

Blue Hill Planning Board
January 14th 2025 – Meeting Minutes

Location

18 Union Street Blue Hill, Maine

Attendance

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

Absent: Suzanne Zeliff, Gavin Riggall

Public: Tabor Horton, Tim Horton, Kevin Piper, Peter Clapp, Sandra Clapp, Lee Roe, Darrell Cooper, Judith Cooper, David Carner

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

Business:

1. The previous meeting's minutes were approved unanimously.

2. Jonathan Fisher Fields Subdivision: Public Hearing

Public Hearing was commenced. The applicant provided an overview of the proposed 10-lot subdivision, emphasizing the goal of affordability and stating that they obtained a letter from the wastewater treatment plant confirming sufficient capacity. Numerous members of the public offered thoughts on the project, including concerns about increased traffic density on nearby roads, wastewater discharge for larger homes, water runoff into abutters' properties, aesthetics and privacy concerns for abutters, and the amount of groundwater extraction. Public Hearing was closed once everyone wishing to speak was heard.

3. Water Treatment Plant Commercial Site Plan Review and Shoreland Zoning: Public Hearing

Public Hearing was commenced. The applicant provided an overview of the proposed project, mentioning the acquisition of a favorable bid, maintenance and high tide issues with the existing plant, and the specifics of moving current equipment. Members of the public offered comments and questions about potential future flood risks due to rising tides. Public Hearing was closed once everyone wishing to speak was heard.

4. General Administrative Discussion

A number of general administrative matters were discussed by the Board, including questions and concerns from the current CEO, a state memo requiring towns with 4,000 residents to report on new and demolished homes, and the 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: March 11th, 2026

Signed:



Date: 2-11-26