

Blue Hill Planning Board
April 10th, 2024 – Meeting Minutes

Location

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

Attendance

Present: Wilson King (chair), Scott Blanchard (vice chair), Diana Page, Emily Cushman, Marcia McKeague, Matthew Martin, Bryce Emerson (CEO)

Public: Iona Hawken, Janelle Delicata, Douglas Haldane, Jane Haldane, Marty Wilson, Sylvia Hart Lucy Struever, Fred Cole, Allen Cole, Barbara Simon, Amy Brubaker, Larry Lefkowitz, Janis Cummer-Wilson

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

Motion: Matthew motioned to appoint Wilson King as Planning Board Chair. Scott seconded. Approved 6-0.

Public Comment: No public comment.

Discussion: The Board reviewed the minutes from the March 20th, 2024 meeting.

Motion: Matthew motioned to approve the meeting minutes from March 20th. Emily seconded. Approved 5-0-1. 1 member abstained.

Business:

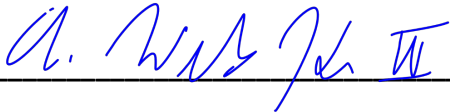
1. **Newman Subdivision Public Hearing** – Jane and Doug Haldane asked for clarification regarding what structures will be put on the lots being subdivided. The applicant has presented deed restrictions regarding a maximum foot print of a dwelling. Iona explained that the lots will be sold without any structures but the deed will have a restriction regarding the allowable size of the dwelling. Janis Cummer-Wilson asked if there were going to be summer homes put on the larger retained lot. Bryce explained that if that was the case the applicant would have to go through another review process and all abutters would be notified. Janis also asked if the town checks the validity of documents provided. Scott explained that when the applicant signs the application, they are stating that everything that has been provided is accurate information. Doug Haldane asked whether the property was in the Blue Hill watershed, according to Blue Hill Heritage Trust, where these homes are located are on the edge of the Blue Hill Bay Watershed. Marty Wilson asked why there were no deed restrictions on the 4 lot which is also the biggest lot. Iona explained that deed restrictions are not required for this process but the idea is to retain the largest lot to restore it after being heavily logged. The public hearing was closed at 5:54pm.
2. **Newman Subdivision Final Review** – See attached Findings of Fact
Motion: Wilson motioned to approve the application as presented. Emily seconded. Approved 6-0.

New Business:

- 1. Salt Pond Road Subdivision Application Review for Completeness** - Michael Tadema-Wielandt from Terradyn Consultants, LLC presented the project to the Board and the public. The lot is located on the town line between Sedgwick and Blue Hill. Carleton Stream runs along the opposite end of the property. The project is proposing a 9-lot single family residential subdivision with approximately 2.5 acres of open space. Proposed lot size ranges from 2.4 to 7.85 acres.

Motion: Scott motioned to accept the application as presented with the conditions of having the tie lines represented on the plans, the amount of each lot that is within the 250' shoreland zone be represented on the plans, a visual impact from the roadway be presented, and a ground water extraction impact assessment must be completed prior to final review and approval. Matthew seconded. Approved 6-0.

Next Meeting: May 8, 2024

Signed:  Date: 5/8/2024