

**Blue Hill Planning Board
February 11th 2026 – Meeting Minutes**

Location

18 Union Street Blue Hill, Maine

Attendance

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

Absent: Suzanne Zelif, Gavin Riggall, Marcia McKeague

Public: Scott Miller, Darrell Cooper, Mandy Holway, David Howard, Sandra Clapp, Peter Clapp, Tabor Horton, Christopher Marshall

The meeting began at 5:30pm and a quorum was recognized – four (4) board members were present in person.

Business:

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

- 2. Jonathan Fisher Fields Subdivision: Review for Sufficiency**

The Board adjudicated the application with respect to the review criteria set out in the governing Subdivision ordinance and the Maine Revised Statutes, Title 30-A, § 4404. The application passed the following criteria unanimously with no conditions: #1, pollution; #4, erosion; #7, solid waste disposal; #8, aesthetic, cultural, and natural values; #9, conformity with local ordinances or plan; #14, freshwater wetlands; #16, stormwater management.

Criterion #6, sewage disposal, passed unanimously, conditional upon receiving a statement of feasibility of connection to the public sewer system. Criterion #10, financial or technical capacity, passed unanimously, conditional upon receiving a statement from a financial institution confirming sufficient capacity. Criterion #15, river, stream, or brook, passed 3-1, with Matthew, Diana, and Wilson in favor, Scott opposed.

The Board unanimously voted that the application did not pass the following criteria:

#2, sufficient water. Concerns were raised regarding the density of wells in the area, the absence of a study showing the subdivision's effect on existing wells, and the prior year's droughts.

#5, traffic. Concerns were raised regarding the absence of a DOT driveway permit, as well as the current provided materials on Harborview traffic being applicable to single-family senior living.

#12, groundwater. Concerns were raised regarding the absence of a study on the availability of groundwater.

The following criteria were unanimously deemed Not Applicable: #3, #11, #13, #14A, #17, #18, #19, #20.

Scott motioned to find that the application as a whole satisfied all of the review criteria, Diana seconded, and the motion DID NOT pass, 0-4. The applicant will have a chance to submit additional documents to address criteria #2, #5, #6, #10, and #12, at which time a second Public Hearing will be scheduled for public comment on the new materials only, followed by a second Review for Sufficiency. The Findings of Fact are available for public review at the town office or through emailing the CEO.

3. Water Treatment Facility Shoreland and Commercial Application: Review for Sufficiency

The Board adjudicated the application with respect to the review criteria set out in the governing Commercial Site Plan Review ordinance. The application unanimously passed all 15 review criteria. Diana motioned to find that the application as a whole satisfied all of the review criteria, Scott seconded, and the motion passed 4-0. The Board adjudicated the application with respect to the review criteria set out in the governing Shoreland Zoning ordinance. Diana motioned to find that the application as a whole satisfied all of the review criteria for Shoreland Zoning, Scott seconded, and the motion passed 4-0.

4. Public Question

A member of the public asked the Board about the procedure for obtaining a variance for a sign posted within 10 feet of an adjoining lot line. The Board concluded that, because the Commercial Site Plan Review ordinance does not outline requirements or procedures for setback variances, one could not be issued. Potential ordinance changes to allow written agreements between abutting property owners regarding these types of violations were discussed.

5. General Administrative Discussion and Public

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.

6. Adjourn

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

Meeting adjourned at 7:45 pm.

Next Meeting: April 8th, 2026

Signed: _____



Date: _____

3-25-26