

**Blue Hill Planning Board**  
**March 13<sup>th</sup>, 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, Sergei Breus, Matthew Martin, Bryce Emerson (CEO)

**Remote:** Nikki Jaffray, Angela Faneuf, Marcia McKeague

**Public:** Steve Salsbury, Curtis Jaffray, John Danico, Joan Brewer, Thomas Danico, Kellie Sawyer, Janelle Delicata, Randy Bragg, Judee Reel, Andrew Norris, Jan Wilson, Marty Wilson, Jane Haldane, Douglas Haldane, Larry Lefkowitz

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

**Discussion:** The Board reviewed the minutes from the February 2024 meeting.

**Motion:** Scott motioned to approve the meeting minutes from February. Gavin seconded. Approved 4-0-1. 1 member abstained.

**Public Hearings:**

**Tiny Seed Village:** No public comments regarding the Tiny Seed Village Subdivision

**Pleasant Street Housing Development:** Abutter Judee Reel brought up her concern regarding the increase of vehicular traffic with 10 new homes being built on Pleasant Street. The Board directed her to reach out the MDOT (Maine Department of Transportation) to discuss lowering the speed limit in section of Pleasant Street. John Danico, an abutter, raised the concern regarding a dispute about property lines between the applicant's property and his own. The Board told Mr. Danico that this is a legal dispute and the Planning Board has no jurisdiction over property line disputes. Andrew Norris, the applicant, provided the aggrieved abutter with a copy of the most recent deed for the land in question.

**Newman Subdivision:** Marty Wilson asked the question regarding what the remaining 80 acres of land would be used for. Doug Haldane raised a point regarding water sheds in the area of the proposed new lots. The applicant's representative was not present to answer questions.

**Business:**

1. Tiny Seed Village Subdivision Application Review for Approval

**Motion:** Scott motioned to approve the application as presented. Wilson seconded. Approved 5-0.

See Findings of Fact attached to post on website.

2. Pleasant Street Housing Development Application Review for Approval – Wilson King abstained to vote on this application due to the applicant's agent being family.

**Motion:** Scott motioned to approve the application as presented with the conditions of the Code Enforcement Officer (CEO) receiving the MDOT approved driveway permit and a consult between the Town Attorney and the CEO regarding the property line dispute. Sergei seconded. Approved 4-0-1.

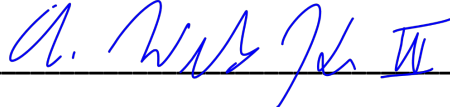
See Findings of Facts attached to post on website.

**3. Newman Subdivision Application Review for Approval**

**Motion:** Wilson motioned to deny the Newman Subdivision application as presented due to the application not properly representing the correct number of lots. Gavin seconded. Denied 5-0.

**March 20<sup>th</sup>, 2024 a special meeting will be held to review the amended Newman Subdivision Application for completeness.**

**Next Meeting:** April 10<sup>th</sup>, 2024

Signed:  Date: 3/21/2024