

**Town of Blue Hill  
Select Board Meeting  
Monday, July 3rd, 2023  
Minutes**

**Called the meeting to Order at 5:30pm**

- 1. Quorum and meeting attendance-** E. Best; B. Smythe; S. Miller; J. Dow; S. Dooley; N. Nadeau, Town Administrator; M. Rockwell, Treasurer & Tax Collector.
- 2. Approve Select Board Meeting Minutes of June 27<sup>th</sup> & July 1<sup>st</sup>.**

B. Smythe motioned to approve the minutes of June 27 as updated. J. Dow seconded.  
Vote: 5-0 to approve.

B. Smythe motioned to approve the minutes of July 1<sup>st</sup>. S. Dooley seconded. Vote: 4/0/1 (S. Miller abstained).
- 3. Public Comment.** There was no public comment.

**Business**

- 1. Liquor License hearing at 5:45pm**
  - a. Devil's Half-Acre Beer Garden LLC (pending discussion outcome)**

Mark & Tracy spoke for Devil's Acre; there was no one present to oppose. The Board asked if there would be any live music and Mark explained that they were not considering that currently. They would like their hours to be from 2pm to 9pm Thursday through Tuesday; closed on Wednesdays.

S. Miller motioned to approve the liquor license; S. Dooley seconded. Vote: 5/0 Approved.
  - b. Siam Sky LLC (renewal) –** The Board noted that the sketch was incorrect and didn't include the deck. They also noted that item 20 (the distance from the premise to the nearest school or church) needs to be fixed as well. The current license expires in August.

J. Dow moved to table this until the July 31<sup>st</sup> meeting to get a correct layout to include with the application; S. Miller seconded. Vote: 5/0 to table this item.
  - c. Blue Hill Bed and Breakfast LLC (renewal) –** S. Miller questioned if \$4-\$5,000 in sales of food and beverage was accurate. The application wasn't signed and was not complete.

S. Miller moved to deny the application due to being incomplete; B. Smythe seconded. Vote: 5/0 Denied.
  - d. 578 Pleasant St. LLC DBA Rioux Catering (special amusement & renewal)**

Application was complete. No public comments.

S. Miller moved to approve the liquor license; B. Smythe seconded. Vote: 5/0 Approved.

2. **Discussion with Mark H. regarding Devil's Half-Acre Beer Garden** – Mark H., his wife Tracy and their lawyer Tim Pease were present to speak with the Board about their new business plan located at 14 Mill Street. They have remodeled the barn and would like to make it into a beer garden. The indoors is rustic and there is a grassy field by Mill Stream. They would like to offer lawn games, like corn hole to their patrons and will be serving beer, wine and light appetizers. The bathrooms have been newly installed.

The Board noted that the site plan review had not yet been approved. Mark said he wasn't sure why it changed to a major project by the code enforcement officer. Board members advised that they had received a few complaints from the abutters. There was discussion concerning the ability to approve the liquor license without the site plan review approval. Tim Pease advised that the site plan is a separate issue and shouldn't stop the board from deciding on the liquor license.

E. Best requested Mark H. to draw on his sketch where he would be setting picnic tables, in order to have that area included for the license. S. Miller asked about parking. Mark stated that they had signed an agreement with GSA for the use of the student parking lot. They had a trial run recently when they had a gathering of sixty people, and it worked just fine. They do plan to have three handicap parking spots in the front.

3. **Consider resolution from climate vulnerability assessment oversight committee** – The Board asked how the selection process went to pick GEI Consultants. They sent Request for Proposals to 100 addresses. Each was considered on a scoring sheet. From that two finalists were selected. They each came to speak in Surry and were given the same questions to respond to. Both organizations were reference checked.

J. Dow moved to approve the selection and have the Town Administrator sign the contract for the Board; B. Smythe seconded. Vote: 5/0

After some discussion it was determined that Brooksville nor Surry had yet voted to approve this selection. So the vote was amended to include pending neighboring town's approval. S. Miller motioned to include the pending neighboring town's approval; B. Smythe seconded. Vote: 5/0.

4. **Update on Board of Appeals** – All three attorneys agree that Superior Court was the next step. The permit was nullified because the Town voted to change the ordinance.
5. **Engagement Letter with Bernstein Shur for USDA funding** – S. Miller moved to hire Bernstein Shur as the bonding agent for the USDA loan. J. Dow seconded. After some discussion S. Miller amended his motion to include authorizing the Town Administrator to sign the contract with Bernstein. J. Dow seconded.

E. Best asked why we wouldn't consider Drummond Woodsum or Aga's firm . It was suggested that we get an estimate from all three vendors. S. Miller moved to withdraw his motion. The Town Administrator will follow up before the next Select Board Meeting. The Town will incur a \$2.75 million loan with the grant funds in addition to that. The Board would like the Town Administrator to begin sourcing local banks to get some rates for this funding.

**Other Business** – Union Street Cemetery parking lot is partially on neighbor's property. Andrew, the current owner is willing to give the Town an easement. E. Best stated that

the prior owner allowed the Town to clean some of the vegetation up in that area. Andrew was willing to allow the Town to continue maintaining the parking area.

#### 6. **Department Updates**

- a. **Public Works** - Chris, the public works foreman started working with Ben Adams July 3<sup>rd</sup>. He is using Ben's truck until the public works' truck gets fixed.
- b. **Cemeteries & Parks** – Public Works is working on taking care of the mowing and weed whacking.
- c. **Recreation** – Summer camp started July 3<sup>rd</sup>. The camp will average 62 per week. The Town's liability insurance covers all liability.
- d. **Marine** – James Wooten and some fishermen have volunteered to put some of the finger floats in at the South Blue Hill wharf. Al Hutchins will no longer be putting them in the water. The Board discussed whether this was the Harbormaster's responsibility and talked about needing a long-term solution. It was suggested to invite James Wooten and possibly the Harbormaster to the next Board meeting to discuss. The Board would like James to put the finger floats in if possible, with the help of the fisherman. N. Nadeau will reach out and discuss with James Wooten on Wednesday.
- e. **Town Hall** – Damien Smith will be completing the front steps when he is done with his current project. There was discussion about getting the railings installed as quickly as possible. Allen Farm Fence was suggested to come give an estimate.

There was discussion about when the tax commitment was going to occur. Typically, the Assessor's give the Board three choices on rates. Once the Board decides the bills can be completed. The Treasurer will follow up with the Assessors.

The Town Hall boiler is not working properly, and an installer will be in on Monday, July 10<sup>th</sup> to give a quote on heat pumps. There was discussion about the generator not being able to handle heat pumps and that it was currently in need of replacement itself.

S. Miller asked about the internet being down at the Town Hall. A network box was replaced in the basement and seems to have resolved the issue.

#### **Other Business**

##### 1. **Meeting Updates/Reminders**

- a. **Select Board Meeting – Monday, July 17<sup>th</sup>, @ 5:30 pm**
- b. **Solid Waste Committee Meeting – Tuesday, July 25<sup>th</sup> @ 4pm**

#### **Adjourn**

The meeting was adjourned at 7:14pm.