

Town of Blue Hill
Select Board Meeting
Monday, March 27th, 2023
Minutes

Called the meeting to order at 5:30pm

1. **Quorum and meeting attendance-** J. Dow; S. Miller; B. Smythe; S. Dooley (remote); N. Nadeau, Town Administrator; B. Farnham, CEO; J. Milliken; K. Frangoulis; A. Norris; A. Norris; C. Jaffray; M. Dennison, Fire Chief; N. Milliken; K. O'Dell; S. Brookman; B. Adams, Road Commissioner (remote); K. Charles; A. Zemans; and the press.
2. **Approve Select Board Meeting Minutes of March 20th, 2023-** J. Dow moved to approve the minutes as distributed. B. Smythe seconded. Approved 4-0
3. **Public Comment-**

Andrew Norris (owner of the proposed Tenney Hill Housing Development) voiced his concern regarding articles 73, 74, and 75 in the town warrant. His concern was with the proposed changes to the Subdivision Ordinance and the removal of the exception of leased dwelling units being reviewed under the Commercial Site Plan Review Ordinance (CSPRO). The minimum setback requirement of buildings from property lines in the CSPRO is 10 feet, A. Norris was under the impression that when being reviewed under the Subdivision Ordinance there was a greater minimum setback requirement. A setback greater than 10 feet would not permit them to move forward with the project due to the size of the lot they would be building on. The retroactive language in article 73 would affect their current application. S. Miller explained that it was the Planning Boards intention to have rental units be reviewed under both the CSPRO and the Subdivision Ordinance. S. Miller stated that the Select Board did not plan to make any amendments to the Ordinances other than those recommended by the Planning Board, the Board is not aware of any setbacks within the Subdivision Ordinance, and that article 73 (retroactive language) was drafted in the context of article 72 (restriction on solar activities) and the Board would have to reread the article to determine how that would apply to the proposed subdivision amendments. S. Miller recommended that A. Norris and C. Jaffray do some further research to determine if there will be a significant difference in required review criteria if reviewed under both the Subdivision Ordinance and the CSPRO. S. Miller explained that changes to the Subdivision Ordinance can be made at any time and does not specifically need to be voted on at town meeting. K. Charles, a former planning board member in the Town of Blue Hill, suggested reaching out to the Maine Municipal Association to get better clarification on the given situation.

Kate O'Dell and Susan Brookman, co-captains of the local steel group, Flash, spoke about their interest in the new park guidelines that will be put in place in the near future. N. Nadeau explained that it is good practice to ask permission from the town when scheduling events on town property. He stated that even though there is nothing in writing yet, this is a policy the town is moving towards. In order to make the scheduling of events work, there needs to be a calendar that will show the interested parties what and when locations are available. N. Nadeau has been creating a website where town facility rentals and use requests can be submitted and approved. K. O'Dell and S. Brookman have sent their schedule to N. Nadeau to be reviewed, potentially approved by the Select Board, and added to the schedule. In the past Flash performed every Monday night from Memorial Day through Labor Day. Every performance

raises money for a selected non-profit. Once the website is up and running N. Nadeau will reach back out to Flash and facilitate a meeting between them and the Board. Last year there was an issue with the Porta-Potty availability, and that issue is being addressed.

Adam Zemans expressed his interest in joining Blue Hill's Climate Committee. The Board will review his resume consider his appointment at the next SB meeting.

New Business:

1. **Fire Station Discussion** – M. Dennison brought the issue of the current fire station to Board members attention recently. J. Dow was made aware that getting a new fire station is a 3–4-year process and he feels like the town should get a start on it now. There is federal money to help municipalities with the expense of a new fire station. The first step for the town would be to get an architect involved, but to do that the town needs to decide on what exactly it is they would like in a fire station. J. Dow states that it is not very far in the future that volunteer fire departments will have to hire a few full-time employees who would require housing within the fire station. M. Dennison explained that the current fire station is too small for their needs. Fire trucks are growing in size, the number of trucks needed has increased along with increasing call volume. M. Dennison stated that the Blue Hill Fire Department has worked diligently to drop the Insurance Services Office rating (ISO; the leading supplier of data analytics for the property/casualty insurance industry) within a 5-mile radius of the station. With the potential relocation of the fire station the town would have to undergo another evaluation. J. Dow explained that other towns have implemented auxiliary stations (small storage area to keep a fire truck to quickly respond to a call that would be a greater distance from the main fire station) in the outskirts of their towns to help lower their ISO rating. B. Smythe asked if there has been consideration of consolidating fire stations due to the staffing shortage. Separately, M. Dennison explained that he feels like it is not the Town of Blue Hills responsibility to create room in the new fire station for private emergency services. This new fire station would potentially be located on a lot owned by the town to the right of the NAPA building and the adjacent empty lot.

Administrator Business

1. **Update on Shellfish Warden** – Steve Bechard has been sworn in and appointed as the Shellfish Warden.

Other Business

Updates/Reminders

- a. Select Board meeting – Monday, April 3rd @ 5:30pm
- b. Public Hearing – Harbor Dredging Project – Tuesday, April 4th @ 5:30pm
- c. Budget Review Committee – Tuesday, April 4th @ 7pm
- d. Comprehensive Plan Committee meeting – Thursday, April 6th @ 4pm

J. Dow motioned to move the meeting to Executive Session 1 M.R.S.A 405 § (6)(A) – Personnel Matter at 6:32pm. B. Smythe seconded. Approved 4-0

The Board exited executive session at 7:12.

Motion: J. Dow moved to accept L. Dows resignation as town clerk and town employee, to be effective immediately, with appreciation for her service to the town. B. Smythe seconded. Approved 4-0

Motion: S. Miller moved to authorize N. Nadeau to extend an employment offer of deputy clerk, subject to our standard hiring procedures and subject to confirmation from E. Best to proceed with offer. J. Dow seconded. Approved 4-0

Motion: S. Miller moved to appoint N. Nadeau as town clerk of Blue Hill. J. Dow seconded. Approved 4-0

Warrant signatures- Warrant signed.

Meeting adjourned at 7:21pm