

**Blue Hill Planning Board
October 8th 2025 – Meeting Minutes**

Location

18 Union Street Blue Hill, Maine

Attendance

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

Public:

The meeting began at 5:30pm and a quorum was recognized – seven (7) board members were present in person.

Business:

1. Pleasant Street Phase 2: Review for Sufficiency

The Board adjudicated the application with respect to the review criteria set out in the governing ordinance with the application passing every enumerated criteria with the exception of criteria #6: Sewage Disposal. Upon review, septic design documents were provided the same day as the prior public hearing on this matter, thereby depriving the public of the ability to offer testimony as to same. Marcia moved to table the final adjudication of the application pending a supplemental public hearing limited to the septic documents in question. The motion was seconded by Scott, and passed unanimously (6-0; Wilson King having recused himself from this application). The board will schedule the supplemental public hearing at the first available opportunity, continue the review or sufficiency, and provide findings of fact thereafter in accordance with the governing ordinance.

New Business:

1. Herrick Lane Development/Johnathan Fisher Fields: Review for Completeness

After thorough review and deliberation, Matthew moved that the Board find the application complete in accordance with the governing ordinance, conditioned upon receipt from the applicant of (1) clarifying statement of ownership interest in the subject property establishing a link between owner of record and the named applicant; and (2) a statement of sufficient capacity and feasibility of connection with respect to town sewer. Gavin seconded the motion, and the Board voted unanimously to pass the motion. Public hearing will be scheduled at the first available opportunity in accordance with the governing ordinance.

2. General Administrative Discussion

A number of general administrative matters were discussed by the Board, including an introduction of the new/interim CEO by Scott Miller of the select board.