

**Blue Hill Planning Board
July 9th 2025 – Meeting Minutes**

Location

18 Union Street Blue Hill, Maine

Attendance

Present: Matthew Martin (chair), Wilson King (vice chair), Scott Blanchard, Marcia McKeague, Diana Page

Public: Darrell Cooper, Paul Weiss, Michael Sheahan, George Fielto, Dane Camer, Donald Paine, Tara Hartson

The meeting began at 5:30pm and a quorum was recognized – five (5) board members were present in person, and two (2) members were absent.

Business:

1. Bluey Gateway Subdivision: Public Hearing

One abutter voiced his concerns over the development, specifically with respect to a small patch of woods which provides a barrier between the abutter's property and the project site, as well as concerns over the potential disturbance from the construction process. All members of the public wishing to speak having been heard, public hearing was closed.

New Business:

1. Jonathan Fisher Fields (aka Herrick Lane Development): Informal Discussion

A potential applicant appeared before the board to discuss a potential development behind the Harbor View Apartments. The potential applicant indicated the desire to provide some low-cost housing to low-income residents, and well as some housing for disabled residents. Though no formal application has yet been submitted, the potential applicant indicated the current thinking was for a subdivision of ten (10) lots for sale rather than rent, with a portion dedicated to low-income, a portion dedicated to the disable community, and a portion for market sale.

2. General Administrative Discussion

A number of general administrative matters were discussed by the Board, including the hiring progress of a new CEO and potentially deputy CEO, the status of the Board's recommendation as to the aquaculture moratorium, the pending purchase of the GSA dormitory by the Town of Blue Hill for use as the town's fire/ems station, and new State of Maine legislation which changes several aspects of local land use ordinances, and likewise requires new training.

3. Adjourn

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

Meeting adjourned at 6:30 pm.

Next Meeting: August 13th, 2025

Signed: 

Date: 8-13-25