

**Blue Hill Planning Board**  
**March 11, 2026 - Meeting Minutes**

**Location**

18 Union Street, Blue Hill, Maine

**Attendance**

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

**Absent:** None

**Public:** George Fields, Ian Mattson, Celeste Mattson

**The meeting began at 5:30 and a quorum was recognized - seven (7) board members were present in person.**

**Business:**

1. The previous meeting's minutes were discussed. The Board considered whether additional detail should be included regarding their discussion of the Jonathan Fisher Fields subdivision application, specifically for the traffic condition and freshwater wetland condition. Board members discussed amending the minutes to include requests to the applicant to show neighboring wetlands and parking on the final plat. Concerns were raised about including information in the minutes that would not be in the Findings of Fact produced immediately after the February meeting. Scott motioned to approve the minutes. The motion passed, 3-1, with Wilson, Matthew, and Diana in favor, Scott against, others abstaining.

The Board briefly clarified and discussed adjustments to the standard of tests and proof confirming that subdivision applications meet the "sufficient groundwater" condition.

2. No members of the public were present to discuss the library or boatyard projects, which were included on the published agenda in anticipation of questions from the potential applicants.

3. Members of the public from Headstash Medicinals inquired about the authorization process for medical cannabis dispensaries. The CEO will contact the Maine Office of Cannabis Policy regarding procedure, but no application to the Planning Board is required.
  
4. The Board discussed several concerns and issues with the town's current Commercial Site Plan Review ordinance:
  - a. The interaction of the Commercial Site Plan Review ordinance with state statutes, especially the Subdivision statute, Title 30-A, §4401. The Board discussed the hierarchy of the ordinance and state statutes, noting that the ordinance does not have language that disengages its application requirements once certain conditions for a subdivision are met, and that appeals for site plan and subdivision decisions go to two different appellate bodies.
  
  - b. Clarity in the definitions and Table of Land Uses, especially regarding change of use, lapsed use, and exempted uses.
  
  - c. Safety and ordinance coverage. The Board discussed the reliance on honesty regarding intended land use and potential ways applicants could avoid site plan review based on the current structure and wording. New state licensing requirements for builders opened the possibility of including a line for license number in applications for new builds.

A number of potential solutions to these issues were discussed, including general wording adjustments; the possibility of adopting further building codes or permits; zoning possibilities, especially for downtown specifically to preserve character and protect business owners; and a demolition delay ordinance, allowing time for public comment and mutually beneficial agreements before permanent building destruction. The Board additionally considered the realism of these potential amendments with respect to passing a town vote.

#### **4. General Administrative Discussion**

A number of general administrative matters were discussed by the Board, including questions from the CEO. The Board clarified that closed matters cannot be reopened in a new hearing for an application unless the new information provided affects the closed matter.

**5. Adjourn**

The business of the Board having concluded, Matthew motioned to adjourn, Suzanne seconded, and the motion passed unanimously.

**Meeting adjourned at 7:30 pm.**

**Next Meeting:** April 8th, 2026 (Approval of these minutes)

**Following Meeting:** May 13th, 2026

**Signed:**



**Date:**

4-8-26