

**Town of Blue Hill
Select Board Meeting
Monday, August 12, 2024
Minutes**

Called to Order at 5:30pm

1. **Determine quorum and meeting attendance** – E. Best (Chair), B. Adams, J. Dow (online), S. Miller, J. Wooten, J. Atwell (Town Administrator), and M. Rockwell (Treasurer).
2. **Approve Select Board Meeting Minutes of August 5, 2024** – Tabled
3. **Public Comment** – Randy Curtis of the Climate Resilience Committee advised the Board that there would be a one hour briefing via zoom at 11am on August 13 to discuss the pilot project at Curtis Cove.

Business

1. **Abatements** – The Assessor Agents proposed four abatements to the Board:
 - a. **Nancy Files** – Adjustment to building list – reduces taxable amount by \$11,500 for a tax abatement of \$100.63. S. Miller moved to approve the abatement; B. Adams seconded. Vote: 5/0 Approved.
 - b. **Titcomb Properties** – Trio error, double assessed for land – reduces taxable amount by \$132,800 for a tax abatement of \$1,162.00. S. Miller moved to approve the abatement; B. Adams seconded. Vote: 5/0 Approved.
 - c. **James & Linda May** – Pier, ramp and float destroyed 12/23 – reduces taxable amount by \$18,000 for a tax abatement of \$157.50. S. Miller moved to approve the abatement; B. Adams seconded. Vote: 5/0 Approved.
 - d. **Zachary Martin Trust** – Adjustment to outbuildings – reduces taxable amount by \$40,800 for a tax abatement of \$357.00. There was discussion that the garage was still in place on 4/1. Tabled.
2. **PFAS Project Update – Michelle Berger** – The project is more than halfway completed. They launched the project on June 10 via their website, social media and the newspaper. They had 150 people sign up for test kits; so far 90 have picked them up and 49 wells have been tested and results are back. They've sampled 7 streams (using 22 test kits) and half of those had low levels of PFAS. They have 8 kits left at this point and have utilized donated funds to purchase 25 more. Preliminary findings show approximately 30% of the tested sites have PFAS; 15% are above acceptable levels. They've found that South Blue Hill and the areas of Blue Hill village have the highest levels. They believe that samples have been representative for the entire town and plan to wrap up in September and are trying to get results out to the public being mindful of personal privacy.
3. **Bank Signatory Update** – S. Miller moved to remove all names other than J. Atwell from all Town and Transfer Station bank accounts at both The First National Bank and Bar Harbor Bank & Trust; B. Adams seconded. Vote: 5/0 Approved.
4. **Balance Due – Discussion** – A tax account having a principal balance past due of \$3.20, \$0.05 interest, and \$20.46 in costs has requested the costs be waived. S. Miller moved to waive the assessed costs and leave the remaining balance of \$3.25; B. Adams seconded. Vote: 5/0 Approved.

5. **Liquor License Request – Hikade Enterprises, LLC (Arborvine)** – S. Miller moved to set a public hearing for the liquor license renewal for August 26 at 5:45pm; J. Wootten seconded. Vote: 5/0 Approved.

Other Business

1. **Post Office Parking** – There are a number of people parking at the post office and visiting the nearby coffee shop and the Town has received complaints have been received about the effect on post office patrons. Since the lot in question is private property, it was determined that this is not directly within the Town’s control; Peter Clapp owns the parking lot. There was discussion concerning the coffee shop’s original application and what the requirements were upon approval. The Board would like the Code Enforcement Officer to speak with the coffee shop after researching application approval requirements. The Town’s Commercial Site Plan Review ordinance provides that businesses provide adequate off-street parking space.
2. **Traffic Ordinance** – S. Miller would like to have a working select board session to work on the traffic ordinance on Wednesday, August 21, at 9am. There have been several times that big trucks block traffic on Main Street as they deliver products to local businesses. A suggestion was made that a letter should be sent to local business owners stating that they cannot block traffic, and a “Notice of Violation” should follow if there is a violation.
3. **Nub Signage** – The MDOT has requested that “No Parking” signs be installed at the Town owned property. A set of two with “No Parking from here to here” and two free standing “No Parking” signs should be placed. B. Adams will review his inventory to see if he has any on hand. J Atwell will order whatever is necessary.
4. **Mountain Road Project** – Project is doing well according to B. Adams. Fire Chief John Chapman stated that he could hardly make it through last weekend. He contacted the foreman as he was concerned that fire trucks wouldn’t be able to get through if there were an event. B. Adams said he got through just fine in his truck and thought the fire trucks would be able to as well.

Executive Session

B. Adams moved to enter executive session per 1 M.R.S. §405(6)(A) Personnel Matters at 6:20pm; S. Miller seconded. Vote: 5/0 Approved.

A motion was made at 6:40pm to leave the executive session with all approving.

A motion was made to accept the resignation of Christopher Kowalski; all approved.

A motion was made to hire Lori Sitzbee as a part-time temporary bookkeeper; all approved.

Adjournment

A motion was made to adjourn after warrants are signed at 6:41pm; all approved.