

**Town of Blue Hill
Select Board Meeting
Monday, May 20, 2024
Minutes**

Called Meeting to Order at 5:30pm

1. **Quorum and Meeting Attendance** – E. Best (Chair), B. Adams, J. Dow, S. Miller, J. Wootten, J. Atwell (TA) and M. Rockwell (Treasurer).
2. **Approve Select Board Meeting Minutes of May 13, 2024** – J. Dow moved to approve the minutes of May 13 as edited; S. Miller seconded. Vote: 5/0 Approved.
3. **Public Comment** – Jan Snow from Blue Hill Consolidated School thanked the Board and the Community for the donation given to the 7th grade class.

Business

1. **Comprehensive Plan Update** – Sarah King and George Hurvitt, the Co-Chairs for the Comprehensive Plan Committee, addressed the Board. The Comprehensive Plan is substantially complete; our consultants at HCPC are now fixing images only. Once the Board approves the plan it is submitted to the state for approval, which is a 2 – 4-month turnaround. Once the state approves, the chairs proposed one or more public meeting(s), followed by a town vote. If the Town wanted changes to be made, it would require a resubmittal and approval by the state—and substantially expanded requirements for comprehensive plans go into effect this summer, so a full re-write could be necessary before resubmitting to the state. S. Miller moved to authorize E. Best to sign the comprehensive plan submittal form; J. Dow seconded. Vote: 5/0 Approved.
2. **Shaw Institute – PFAS Project Update** – Michelle Berger from the Shaw Institute has a grant to test PFAS in Blue Hill’s waters. She has talked with members of the Climate Resilience Committee and some of the Town Office staff. She plans to test ten sites on the 9 water sheds in Blue Hill twice this summer and fall and have approximately 100 more test kits available for community members to test their drinking water—with the distribution of kits/samples set to optimize the geographic coverage of the Town’s population. The Board has previously indicated that it might be willing to contribute to the cost of making additional test kits available, and residents will be encouraged to pay for their kits (if possible) and/or to donate additional test kit fees to maximize the information gleaned from the testing program. Michelle will come back in July to update the Board and request additional funds if necessary.
3. **Seaside Cemetery Rules (topics include prohibiting dogs and planting rules)** – There was discussion about enforcement and around the specific language disallowing pets in the cemeteries and governing plantings. The Board will review the new rules again this week and come back to this topic at next week’s meeting.
4. **Port-a-Potties-Town Park** – MDI Porta-Potties is not going to charge the Town for the vandalism to the Porta Potties at the Town Park. They will be moving older construction units in the area and thought that moving it by the wharf and fire station may stop some of the vandalism in the future. MDI Porta-Potties will hold the Town responsible for damages moving forward.
5. **Propane Tank** – Wardwell Oil stated the price to purchase the 1,000-gallon propane tank on the Town Hall property is \$3,000. They quoted a current price of \$1.70/gallon for propane if the tank were owned by the Town. It was agreed that the Board would revisit

this question when it knew 1) how many gallons of propane are typically used each year and 2) the price differential for propane provided to owned vs. leased tanks. Tabled.

6. **Public Works – Tool Costs** – The Public Works director has been utilizing his personal tools to complete jobs for the Town, and has asked to be reimbursed. J. Atwell proposed that he be reimbursed for 1/3 of the value of his tools, or a rate of \$683. However, the time frame associated with this “rental” payment was not specified. Atwell will investigate further and make a recommendation at the Board’s next meeting.
7. **Personal Property Tax** – Currently, Blue Hill business owners that own property in Blue Hill are not required to pay personal property tax to the Town. This was apparently a policy adopted several years ago by the Board. The Board would like to understand the reasoning behind this change. Ellen and James will reach out to past Select Board members Vaughn Leach and John Bannister to understand the background to this policy.
8. **Maine Infrastructure Adaptation Fund Grant Program** – There is \$80 million in funding from the state for infrastructure adaptation. The Town previously applied for work to be done on Bragdon Brook, but that application was not accepted. The Board decided to review the requirements and tabled this for now.
9. **Village Float Disposal** – New floats are in at the South Blue Hill wharf; the old floats will be moved to the village. What should be done with the old village floats? The Board decided to have a sealed bid auction that would end on June 3 at 5pm. A notice will go out in the Weekly Packet and the floats will be auctioned as is/where is and a stipulation that they must be picked up within two weeks. It was noted that the unencapsulated Styrofoam would make these floats unusable in Blue Hill Harbor waters after April 2031.
10. **Liquor License – Set Hearing Date – Siam Sky** – S. Miller moved to schedule a public hearing for June 3 at 5:45pm; J. Dow seconded. Vote: 5/0 Approved.
11. **Rental Agreement – Town Hall** – The Brooklin Climate Response Committee has asked to utilize (rent) the Town Hall space for a Carbon Pricing Lecture at no fee. The Board reviewed the current rental policy and agreed that “Town Business” was for the Town of Blue Hill not other towns’ business. However, the Board did agree to allow the Brooklin Climate Response Committee to hold their lecture free of charge if they clean up the space after the event.

Other Business

1. **Finalize the Acquisition of the Nub** - J. Dow moved to approve payment of \$946.25 for the closing of the property and to authorize Julie Atwell to sign the deed; B. Adams seconded. Vote: 5/0 Approved. The expense will come out of the Select Board **Unanticipated Expense/Emergency** Fund and the Treasurer will be sure to add the new property to the Town’s property and casualty policy with Maine Municipal Association.

Executive Session

J. Dow moved to enter executive session at 6:52pm per 1 M.R.S. §405 (6)(A) – Personnel Matter; S. Miller seconded. Vote: 5/0 Approved.

The Board left executive session at 7:05pm. No motions or votes were made thereafter.

Adjournment

The Board adjourned at 7:05pm after warrants were signed.