

**Blue Hill Planning Board  
February 14<sup>th</sup>, 2024 – Meeting Minutes**

**Location**

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

**Attendance**

**Present:** Scott Blanchard (vice chair), Gavin Riggall, Sergei Breus, Emily Cushman, Bryce Emerson

**Remote:** Andrew Norris, Alexandra Norris, Angela Faneuf

**Public:** Steve Salsbury, Nancy Boss, Iona Hawken, Randy Bragg, Curtis Jaffray

**The meeting began at 5:35pm and a quorum was recognized - 4 board members were present**

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

**Motion:** Emily motioned to approve the meeting minutes from January. Gavin seconded. Approved 3-0-1. 1 member abstained.

**Public comment:** No public comment.

**Business:**

1. Tiny Seed Village Subdivision Application Review for Completeness – Remaining documents that were required were reviewed.

**Motion:** Emily motioned to find the application complete. Gavin seconded. Approved 4-0.

**New Business:**

1. Pleasant Street Housing – Curtis Jaffray and Alexandra and Andrew Norris presented a 5 duplex housing development located on Pleasant Street. After a review the Board found the application to have provided all necessary documents.

**Motion:** Scott motioned to find the application complete. Gavin seconded. Approved 4-0.

2. Newman Subdivision – Iona Hawken representing Marc Newman presented a 3 lot subdivision on the Range Road. A 10 acre lot will include the existing farmhouse, and 2 other empty 5 acre lots. After the Board reviewed the documents they asked that the applicant supply a letter regarding well usage in the area and a letter from the Blue Hill Road Commissioner stating that the division of these lots will not hinder the traffic flow on the Range Road.

**Motion:** Emily motioned to find the application complete once the 2 additional documents have been turned into the CEO. Gavin seconded. Approved 4-0.

**Next Meeting:** March 13<sup>th</sup>, 2024

Signed: Scott A Blanchard Date: 3/13/2024