

**Town of Blue Hill
Select Board Meeting
Monday, September 16, 2024
Minutes**

Called the meeting to order at 5:30pm

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

Approval of Minutes

September 9 minutes were tabled for review. B. Adams made a motion to approve Select Board minutes of August 26 and September 4; J. Wootten seconded. Vote passed 4/0.

Public Comments

Diana Page voiced a request for the Select Board to hold a “Special Election Referendum” before the end of the 2024 calendar year for a vote on the Blue Hill Comprehensive Plan. S. Miller suggested more information from Town staff regarding local election rules (required hearings, etc. before the vote, absentee ballot requirements, etc.), and deadlines for each required step, and Town Office staff available to conduct such a Town Meeting would be helpful before considering the request.

He indicated a hope that Town staff would have this information ready for the next Comprehensive Plan Committee meeting on September 26. The Select Board voiced concerns about voter turnout if the referendum vote were to be held outside the Annual Town Meeting.

Business

1 “Street Tree” Policy

S. Miller briefly described the draft policy for who was responsible for the cost of maintaining trees in Blue Hill. The Town will pay of cost of treatment recommended by the Tree Warden for trees on town properties. The Town will pay 50% of such costs for trees within the public right-of-way, and it will pay nothing toward these costs for trees entirely on private property.

Tim Horton brought up the point that there were many pine trees that were rotten (such as the ones on Peter’s Cove), and S. Miller suggested talking to Phil Norris, the Tree Warden, about it. S. Miller will do this. B. Adams made a motion to accept the policy as drafted; J. Wootten seconded. Vote passed 4/0.

2 Traffic Ordinance

S. Miller distributed a draft to the Select Board for critiques. The distance between parking and stop signs will be 10ft since there is a shortage of parking. It was agreed that, given the poor sight lines in the vicinity of the intersections of Tenney Hill and Parker Point Rd. and High St., yellow hash marks will be placed to provide a larger “no parking” buffer at those intersections.

J. Dow proposed having one way between Main Street and Angel Avenue, two-way traffic thereafter, rather than one-way the entire street as set out in the draft. It was agreed to include no

parking anywhere on Mill Street. S. Miller agreed to incorporate these additions, and then post the draft Traffic Ordinance on the website for public review.

Tim Horton proposed having no parking by Falls Bridge. S. Miller said that there could be more accommodated parking, and he wanted to hear about what the public thinks about the matter at the October 2 hearing.

3 Subdivision Fees

S. Miller had researched the Town's Fee Schedule and distributed a draft to the Board. Several Town ordinances do not reflect the current Fee Schedule and need amending. The Subdivision ordinance discusses fees, but does not describe a specific method for calculating, but provides no basis for the actual charge. The Planning Board's input is needed to amend the ordinance to reflect what actual charges, and their associated fees would be.

S. Miller mentioned having a 2025 Fee Schedule to be presented by the end of the year.

4 Marine Resources, Maine Coastal Program - Contract

The USDA grant contract is pending; money has finally been appropriated and the State has requested that the Town execute a contract covering the project. Item tabled with the Select Board needing more time to review the agreement.

5 Town Hall Heat

Roy Boys Plumbing and Heating has parts and materials for fixing the boilers from a past inquiry made to them by the Town. B. Adams will meet with the owner to discuss and confirm what they can fix. He will update the Board and J. Atwell with the information.

6 Signer

J. Atwell announced Lori Sitzabee is now a full-time employee and will need to be added as a bank account signer. B. Adams made a motion to approve; J. Wootten seconded. Vote passed 4/0.

7 Abatements

Map 018 Lot 017: The Assessor's Agent proposed a reduction in a land value calculation of \$552.13, due to shore-line footage being reduced from 300 ft to 200 ft for 2024 property taxes. B. Adams made a motion to grant the abatement; J. Wootten seconded. Vote passed 4/0.

Map 012 Lot 010: The Assessor's Agent revisited the abatement request from Meredith and Lauren Richardson on their building valuation only. A reduction of \$992.25 was recommended for 2024 property taxes. B. Adams made a motion to grant the abatement; J. Wootten seconded. Vote passed 4/0.

Map 010 Lot 023: Alex Drenga requested an adjustment to land and building value due to minimal water view and an error in assessment of the house having two bathrooms. The Assessor's Agent recommended a reduction of \$472.50 for 2024 property taxes. B. Adams made a motion to grant the abatement; J. Wootten seconded. Vote passed 4/0.

Map 028 Lot 016-a: Peninsula Conservation Enterprises had an error in their tax account assessment being for the tower only and not the land underneath which is owned by BHHT. The

Assessor's Agent recommended a reduction of \$595.00 for 2024 property taxes. B. Adams made a motion to grant the abatement; J. Wootten seconded. Vote passed 4/0.

Map 016 Lot 032: Marechal Brown and Fiona Beswick had removed a fireplace and reduced the enclosed porch to a shed. The Assessor's Agent recommended a \$267.75 reduction for 2024 property taxes. B. Adams made a motion to grant the abatement; J. Wootten seconded. Vote passed 4/0.

Map 032 Lot 019: Peter and Micah Lamothe requested their property not having a water view, needed to be reassessed. The Assessor's Agent recalculated tax on land and dwelling values to be in line with neighboring properties, and recommended a reduction of \$1204.88 on 2024 property taxes. B. Adams made a motion to grant the abatement; J. Wootten seconded. Vote passed 4/0.

Map 027 Lot 062: The Assessor's Agent recalculated tax on building value due to an assessment error, and recommended a reduction of \$228.38 for 2024 property taxes. B. Adams made a motion to grant the abatement; J. Wootten seconded. Vote passed 4/0.

Other Business

- J. Dow addressed a "No Overnight Parking" rule at the land known as "The Nub". It was suggested that the office number should be added to the sign, and the Select Board would actively discourage overnight parking unless there is an unusual or satisfactory reason. Another suggestion was adding a list of the mooring owners and making those individuals the only ones who could park with explicit permission. However, it was ultimately decided to include 'no overnight parking' on the sign, since there is ample roadside parking on the west side of the road.

Adjournment

Motion to adjourn at 6:42, seconded. All approved.