

**Blue Hill Planning Board
June 11th 2025 – Meeting Minutes**

Location

18 Union Street Blue Hill, Maine

Attendance

Present: Matthew Martin (chair), Wilson King, Scott Blanchard, Gavin Riggall, Suzanne Zelif (remote; non-voting), Marcia McKeague

Public: Please See Attached

The meeting began at 5:30pm and a quorum was recognized – five (5) board members were present in person, one (1) member was present via remote participation, and was non-voting, and one (1) member was absent.

Business:

- 1. Pleasant Street Housing Development Phase II: Public Hearing** – Public Hearing was commenced, and numerous members of the public offered opinions, questions, concerns, support, and other thoughts. Those ranged from concerns over ownership of the parcel in question, environmental feasibility of construction materials like vinyl siding, concerns the development does not target affordable housing demographic but rather is being usurped by elderly homeowners looking to cash out of the real estate market, as well as general questions about the specifics of the project such as size, duration, construction timeframe, location and protection of certain environmental resources like wetlands, and the need for additional specifics as to parts of the application itself. Public Hearing was closed once everyone wishing to speak was heard.

New Business:

- 1. Bluey Gateway Subdivision: Review for Completeness** – The Board and the CEO having fully reviewed the subject application for completeness, motion was made by Scott for find the application “complete” pursuant to the town’s subdivision ordinance. Wilson seconded the motion, and the motion carried by unanimous vote.
- 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. The Board, having considered the subject application, including a site visit, Marcia moved the Board find, as a matter of fact, that the application proposal met the greatest practical extent standard as set out by the Town’s shoreland zoning ordinance. Wilson seconded the motion, which passed by unanimous vote.
- 3. General Administrative Discussion**
A number of general administrative matters were discussed by the Board, including turnover of Town staff, the departure of our CEO and the need for the Town to hire a dedicated CEO based on the volume of permit applications (both residential and non-residential), etc. The Board also discussed ongoing efforts to update our ordinances for clarity, functionality, and efficiency.
- 4. Adjourn**

The business of the Board having been concluded, motion to adjourn was made by Gavin, seconded by Matthew, and passed unanimously.

Meeting adjourned at 7:39 pm.

Next Meeting: July 9th, 2025

Signed: _____



Date: _____

7-9-25