

**Blue Hill Planning Board
May 14th, 2025 – Meeting Minutes**

Location

18 Union Street Blue Hill, Maine

Attendance

Present: Matthew Martin (chair), Wilson King, Scott Blanchard, Diana Page, Gavin Riggall, Suzanne Zelif, Marcia McKeague

Public: Curtis Jaffray, Andrew Norris, Andrew McCullough, Nigel Purvis, remote: Robert Burgdorf, Peter Marchant

The meeting began at 5:27pm and a quorum was recognized - 7 board members were present

Business:

1. **Tarpon Tower III, LLC (Verizon Wireless): Final Review for Approval/Denial** – Wilson motioned that the application satisfies all of the requirements of the Telecommunications Tower Ordinance. Gavin seconded. Approved 7-0. See attached Findings of Fact.

New Business:

1. **Pleasant Street Housing Development Phase II: Review for Completeness** – Wilson recused himself from this application review due to conflict of interest. Gavin motioned to find the application complete as presented with the conditions of providing the CEO a letter from the well drilling company stating that the water supply is sufficient, letter of authorization for Carpenter Associates to represent the applicants, and DEP approval of the stormwater management plan. Scott seconded. Approved 6-0.
2. **Shoreland Zoning Application: Nigel Purvis** – The Board reviewed the application presented by Andrew McCullough on behalf of Nigel Purvis for the greatest practical extent (GPE) of the proposed raising of the “Chart Room” which is considered a non-conforming structure. After a lengthy discussion, the Board decided that they needed some clarification on the DEP communication that happened between them and the CEO. The CEO will reach out to DEP for better clarification on their understanding of the proposed project and reconvene once some clarity is provided.

Meeting adjourned at 7:39 pm.

Next Meeting: June 11th, 2025

Signed: _____



Date: _____

6-11-25