

Blue Hill Planning Board
September 11, 2024 – Meeting Minutes

Location

18 Union Street Blue Hill, Maine

Attendance

Present: Wilson King, Scott Blanchard (vice chair), Diana Page, Gavin Riggall, Marcia McKeague, Emily Cushman, Bryce Emerson (CEO)

Public: See attached attendance list

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

1. **Approval of August 14 and 27 minutes** – Marcia moved to accept the minutes from both meetings. Wilson seconded. Approval of minutes from August 14 approved 5-0-1 abstained. Approval of minutes from August 27 approved 5-0-1 abstained.
2. **Discussion of adoption of rules pertaining to individuals recording or live streaming Planning Board meetings** – Scott explained that any member of the public that is live streaming or video recording the meeting must stay in the designated area to ensure there will be no disruption to the rest of the audience or the board.
3. **Public Comment** – a few members spoke about the Salt Pond project during the public comment.

Business:

1. **Salt Pond Public Hearing Overview and Findings of Site Visit** – The Board members read down through the review criteria to determine if there were criteria that had not been completely met with the given completed application, and to determine if any points of concern that had been brought to the Boards attention during the public hearing or site visit were included in the application. As the Board went through the review criteria the major concerns that the Board felt needed further information on were the following:
 - a. **Pollution** – concerns for was could happen when the soils are disturbed after being covered in pesticides for years (Velpar), the soil tests that were done were in light of septic designs, not necessarily for wells and drinking water. The question asked by Marcia was are these pesticides present, does cutting into the soil release any of it, is it in the water that will be drilled into for wells. The CEO will contact the Maine Board of Pesticides Control to ask what the persistence of these kinds of pesticides and herbicides are in the soils.
 - b. **Sufficient Water** – The ground water analysis indicates that the consumption is 360gal/day per home. This number is based off of the Subsurface Wastewater Disposal Rules. This number does not reflect the recharge rate and does not include irrigation or take into account short term rentals. Salt water intrusion is also a concern due to abutters with this issue. Salt water intrusion is not predictable. The Board would like an analysis from the geologist who prepared the water usage report to comment on the salt water intrusion.

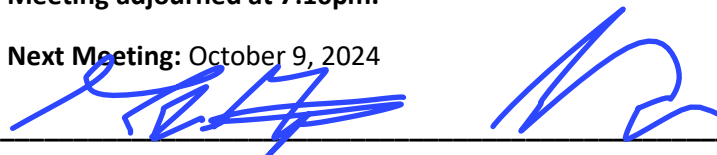
- c. **Erosion** – There is an intermittent stream that runs down to Salt Pond that has been classified as a wetland. The applicant received a Permit By Rule which does not require a site visit by the Department of Environmental Protection (DEP) and if the application is not reviewed within 14 days, the permit is granted. Scott felt that a visit by DEP to this site is needed. While the DEP is on site, they should review the driveway locations because some of the driveways will most likely create more erosion due to the grade of the land. The applicant suggested adding a condition of approval of an updated erosion control plan be filed with the Town as each home is constructed.
- d. **Sewage Disposal** – The septic plans are not currently designed. There have been test pits done around the lot. A peer review for the septic plans will be requested.
- e. **Aesthetic, Cultural and Natural Values** – The applicant supplied a letter to the Board from their Attorney regarding the applicability of review criteria no. 8 “Aesthetic, cultural, and natural values,” to this project. Please see attached to review. The Board has heard from other attorneys that the Board has quite a bit of leeway when it comes to this specific review criteria. Wilson explained that the Board understands how beautiful this location is and how near and dear it is to community. It was noted in the 1999 Comprehensive Plan and in the Downeast Scenic Inventory. However, there are a lot of beautiful places around the state and in our community that have homes on it now. Wilson asked the applicant to look into cultural resources on the site. The site is no longer maintained as a blueberry field, when fields are not maintained they grow in and the site will no longer be the site that is currently loved. Marcia stated that the blueberry barren is not a natural space. It was man made, and farmed to keep the site the way we see it today. As stated in the numerous letters received, this site is very special to many people. The Board would like to have the eagle’s nest on Carleton Island mapped and the distance to the nearest building site measured. All letters received in the application do not necessarily represent a comprehensive study. Data bases were checked for compliance but no site visits were done.
- f. **Ground Water** – similar to sufficient water, a peer review will be requested to go over the materials to make sure there is a sufficient recharge rate and quantity for the proposed project. Wilson asked if blasting and ledge removal would change the nature of the existing hydrologist report.
- g. **Fresh Water Wetlands** – There were intermittent streams and a wetland delineated on the property but no vernal pools were found. The Board agreed none are likely.
- h. **Storm Water** – The Board would like a third-party review of this project at its full estimated buildout. (Driveways, buildings, patios, etc.)

The CEO will work on getting third party reviews lined up and work on getting the Maine Department of Environmental Protection, Maine Department of Marine Resources, and Department of Inland Fisheries and Wildlife to the site to do a visit. The Board will give the applicant an update on the timeline of the reviews in 2 weeks.

Meeting adjourned at 7:16pm.

Next Meeting: October 9, 2024

Signed: _____



Date: 10-17-24