

**Blue Hill Planning Board
March 13th, 2025 – Meeting Minutes**

Location

18 Union Street Blue Hill, Maine

Attendance

Present: Wilson King (Chair), Matthew Martin (Vice Chair), Scott Blanchard, Diana Page, Emily Cushman, Gavin Riggall

Public: See attached sign-in sheet

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

1. **Approval of February 12th, 2025 minutes**– Emily motioned to approved the minutes of the February 12th meeting. Matthew seconded. Approved 5-0, 1 abstained (Gavin).

Business:

1. **Salt Pond Development, LLC – Public Hearing** – Attorney Kristin Collins who represents Larry Lefkowitz and Lucy Struever pointed out that Stillwater Environmental Engineering (SEE) had no feedback on the groundwater analysis due to their lack of availability of a hydrogeologist and therefore suggested the Board request further groundwater feedback. Attorney Collins also pointed out that Salt Pond has been listed as an impaired waterbody by the Maine Department of Environmental Protection non-point source. The concern for the pesticide residuals to end up in the Salt Pond once the ground is penetrated is still a concern. Abutter Larry Lefkowitz (Blue Hill) voiced the concern for the visual impact of this project and suggested that the Board request a visual impact report from View Shed Consultants. Steele Hays (Blue Hill) informed the Board that there has been an offer made to the developer to purchase the property and to then gift it to Blue Hill Heritage Trust to be preserved. Rob Bauer (Blue Hill) stated that he was neither against or for this project but suggested that the Planning Board and the public take into consideration the tax base that a project like this would generate for the town.

Wilson motioned to close the public hearing at 6:00pm. Matthew seconded. Approved 6-0.

Emily motioned to reopen the public hearing to allow non-Blue Hill residents to speak. Wilson seconded. Approved 6-0.

Several non-Blue Hill residents reiterated what had been brought up by the Blue Hill resident who did speak.

Wilson motioned to close the public hearing at 6:12pm. Matthew seconded. Approved 6-0.

Matthew motioned to adjourn. Wilson seconded. Approved 6-0.

Meeting adjourned at 6:13 pm.

Next Meeting: April 9th, 2025.

Signed: _____



Date: _____

4-9-2025

Hello, My Name is Amy Brubaker. My home abuts the Salt Pond Blueberry Barrens. I am a wildlife photographer and because of all my wandering, on land and on the water, I know the area intimately. I spoke at the last public hearing about the importance of respecting its wildlife habitat. This time I will speak to the importance of respecting the cultural significance of this land. A couple of months ago Geoff Bowley made a comment that I was not allowed to speak to at the time, but has stuck with me. He said, "Next thing you know they'll say they found The Ark of the Covenant on this land." The fact is that the barrens is a spiritually significant place for many people on this peninsula both past and present. The historical Wabanaki summer hunting and fishing grounds that surround Carleton stream are a significant cultural site, which was studied in the 1960's by the Anthropology department at the University of Maine. Many artifacts were uncovered and brought to its museum and a burial site on Carleton Island was identified. But perhaps just as important as identifying and uncovering the past, is acknowledging the living cultural value, dare I say "Sacredness", of the Barrens. This spiritual connection is true not only for the Wabanaki, but also for the dozens of peninsula artists who draw inspiration from this land, and the past owner and steward, Kermit Allen, who called this place "Pond Pasture" and whose ashes are spread there. And for our neighbor and supporter, Nancy Boothbay, who sadly, has recently passed, but who spoke passionately at the last public hearing about the healing power of this land and worked through the last months of her illness trying to preserve it. But perhaps no one can speak more clearly and honestly to both the historical **and** living cultural value of the Barrens than Brian Frances of the Mi'kmaw Nation. And so I will cede the rest of my time to this testimony from him, who, like many other interested parties, could not make today's hearing.

The Salt Pond Blueberry Barrens: A Sacred Tradition

For generations, the Mi'kmaw people have cherished the area of Blue Hill and Sedgwick, particularly the Salt Pond Blueberry Barrens in Maine, as a sacred place of gathering, community, and connection to the land. Every August, from the late 1950s to the mid-1980s, our families would embark on a yearly pilgrimage to participate in the annual blueberry harvest.

For my family this journey was more than just a harvest; it was a time of social interaction, storytelling, and bonding with members of our community, who travelled the long distance from New Brunswick, Canada. We would gather around evening campfires, we shared laughter, tears, and experiences, strengthening our ties and creating lasting memories.

The natural landscape of the Blueberry Barrens held a special significance for us as Mi'kmaw people. The land was a reminder of our ancestral connection to the earth

Notes for Planning Board Public Hearing -- 13 March 2025

Larry Lefkowitz

Criterion 8: Aesthetic, Cultural, and Natural Values

When I woke up this morning, I realized that there is something about which Geoff Bowley and I probably agree: That is how absurd it is that this application review has been going on over a year. The State of Maine provides a clear set of criteria, ALL of which must be satisfied in order for the application to be accepted. If ANY are not met, you have an obligation to reject it.

