

**Blue Hill Planning Board  
December 10<sup>th</sup> 2025 – Meeting Minutes**

**Location**

18 Union Street Blue Hill, Maine

**Attendance**

**Present:** Matthew Martin (chair), Gavin Riggall, Scott Blanchard, Marcia McKeague, Diana Page, Wilson King, CEO Xavier Alvarez

**Absent:** Suzanne Zelif

**Public:** Scott Miller, Larry Prinds, Mandy Holway

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

**Business:**

- 1. The previous meeting's minutes were approved unanimously, Wilson King abstaining.**

- 2. Water Treatment Facility: Review for Completeness**

After thorough review and deliberation, Wilson moved that the Board find the application complete with respect to the Commercial Site Plan Review ordinance. Matthew seconded the motion, and the Board voted unanimously to pass the motion. Scott moved that the Board find the application complete with respect to the Shoreland Zoning ordinance, Matthew seconded, 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. Members of the Board offered comments on funding status, timelines for possible future improvements to the plant, possible impacts on neighbors due to dark sky lighting and increased building heights, and how the plant would remain functional during the project.

- 3. Pleasant Street Phase 2: Approval of Final Plat**

The Board discussed the Final Plat for the Pleasant Street Phase 2 subdivision. Conditional approval was given at the previous meeting on November 12<sup>th</sup> based on the applicant delineating the septic tank's dimensions, width, and distance to the wetlands on the Final Plat. The Board concluded that these delineations were not sufficiently clear and therefore directed the CEO to issue a stop work order until the applicant provides a new plat with clear indications of the dimensions of the septic tank and the location of the nearby wetlands.

- 4. General Administrative Discussion**

A number of general administrative matters were discussed by the Board, including questions and concerns from the current CEO and the general agenda for future meetings.

5. **Adjourn**

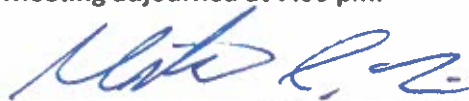
The business of the Board having been concluded, motion to adjourn was made by Matthew, seconded by Wilson, and passed unanimously.

Meeting adjourned at 7:00 pm.

Next Meeting: January 14<sup>th</sup>, 2026

2-11-2026 MCM

Signed:



Date:

1-14-26