

**Blue Hill Planning Board**  
**July 10<sup>th</sup>, 2024 – Meeting Minutes**

**Location**

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

**Attendance**

**Present:** Matthew Martin (interim chair), Scott Blanchard (vice chair), Emily Cushman, Marcia McKeague, Diana Page, Gavin Riggall, Bryce Emerson (CEO)

**Public:** See attached list for in person attendance. Remote: C. Hart, Glenn Hill, Lisa Thors, Kristin Collins, John Bates

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

**Discussion:** The Board reviewed the minutes from the June 12, 2024 meeting.

**Motion:** Emily motioned to approve the meeting minutes from June 12th. Marcia seconded. Approved 5-0-1. 1 member abstained.

**Public Comment:** Many members of the public spoke during the public comment portion of the meeting to voice their concerns and opinions regarding the Salt Pond Subdivision project. Some members of the public that spoke during the public comment was Lucy Struever, Larry Lefkowitz, Janis Prior-Crofoot, Tim Dawson, Amy Brubaker, Dan Cantor, Allen Cole, Margaret Norfleet-Nell, and Laura Markham. The public hearing regarding the Salt Pond Subdivision will be held at the August 14<sup>th</sup> meeting.

**Business:**

1. **Parker Point Subdivision Public Hearing** – Attorney Kristin Collins representing the Harrop's and Hill's who are direct abutters to the project. Attorney Collins explained her concern regarding the notices that the abutters received regarding the project and stated that the second notice did not include information regarding the project rather just information about the upcoming public hearing. Attorney Collins also voiced her concern regarding the financial capacity letter, the pre-approval development of the road, the streams on the property and what kind of affect the development will have on these streams that lead to the ocean, the letter from the well driller did not contain enough information regarding wells in the area. Don Paine asked what the plan was for the remaining land. Lori Harrop expressed her concern regarding run off on to neighboring properties and into the streams. Lori explained that it was not many years ago when the culvert crossing Parker Point Road had to be replaced due to an abundance of run off from South Street. George Harrop explained that there are many wetlands on this property that are not depicted on the provided plan of the project. The Harrop's had to work the DEP to when they had to remediate the culvert issue due to fish not being able to come up through that stream. They were told that, that stream is very delicate by DEP and they are concerned of the impact of several new homes would have on that stream. Laura Hill explained her concerns regarding pre-approval development and the blasting of the new road that was close to her home. Barbara Shaw expressed her concerns regarding well water availability in the area. Anne Piazza explained that there is already a lot of run off from South Street the affects the homes on Parker Point Road. South Street is being more and more developed which in the end is going to

create a lot of run off that will affect the homes on Parker Point Road. Anne voiced her concerns of how the run off of more developments will affect the harbor and causing sedimentation to fill the harbor as well. Glenn Hill expressed his concern of his homes value if there are more homes causing run off towards his property. John Bates expressed his concern of the lack of information regarding the historic elements of the property which contains colonial era cart road.

**Motion:** Emily motioned to closed the public hearing at 6:35pm. Gavin seconded. Approved 5-0-1 abstained.

Gavin asked the applicant if the property was currently on the market. The applicant informed him that it is currently on the market. The applicant explained that the small envelopes for the homes are to protect the habitat and restrict development. The applicant's intent is to minimize footprint. Marcia asked the applicant how they will be granting permission for lot owners to put their septic systems on the common area. The Board agreed to walk the property to get a better idea of the layout and environment.

**Motion:** Diana motioned to table the Parker Point Subdivision application to the August meeting due to missing information on the public hearing notice. Marcia seconded. Approved 5-0-1 abstained.

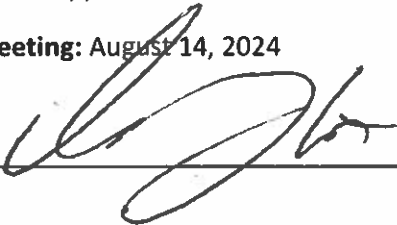
**New Business:**

**1. East Blue Hill Public Library** – Scott Blanchard chaired this section of the meeting. The applicant gave a presentation on the proposed addition to the East Blue Hill Library. The addition is a total of 462sqft with a deck and upgraded handicap access along with a bathroom.

**Motion:** Matt motioned to approve the application as presented with the conditions of providing erosion control plans and correct square footage to the plans. Emily seconded. Approved 6-0. See attached finding of facts.

**Next Meeting:** August 14, 2024

**Signed:**



**Date:**

8/14/2024

Name of applicant: **EAST BLUE HILL PUBLIC LIBRARY Map 25 Lot 51 Date 7/10/24**

**Findings of Fact for Criteria under the Blue Hill Shoreland Zoning Ordinance**

Sections 16(D) of the Blue Hill Shoreland Zoning Ordinance requires:

After the submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

1. Will maintain safe and healthful conditions;
2. Will not result in water pollution, erosion, or sedimentation to surface waters;
3. Will adequately provide for the disposal of all wastewater;
4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds or other wildlife habitat;
5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
6. Will protect archaeological and historic resources as designated in the comprehensive plan;
7. Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district;
8. Will avoid problems associated with flood plain development and use; and
9. Is in conformance with the provisions of Section 15, Land Use Standards.

\* \* \*

Having reviewed the applicant's complete application and all applicable sections and criteria of the Town of Blue Hill Shoreland Zoning Ordinance, the Planning Board approves the application based on the information presented that the proposed use:

1. **Will maintain safe and healthful conditions.**

Motion: Matt motioned to find that the proposed project will maintain safe and healthful conditions. Emily seconded. Approved 6-0.

2. **Will not result in water pollution, erosion, or sedimentation to surface waters.**

Motion: Matt motioned to find that the proposed project will not result in water pollution, erosion, or sedimentation to surface waters. Emily seconded. Approved 6-0.

3. **Will adequately provide for the disposal of all wastewater.**

Motion: Matt motioned to find that the proposed project will adequately provide for the disposal of all wastewater. Emily seconded. Approved 6-0.

4. **Will not have an adverse impact on spawning grounds, fish, aquatic life, birds or other wildlife habitat.**

Motion: Matt motioned to find that the proposed project will not have an adverse impact on spawning grounds, fish, aquatic life, birds or other wildlife habitats. Emily seconded. Approved 6-0.

- 5. Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters.**

Motion: Matt motioned to find that the proposed project will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters. Emily seconded. Approved 6-0.

- 6. Will protect archaeological and historic resources as designated in the comprehensive plan.**

Motion: Matt motioned to find that the proposed project will protect archeological and historic resources as designated in the comprehensive plan. Marcia seconded. Approved 6-0.

- 7. Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district.**

Motion: Matt motioned to find that the proposed project will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district. Emily seconded. Approved 6-0.

- 8. Will avoid problems associated with flood plain development and use.**

Motion: Matt motioned to find that the proposed project will avoid problems associated with flood plain development and use. Emily seconded. Approved 6-0.

- 9. Is in conformance with the provisions of Section 15, Land Use Standards.**

Motion: Matt motioned to find that the proposed project will be in conformance with the provisions of Section 15, Land Use Standards. Emily seconded. Approved 6-0.

**Final Motion:** Matt motioned to approve the application as presented with the conditions of providing erosion control plans and correct square footage to the plans. Emily seconded. Approved 6-0.