

**Town of Blue Hill
Select Board Meeting
Monday, June 10, 2024
Minutes**

Call to Order at 5:30pm

1. **Determine quorum and meeting attendance** – E. Best (Chair), B. Adams, J. Dow, S. Miller, J. Wootten, J. Atwell (Town Administrator), M. Rockwell (Treasurer), Z. Pulitzer (Minute Taker).
2. **Approve Select Board meeting minutes of June 3, 2024** – S. Miller moved to approve the minutes with edits; J. Dow seconded. Vote: 5/0 Approved.
3. **Public Comment** – No public comments.

Business

1. **Property Tax Revaluation – Assessor's Agent** – Matt Caldwell and Rob Duplisea from RJD Appraisals addressed the Board concerning the town-wide revaluation. The last revaluation was conducted in 2008. There was a market adjustment done in 2013 reducing values by 15% to stay within the state of Maine's requirements to stay within 70 – 110% of market value. They utilized sales over the previous three years (2021 to current, with lesser weight attributed to sales in the 2022 upward spike in values). Building costs have increased from \$100/square foot to \$200/square foot. They conducted 550 property visits this spring in Blue Hill. RJD suggested conducting a workshop for the Board prior to committing taxes in July. They have been meeting with taxpayers today and will continue through the week.
2. **Special Town Meeting Request – follow up** – The school provided the necessary information for their articles and are ready for the June 24 Special Town Meeting. J. Atwell will draft the warrant for the Select Board. A moderator is needed, and notice must be posted.
3. **Catering Liquor License Application – Trillium Caterers**
 - a. **Larchwood Lane – 6/29/24 Wedding** – J. Dow moved to approve the license; B. Adams seconded. Vote: 5/0 Approved.
 - b. **Woods Point Road – 10/12/24 Wedding** – S. Miller moved to approve the license; J. Wootten seconded. Vote: 5/0 Approved.
4. **Liquor License Requests – Max's Wine Shop and Blue Hill Farm Inn (Rioux Catering)** - J. Dow moved to conduct a public hearing on 6/24 at 5:45pm for Max's Wine Shop; B. Adams seconded. Vote: 5/0 Approved. B. Adams moved to conduct a public hearing on 6/24 at 5:45pm for the Blue Hill Farm Inn (Rioux Catering); J. Wootten seconded. Vote: 5/0 Approved.
5. **Mobile Vending Permit – Far & Away, LLC** – Far & Away, LLC requested a permit to conduct mobile vending for the Maritime Heritage Festival on August 3 and/or 4. B. Adams moved to approve the permit; J. Wootten seconded. Vote: 5/0 Approved.
6. **Parade Permit Requirement, notification and form** – 2021 application no longer requires a sheriff escort, but sheriff should be advised. The Board will review the process and formalize it next week.
7. **Update on the Mtn. Road construction: start date** – Construction is expected to start on or about July 8 and last approximately 13 weeks. There will be a two-week buffer

period for the fair. There will not be a pedestrian crossing at the Mountain trail parking lot as the law requires a crosswalk to run from sidewalk to sidewalk. There will be a wide paved shoulder on the bay side of the road along its length.

8. **Update on fire station planning – J. Dow** – Matt Dennison and Jim Dow met with the engineer and architecture firm. Peninsula Ambulance Corps was also present. They would like to be part of the meetings. The architecture firm will be returning on Friday at 10am to the fire station. The lot chosen is not be ideal due to the size, shape, and slope.
9. **Seaside Cemetery Sign Approval – J. Dow** – Jim Dow and Julie Atwell worked together on sign development. E. Best suggested putting a sign at each of the two entrances. The signs have been ordered.
10. **Deputy Clerk Update** – There are two candidates being asked back for second interviews on Monday, June 17. Ellen Best and Jim Dow will join Julie for these interviews. One in the morning and one in the afternoon.

Other Business

1. **Personal Property Tax** – The last full assessment of personal property tax was assessed in 2011 due to a Select Board decision at that time to not assess these taxes on Blue Hill businesses that owned property in Blue Hill. It has since been discovered that it is against Maine law to not assess. The assessor's agents would like to cover this topic in the upcoming workshop.
2. **Mobile Vending Permit – Food Fix Hospitality, LLC** – Food Fix Hospitality, LLC requested a permit for mobile vending during the Flash in the Pans concerts at the Town Park. S. Miller moved to conduct a public hearing on June 24 at 6pm; B. Adams seconded. Vote: 5/0 Approved.
3. **Flagpole Seaside Cemetery** – There is a new flagpole laying on the ground at Seaside Cemetery that needs to be installed. B. Adams and J. Wootten offered to install it.
4. **Clerk Office Hours** – E. Best requested that signage be put on each entrance with hours of operation.
5. **Assessor Agent Workshop** – The Board will wait to have the workshop when S. Miller returns.

Adjournment

J. Dow moved to adjourn at 6:48pm subject to signing warrants; S. Miller seconded. Vote: 5/0 Approved.