

**Blue Hill Planning Board
November 12th 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; CEO Xavier Alvarez

Absent: Wilson King

Public: Bryce Emerson; Tara Harston; Judee Reel; Avy Claire; Curtis Jaffray; Thomas Danico;

The meeting began at 5:30pm and a quorum was recognized – six (6) board members were present in person.

Business:

1. Pleasant Street Phase 2: Continued and Limited Public Hearing

The Board conducted a continued public hearing as to the supplemental information provided by the applicant at the prior public hearing in June of 2025, which information was limited to additional septic design and placement and the Maine DEP permit. Testimony was received from the public relating to concerns about the proximity of the septic system(s) to delineated wetlands, housing density in the community at large, and ongoing concerns from one resident over alleged ownership discrepancy of the subject property. All parties wishing to be heard, having been heard, the Board concluded the public hearing.

2. Pleasant Street Phase 2: Continued Review for Sufficiency

The Board concluded the ongoing review for sufficiency initially commenced at the October 8th, 2025 meeting and continued as to review criteria #6 only, as it relates to septic sufficiency. The Board having thoroughly deliberated the subject criteria together with the information provided in the application and in light of concerns raised by the public, motion was made by Marcia to find the application satisfied review criteria #6 as a matter of fact, such motion was seconded by Suzanne, and passed unanimously (6-0). Thereafter motion was made by Diana to find the application satisfied all applicable review criteria as a matter of fact, such motion was seconded by Marcia, and passed unanimously (6-0).

3. Bluey Gateway Subdivision: Continued Public Hearing

The Board conducted a continued public hearing as to the subject application limited to additional material previously requested by the Board and provided by the applicant, including but not limited to additional information regarding the feasibility of connection to municipal sewer, information regarding planned well drilling, and additional information regarding the general design of the buildings and grounds once completed. No persons from the public wished to be heard, and public hearing was concluded.

4. Bluey Gateway Subdivision: Review for Sufficiency

The Board having conducted a thorough review for sufficiency as to the subject application, evaluating the material provided therein (including all supplemental materials, documents, and information), and having made findings of fact as to each and every enumerated review criteria, the Board found the subject application met and satisfied all such criteria. (For specifics as to the findings of fact, including motions and Board voting, please reference the Findings of Fact as to the subject application).

5. General Administrative Discussion

A number of general administrative matters were discussed by the Board, including new state-level land use legislation and additional training requirements for Board members, questions and concerns from the current CEO, and the general agenda for future meetings.

6. 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 7:30 pm.

Next Meeting: December 10th, 2025

Signed: _____



Date: _____

12-10-25