

**Blue Hill Planning Board
January 10th, 2024 – Meeting Minutes**

Location

Blue Hill Town Hall, 18 Union Street, Blue Hill, ME

Attendance

Present: Wilson King (Chair), Scott Blanchard (vice chair), Gavin Riggall, Marcia McKeague, Matthew Martin, Emily Cushman, Bryce Emerson

Remote: Diana Page, Angela Faneuf

Public: Steve Salsbury

The meeting began at 5:30pm and a quorum was recognized - 6 board members were present

Discussion: The Board reviewed the minutes from the October 2023 meeting.

Motion: Gavin motioned to approve the meeting minutes from October. Marcia seconded. Approved 4-0-2. 2 members abstained.

Public comment: Marcia is also on the Comprehensive Plan Committee and is the Planning Board's representative. She wanted to let the rest of the Planning Board know that there are several goals in the comp plan that the Planning Board is charged with reviewing and making updates or recommendations on. Marcia suggested that the Planning Board hold a workshop to review these items.

New Business:

1. Tiny Seed Village Subdivision Application Review for Completeness – Steve Salsbury owner of Salsbury and Herrick land surveying is the acting agent for Tiny Seed Village LLC. Steve presented the project to the Planning Board. The proposed project consists of 16 lots that will each have a tiny home. For every 2 lots there will be a shared septic system and well. The lots will remain owned by the LLC and the lots will be leased. People will be required to bring their "tiny homes" and place them on the lots. After reviewing the application, the Planning Board would like a few more documents before finding the application complete. The remaining documents the Planning Board would like are: a final plan with contours, proof of sufficient water (not over the 2700 gal/day), exact locations of where BMP's will be used, overlay of the lots on the Beginning with Habitat maps, letter from the Maine Historical Preservation Commission, letter of financial means, proof of no adverse effects to the wetlands present, proposed covenant or deed, and a correct title of ownership. The Planning Board asked that the applicant turn in the remaining documents and they would vote on the completion of the application at the March meeting. There was question whether this application would trigger a Commercial Site Plan Review application as well, Bryce will consult with the town attorney for clarification.

Motion: Wilson motioned to table the decision of the Tiny Seed Village application until all documents have been received and reviewed. Emily seconded. Approved 6-0.

Business:

1. Ordinance compliance with LD2003 – Marcia brought it to the Planning Boards attention that the Town may have to update the Shoreland Zoning Ordinance to properly reflect LD2003. Bryce will reach out to the town attorney to see if there are any changes that need to be made.
2. Discuss ordinance updates for Town Meeting – Bryce presented a few changes to Ordinances that the Planning Board should consider for the Annual Town Meeting in April.

Next Meeting: February 14th, 2024

Signed: Scott H. Hancock Date: 2/14/2024