of the MRC's responsibility for reviewing Harbormaster performance and providing feedback, together with [a] recommendations for the appointment in the coming year. They are aware of the requirement and appear to be mobilizing to get that review completed.

**Harbormaster.** Denny called to say that he was planning to remove a substantial amount of gear and other items that have been left at the South Blue Hill wharf, floats, and parking lot. He put up a "Trash Run on Wednesday" (or somesuch) sign to alert users that the extra gear will be removed. While I expressed support for this activity (the applicable rules say, in part, that no items may be left unattended on Town floats), I also cautioned him that he would need to be mindful of the laws regulating third party handling of lobster fishing gear. I indicated that he should follow the prescribed process with respect to protected gear and/or to obtain written advice from the Marine Patrol that they approve of his removing gear that has been inappropriately left at Town facilities.

### Land Use/Planning

**SolAmerica Solar Panel Permit Appeal.** I've seen some correspondence from SolAmerica indicating that they do not think the public hearing with respect to their application should be reopened, and that the Planning Board should move straight to evaluation of the project against the review criteria. The

Planning Board has not made a decision on this question yet, but should do so soon. I draw it to the Select Board's attention as another possible source of dispute between a Town body and SolAmerica.

**Road Entrance Ordinance.** On the Town Road Entrance Ordinance subject, I did get some feedback from Pete Coughlan; state statute requires towns to "maintain" culverts along their roads. He said the meaning of the word "maintain" is unclear and he thinks there's a 50/50 split amongst Maine towns as to whether "maintain" includes replacement of failed culverts. In the near future, after I understand the range of precedent better, I will solicit the Select Board's (and the Planning Board's) views on what position Blue Hill should take.

**Building Permit Ordinance.** The Planning Board is also drafting a very simple ordinance requiring building permits for residential and other buildings, mostly (I think) to provide a basis for charging a fee for new building reviews. It feels to me like this would make Blue Hill an outlier in our area. I'd love some feedback from Select Board members as to how you feel about such an ordinance (and the associated application/fee). If we're not going to support it at a Town vote, we should let Mary Alice and the Planning Board know about our concerns sooner rather than later.

**John Warren/Master Plan.** John Warren asked to meet with me (and I've looped in Nick) on Monday to discuss his Master Plan and what he seems to view is a looming issue. I don't know what he has in mind but, if there's anything important, Nick or I can report out at our evening Select Board Meeting.

## **Transfer Station**

**Facility Management.** I hope that, by the time of our Monday meeting, a Solid Waste Committee meeting will have been set to chart a path forward as to how the facility should be managed.

## **Finance/Administration**

<nothing noteworthy>

## **Technology**

<nothing noteworthy>

## Select Board Areas of Responsibility Report – Butler Smythe

### Facilities

1. Efficiency Maine Discussion
  - a. A planned discussion was held relative to the new Funding Opportunity Notification for small municipalities – under 5,000 residents. Found here:  
<https://www.energymaine.com/municipal-retrofits-fon/>
    - i. The EM site does not make finding the FON, etc. easy... - save the link
    - ii. Application deadline is 31 August 2023 with Completion deadline 28 February 2024.
    - iii. Funding is planned but is limited. First come first served until it runs out.
    - iv. Applicability in Blue Hill for only the following:
      1. Town Hall – Lighting (LED) and HVAC
      2. Wastewater Treatment Facility (WWTF) – Lighting (LED)
      3. We have no other facilities that meet their FON requirements which would benefit in the long term.
        - a. Firehouse might have been if it was a long-term facility....
    - v. Qualified Partners (Vendors/Installers) must be a part of their network and there is only one Peninsula located Partner for both lighting and HVAC – John Gray in Brooksville. ReVision is on the list for HVAC. Comprehensive list can be found here:  
<https://www.energymaine.com/at-work/qualified-partners/?svc%5B%5D=25&svc%5B%5D=18&zpc=04614&dst=4&srt=3>
  - b. Consultation is available 1:1 with Efficiency Maine and Partners understand the process for Quotation and compliance with application process. Most if not all of that is at no cost.
  - c. Presentation provided is available on the Efficiency Maine Web site as noted above.
  - d. WHAT NEXT? If either location might be worthy of assessment, a Consultation (as needed) with EM and an Estimate by a Partner chosen should be made in the near term.
    - i. An assessment of possible overall cost to the town - less the Efficiency Maine contribution(s) would help to provide a budget for a spring Town Meeting Warrant.
    - ii. And/or a contingency application made pending approval at the Town Meeting
    - iii. Lighting at the WWTF is a planned item with existing funds to be provided so may or may not be a desired effort.
    - iv. WEBINAR Slides can be found here with Incentives Identified on Slides 12 & 13 (they are not numbered...).  
<https://www.energymaine.com/docs/School%20Retrofits%20FON-010-2023%20Webinar.pdf>

### Roads

1. After a “complaint” about the area next to NAPA (McVey land)... I inspected and all is OK. At the same time spoke with the owner of the company doing the South St. Sidewalk.
  - a. Obtained engineering plans for the project
  - b. Obtained (if we want them – we do!) the crosswalk signs now on South St. that will be replaced as part of the project. Should go to Tenny Hill and Tenny Hill’s go to the PO Crosswalk. Reasoning noted separately.
  - c. Good fill dirt from the project is available and he is willing to push back onto the town land behind the McVey land if we want it.

**Broadband**

1. Waiting for word from CCI on NEPA/NTIA approval for construction
  - a. CCI and MCA are working the issue... Delays are pushing start to later in 2022 and completion into 2023. Hoping for more definitive word by Select Board Meeting.