After all you've seen and read and heard over the past year, there can be no question that this site is special. The only open issue is whether the proposed development will have an undo adverse effect on its scenic or natural beauty, aesthetics, and wildlife.

Last April, the Board requested that the Applicant provide a "visual impact" of the full built-out development. The Applicant responded with a so-called "illustrative cross section" that claimed to show that a particular portion of the development would not be visible from Salt Pond Road. A letter from the Applicant's attorney on September 9th stated that "The natural topography renders very little of the existing site visible from public roads or lands."

These statements were both inaccurate and deceptive. The Board was provided with far more realistic visualizations clearly showing that most of the houses would be readily visible from public lands, including from many points on Salt Pond Road as well as from Carleton Island. In addition, the Planning Board visited the property in August and observed first-hand what would be visible from where. Lastly, the Board has heard and received numerous testimonials regarding the undue adverse effect this development would have.

It appears, however, that at least some Board members may be discounting this evidence because it was not provided by an independent, certified Visual Impact Assessment professional. The September 11th Planning Board

Planning Board Sign In Sheet 3/13/2025

Name	Town of Residence	Email Address if you'd like to be contacted by Save the
KAREN FRANKELLS	Blue Hill	[REDACTED]
Amy Fr Brubaker	Blue Hill	[REDACTED]
COLE, S	Sedgwick	[REDACTED]
COLE, F	Sedgwick	[REDACTED]
Dana Gray	Blue Hill	[REDACTED]
Beth Conroy	Blue Hill	[REDACTED]
Jane Gallagher	Blue Hill	[REDACTED]
Stark Way	Blue Hill	[REDACTED]
Calvin Peraccon	Blue Hill	[REDACTED]
Janaki Delicata	Blue Hill	[REDACTED]
KATHY KLING	SEDGWICK	[REDACTED]
John Fearny	Sedgewick	[REDACTED]
Debbie Johnson	Blue Hill	[REDACTED]
William Johnson	Blue Hill	[REDACTED]
Kathleen Johns	Orland	[REDACTED]
DAVID PORTER	BRUOKLIN	[REDACTED]
GEORGEY Rowley	Brooklin	[REDACTED]
Lanville Moffat	Deer Isle	[REDACTED]
Tyler Knowles	Blue Hill	[REDACTED]
Sylvia Hart	Blue Hill	[REDACTED]
Cole, N.	Deer Isle	[REDACTED]
Valencia Hubby	Blue Hill	[REDACTED]
ALINA JOHNS	BROOKLIN	[REDACTED]
Aun Brayton	Brooklin	[REDACTED]
Sherry Streeter	Brooklin	[REDACTED]
STEVE GREENBERG	Brooklin	[REDACTED]
Nada Lepper	Sedgwick	[REDACTED]
Elizabeth Cole	Sedgwick	[REDACTED]
Chuck Boothby	Sedgwick	[REDACTED]
Christa Lila Gilbert	Blue Hill	[REDACTED]
Barbara Simon	B.H.	[REDACTED]
Judy Hilder	Orland	[REDACTED]
Robt MAUER	BLUE HILL	[REDACTED]
SPENCER BOWDEN	BLUE HILL/SEDGWICK	[REDACTED]
Sarahs Hauualu Kine	Blue Hill	[REDACTED]
Mary Sullivan	Blue Hill	[REDACTED]
Beth Donahay	Brooklin	[REDACTED]
Emmy Verber	Sedgwick	[REDACTED]
Rose Goldberg	Sedgwick	[REDACTED]
Sophie Landrum	Brooklin	[REDACTED]
Wendy Ritger	Blue Hill	[REDACTED]
Suzanne Zeff	Blue Hill	[REDACTED]
Peter Hile	Blue Hill	[REDACTED]
Anna Logowitz	Sedgwick	[REDACTED]

Ariel Kane - Esau	Sedgwick	
PETER LIONE	BLUE HILL	
Howard Sharp	Brooklin	
Targus & des Jean	Blue Hill	
Low Lucas	Blue Hill	
SHIP SIMON	BH	
Cindy Papp?	Blue Hill	
Anne Adickes	Brooklin	-
Eli Forman	Blue Hill	
Tali Forman	Blue Hill	
Tosten Peterson	Sedgwick	
Juni Charlton	Blue Hill	
Robert Evans	Brooklin	b
Gregory P. N.Y.	Sedgwick	c
Juni Charlton	Blue Hill	c
DIANA MERLEUDA	Sunny	
Tracy Sullivan	Blue Hill	
Ann J. Jones	Brooklin, Me	

