

**Town of Blue Hill  
Select Board Meeting  
Monday, September 30, 2024  
Minutes**

**Called the meeting to order at 5:31pm**

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

**Approval of Minutes**

E. Best moved to approve the minutes of September 23 as edited; S. Miller seconded. Vote passed 5/0.

**Public Comments**

No objections were received during the 30-day comment period for the Maine Maritime Festival's request to use Village Wharf on August 9, 2025. J. Atwell will inform Steve Brookman this week.

**Business**

**1 Abatements**

- Map 009 Lot 013-2: R. Parker Semler requested an adjustment to his land value, with the claim that it does not have a developed right of way or access to parcels. Assessor's Agent calculated a reduction of \$962.25 for 2024 property taxes. E. Best moved to table this request and get more information from the Assessor's Agent. E. Best also wanted to clarify that Semler was assessing in feet and not inches (as the application suggests).

Some of the questions she wanted to pose:

1. Is there a right of way?
2. Is there a road?
3. Is that the only piece that Parker owns?

- Map 032 Lot 016: Owen Gavigan and Ronna Hodgdon requested an adjustment in land valuation based on a restricted view of the Salt Pond on account of tree growth. The Assessor's Agent calculated a reduction of \$910.00 for 2024 property taxes. E. Best moved to table this abatement to allow the Board to better understand the view and who owns the view, elevations, and constructions.

- Map 029 Lot 085: Joel and Jodie Ambrose requested a reduction in building value, on the basis that the building on their land is incomplete but listed as complete in error. Assessor's Agent calculated a reduction of \$442.75 for 2024 property taxes. S. Miller moved to approve the abatement as recommended; J. Dow seconded. Vote passed 4/1 with E. Best abstaining from vote.

**2 Liquor License Renewal - Pub Ciao, LLC (Blaze Blue Hill)**

S. Miller moved to set a public hearing date for October 7 at 5:45pm. B. Adams seconded. Vote passed 5/0.

### **3 Update Signers – The First**

S. Miller stated that Michelle Rockwell remains a signer and should be replaced by Lori Sitzabee. S. Miller made a motion to approve this change for both the Town's accounts and the Transfer Station accounts as well; J. Dow seconded. Vote passed 5/0.

### **4 Fuel Bids – Town Office**

Fuel and propane pricing for the Treatment Plant, Town Hall and Transfer Station came in from three vendors. Coastal Energy and Dead River had similar pricing with R. H. Foster coming in low for both the fuel and propane. S. Miller made a motion to contract with R. H. Foster for the 2024-2025 winter season. B. Adams seconded. Vote passed 5/0.

### **5 28 Water Street**

Two issues with the building are some leaking windows and internal leaks. The Town appropriated funds for repairs; Best to investigate contractors to complete the exterior work. E. Best wants to keep the building maintained for possible future use.

### **Other Business**

- E. Best moved to cancel the October 14th meeting; J. Dow seconded. Vote passed 5/0.
- S. Miller updated he toured the Village wharf and South Blue Hill wharf with the State, IFW and DMR. They were impressed by how high up the seaweed was in both facilities. At some point GEI will need to send the Board a contract so the town can get reimbursed. A meeting needs to be scheduled with the Marine Resource Committee, so objectives and goals for the users of the facilities can be discussed.
- B. Adams stated substantial completion for Mountain Rd will be around October 7, 2024 and final completion the next week.
- E. Best commented that the ditch in front of her office has been filled and "looks great."

### **Executive Session**

E. Best moved to enter the executive session at 6:08pm per 1 M.R.S.A § 405 (6)(F)- Confidential Records; S. Miller seconded. Vote: 5/0 Approved.

A motion was made to exit the Executive Session at 6:20pm.

### **Adjournment**

Motion to adjourn at 6:21pm, seconded. All approved.