

**Town of Blue Hill
Select Board Meeting
Monday, August 26, 2024
Minutes**

Called the meeting to order at 5:30pm

Determine quorum and meeting attendance – E. Best (Chair), B. Adams, J. Dow, S. Miller, J. Wootten, J. Atwell (Town Administrator), Sarah Lavallee (Town Clerk), Z. Pulitzer (Minute Taker).

Approval of Minutes

Approve Select Board meeting minutes of August 19th and August 21st – E. Best moved to approve the Select Board minutes of these two meetings; J. Wootten seconded. Vote: 5/0 Approved.

Public Comment

- Steve Brookman announced that the boating festival was a success despite the weather. He requested to move the event next year, to August 9th for water access (based on tide). Unless someone expresses an objection within the next 30 days, the proposed date for the 2025 Blue Hill American Heritage Festival will be for August 9th. Steve also requested the use of the 12 parking spaces shared by the town and the Shaw Institute (each owns 6 spaces). S. Miller agreed the Town could block off its 6 spaces for the event and encouraged Steve to ask the Shaw Institute to lend their spaces for the event as well.

- Steve also mentioned hazard concerns about the walkway down to the float and the condition of the floats themselves. S. Miller suggested bringing the walkway concerns to the Harbor Master's attention. He also said the Town may be able to bring in four finger floats from South Blue Hill, assuming they are constructed for that facility.

Business

1 Letter of Support for MaineDot EV charger grant proposal

S. Miller suggested that the letter come from the town instead of an individual. S. Miller also suggested adding the usefulness of this grant to the community to strengthen the letter. S. Miller then moved to have E. Best sign and send the letter on behalf of the board. B. Adams seconded. The vote passed 5/0.

2 Public Hearing a) Hikade Enterprises, LLC (Arborvine) - 5:45pm

E. Best stated Hikade Enterprises provided a complete application and drawing. A public hearing was opened, and no comments opposed to granting the application were voiced. Motion was made and seconded to approve the license, and the vote passed 5/0.

3 Comp Plan - Update & Town Vote Timing

The State approved the Comp Plan as is with comments that the State has characterized as "optional". George Hurvitt and Sarah King are currently talking to HPPC about some of the

comments so that the Compressive Plan Committee can collectively decide if any action is to be taken with respect to comments. S. Miller indicated he expected the document to be finalized within the next month or so. There was a discussion about timing and form of a Town vote on the Compressive Plan; it was generally agreed that the vote would preferably be held as a referendum (secret ballot) vote at the Annual Town Meeting or at the November election (the deadline for including such a question on the main ballot for the November election had passed). After further discussion, the Board decided not to try to hold the vote in November and therefore to plan to hold the vote at the April 2025 referendum (Friday) portion of the annual Town Meeting.

4 Town Hall Boilers

S. Miller spoke to the manufacturer who stated the parts for the boilers should be available via FW Webb. This is contrary to feedback the Town has received stating they're not. J. Wootten mentioned he would ask Daryl Brown for advice about the boilers' issues. S. Miller will reach out to the provider to see if the boiler's warranty is still active.

5 NBRC Grant - Olver feedback

Mandy Holway submitted another strong application but stated she is expecting the same results from past attempts to receive the Grant.

Other Business

- (Abatement for Map 029 Lot 004-a): The Assessor Agents recommended a reduction in assessed value to correct an error in the property records: the amount of the abatement calculation would be \$257.75 for 2024 property taxes. Upon a motion duly made and seconded to grant the abatement, the vote passed 5/0.

- (Abatement for Map 012, Lot 010): Meredith and Lauren Richardson requested a revaluation of their building claiming repair needs weren't taken into consideration. The Assessor Agents identified a possible abatement as a result of an updated building condition assessment and for other economic reasons: the amount of the abatement would be \$1,764.00 for 2024 property taxes. It was agreed that the Board should obtain more information about the nature of the abatement considerations before considering the abatement request. J. Atwell to follow up with the Assessor's agent.

- (Abatement for Map 008, Lot 003): Mary Jean and John Biggs requested a revaluation of their building. The Assessor's Agent identified an adjustment to the value of the building, since it does not have a heating system and is used in the summer only; the amount of the abatement would be \$151.38 for 2024 property taxes. S. Miller moved to grant the abatement and B. Adams seconded. The vote passed 5/0.

- S. Miller participated in a focus group for the MRC. They have hired a brand consulting firm to help them better promote themselves in the future as they begin to look past the issues they (and the Town) faced at the Hampton facility. They expressed confidence that Hampden plant is on track to being fully operational in the first half of 2025.

- J. Dow wants to get more "no parking" signage for different Town locations.

- E. Best proposed to cancel the scheduled Select Board meeting for Monday, September 2 due to the holiday. This was agreed and a Select Board working session was scheduled for Wednesday, September 4th, 8am to 10am to review the draft Traffic Ordinance.

- Julie Atwell will discuss financial updates at the August 9th select Board meeting.

Executive Session

S. Miller moved to enter executive session at 6:36pm per 1 M.R.S. §405(6)(A) Personnel Matters;
B. Adams seconded. Vote: 5/0 Approved.

A motion was made to exit the Executive Session at 7:24pm. Upon a motion duly made and seconded, the Town Administrator was authorized to extend an offer for the Public Works position if she felt one of the two candidates would be appropriate for the position and subject to the Town's standard condition of employment.

Adjournment

The Board adjourned at 7:25pm; all approved.