

**Blue Hill Planning Board
April 8 2026 - Meeting Minutes**

Location

18 Union Street, Blue Hill, Maine

Attendance

Present: Matthew Martin (chair), Gavin Riggall, Scott Blanchard, Marcia McKeague, Diana Page

Absent: Wilson King, Suzanne Zelif

Public: Darrell Cooper, Judy Cooper, Hollan Oliver, Caroline Goddard, George Fields, Bruce Richter, Sarah King, Marcia Wessels, Larry Lefkowitz

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

Business:

1. The Board discussed the election of a new chair. Scott nominated Matthew, Marcia seconded. The motion passed, 4-0, Matthew abstaining. Matthew nominated Gavin as vice chair, Diana seconded. The motion passed, 4-0, Gavin abstaining. The Board mentioned that members of the public can volunteer as alternates, who can vote when a Board member is absent and participate in discussion of applications. Members of the public can reach out to the CEO or the Board if interested in becoming an alternate.
2. The previous meeting's minutes were discussed. Diana motioned to approve, Scott seconded, unanimous 5-0.

New Business:

1. Jonathan Fisher Fields Subdivision – Discussion with Applicant

The subdivision application failed the groundwater, sufficient water, and traffic conditions in the review for sufficiency in February. Approval for the financial capacity criterion was conditional upon receiving a statement confirming capacity from the applicant. In response, the applicant submitted supplemental arguments and narrative that the application should pass the failed and

conditionally approved criteria based on existing materials, but no new documentation was provided except for a measurement of the number of cars on the nearby main road. The Board suggested submission of a full new copy of the application with updated information and clarified the documentation that would be needed to hold another public hearing and review for sufficiency.

The Board discussed supplemental traffic information. Scott argued that the additional information provided about the current traffic flow did not sufficiently meet the Board's requests for documentation from the Department of Transportation. Scott clarified that the Board would like to see DOT approval of the project. Matthew stated that applicants typically have DOT driveway permits approved before applying locally, which helps convince the Board that the criterion is sufficiently met.

Matthew restated the Board's concerns on well capacity and the lack of an expert statement that the development will have sufficient water with no adverse effects. The current application only has information on current wells and nothing forward-looking.

The Board clarified that a financial statement would not involve extensive detail of the applicant's finances, just a statement from a bank or lawyer that the applicant has sufficient funds to complete the project.

Scott mentioned concerns from the review for sufficiency regarding stormwater and the size of impervious surfaces for each lot. He suggested calculating stormwater runoff based on the entire lot being impervious.

2. Blueberry Barrens - informal discussion

George Fields, from the Blue Hill Heritage Trust, spoke on receiving a gift of the blueberry fields from community development and asked about commercial site plan review requirements. Matthew stated that nonprofit uses do typically fall under new commercial uses of land. The Board concluded that the project would most likely fall under a minor development for CEO approval, assuming no conditions for major development were met.

3. Woodward House – informal discussion

Abutters and members of the public stated their interest and concern for preserving the historic building near the library. They asked about the status of historical districting in Blue Hill. The Board discussed possible additions to the ordinances for protecting historical buildings, such as

demolition delay ordinances, which were also considered in March. The Board stated that submissions from the public with proposals would be useful. Adding the matter to the town warrant, asking for Planning Board endorsement, or obtaining signatures on a petition for a vote are possible avenues. The Board suggested speaking to the Maine Historical Society. The Board discussed the library's ability to sell a portion of the parcel with the house and whether the sale would qualify as a subdivision.

4. General Administrative Discussion

A few general administrative matters were discussed, including questions from the current CEO. The CEO asked for guidance on what materials would satisfy each criterion for Commercial Site Plan Review and Shoreland Zoning applications.

5. Adjourn

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

Meeting adjourned at 7:30 pm.

Next Meeting: May 13th, 2026 (Approval of these minutes)

Following Meeting: June 10th

Signed:  Date: 5-13-26