

**Blue Hill Planning Board  
May 13 - Meeting Minutes**

**Location**

18 Union Street, Blue Hill, Maine

**Attendance**

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

**Absent:** Suzanne Zelif

**Public:** Larry Lefkowitz, Anne Piazza, Bridge DeLong, Matt Cousins

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

**Business:**

1. The previous meeting's minutes were discussed. Scott motioned to approve, Diana seconded, and the motion passed unanimously, 5-0, with Wilson abstaining.
  
2. The Board considered a potential alternate member, Larry Lefkowitz. Matthew motioned to approve Dr. Lefkowitz's candidacy, Diana seconded, and the motion passed unanimously. The Planning Board will submit a proposal to the Select Board for final approval.

**New Business:**

1. **Webber's Cove Boatyard Commercial Site Plan and Shoreland Zoning - Review for Completeness**

Gavin recused himself from discussion of the application.

The Shoreland Zoning portion of this application met the conditions to be subject to Planning Board approval. The Commercial Site Plan Review portion met the conditions for a Minor Development subject to CEO approval. Due to prior expressed abutter concerns, the CEO reclassified it as a Major Development subject to Planning Board approval. The Board asked the applicant to submit a waiver request for all application requirements specific to Major Developments. The intention of this waiver is to provide a record within the application

explaining why the content only meets Minor Development requirements and why the application will be judged based on Minor Development criteria.

Matthew motioned to find the application complete, conditional upon receipt of waiver requests for Major Development requirements. The motion passed unanimously, 5-0, Gavin abstaining. A public hearing will be scheduled for the next Planning Board meeting.

## **2. Deed Restriction Discussion**

A member of the public attended to discuss a note on a subdivided parcel's deed that restricts construction on another parcel in the subdivision. The current owner of the parcel is looking to sell and market it as buildable and inquired about the process of removing the deed restriction.

The Board considered Title 30-A, §4407 of the state statutes, covering revisions to existing plats and plans, and discussed possible avenues for amending or revisiting prior subdivision plans. With no definitive records, if the applicant can get abutters and members of the subdivision to agree on lifting the deed restriction, the Board concluded that they could likely lift the restriction. The Board determined that all abutters to the original subdivision would need to consent to lifting the restriction, even those not abutting the specific parcel in question.

## **3. 10 Parker Point Road / Library Potential Subdivision - Informal Discussion**

A representative of the library asked for clarification on the procedure and required documents for subdividing 10 Parker Point Road. The library purchased the house and surrounding land at 10 Parker Point and is looking to find a buyer for the house and use the surrounding land for parking. The Board stated that the applicant can request waivers for all non-applicable subdivision requirements.

## **4. General Administrative**

The Board discussed several general administrative matters, including questions and concerns from the current CEO.

The Board clarified that the listed floodplain management permit fees of \$50 or \$100 should be charged in addition to the shoreland zoning fee of \$300 for applications which include both forms, rather than included within the \$300 shoreland zoning fee.

The Board discussed a current Commercial Site Plan Review violation in which documents provided to the CEO showed structures within the 10-foot required setback from an abutting lot

line. Given that both lots in question had the same property owner, one potential solution involved the Select Board issuing a temporary waiver for the requirement, conditional upon an ordinance amendment to allow such cases passing a town vote in the future. A Select Board member indicated to the CEO that they would likely require Planning Board approval of the waiver and a statement from the fire chief that the situation did not present a fire hazard.

The Board raised concerns around one of these lots being sold, thereby creating an ordinance violation with no notice given to the town. The Board presented an alternative solution of either merging the lots into one—which would remove the lot line creating the violation—and then potentially re-dividing the lot with new lot lines. Matthew motioned to formally state that the Planning Board would not support a waiver for the Commercial Site Plan Review setback requirement in cases where abutting lot owners and the fire chief consented, pending ordinance amendment and approval by town vote. Diana seconded, and the motion passed unanimously. The Planning Board clarified that the Select Board still has the power to issue the waiver without Planning Board approval.

#### 5. Adjourn

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

**Meeting adjourned at 7:00 pm.**

Next Meeting: June 10th, 2026 (Approval of these minutes)

Following Meeting: July 8th

Signed:

A handwritten signature in blue ink, appearing to be 'M. A. S.', written over a horizontal line.

Date:

6-10-26