

**Town of Blue Hill
Select Board Meeting
Monday, August 3, 2026
Minutes**

Call to Order: 5:31 PM.

Attendance/Quorum

E. Best (Chair), S. Miller, B. Adams, A. Woog, D. Goettler (Town Clerk, Minute Taker).

Approval of Minutes

Tabled pending input from J. Wootten.

Public Comment

J. Eaton, a neighbor of Webber's Cove Boatyard, showed the Board a photograph of a large pile of dirt delivered to the Boatyard that he said has obstructed both the flow of the wetland and a twenty-foot power easement held by Versant between the two properties. He reported that Z. Alvarez told him that the work was not of a nature that required permitting. S. Miller clarified that the criterion determining permitting requirements is not whether money was spent on the project but whether the project changes the property value. The Board agreed to follow up on the question.

Business

1. Mobile Vending Permit – Wing Dingahs

Upon a motion duly made and seconded, the Board voted 4/0 to approve the one-day Mobile Vending Permit application for Wing Dingahs at the Maritime Heritage Festival on August 15, 2026.

2. MaineDOT Falls Bridge Movie Released

MaineDOT distributed a link to the Falls Bridge documentary on YouTube. The Board will post the link on the Town website.

3. MOCA Housing Ordinance Grant

S. Miller filed the MOCA grant application, which is now under consideration.

4. Maturing CD

A six-year CD of \$21,000 at the First National Bank will mature on August 18, 2026. A \$275,000 portion of the USDA loan for the Wastewater Treatment Plant upgrade project will also soon become available. The ARPA funds designated for the project have been exhausted.

5. Turkey Farm Road Borrowing

The Turkey Farm Road survey work has begun, and the actual construction work should begin in late August. The Board discussed the extent of the Town's right-of-way for the roadway and determined that the risk of exceeding it is negligible. Maine Municipal Bond Bank only issues bonds twice a year. The deadline to apply for a bond has passed, so the Town will need to take out a bridge loan of \$1,000,000 to fund the road work until a Bond is issued in the Spring.

Other Business

The Personal Property tax software upgrade requested by J. Venuti will cost about \$4,000 for the first year and \$500 in subsequent years. The Board discussed whether to purchase the software or ask J. Venuti to calculate the values manually, as well as how long it will take to enter the data before taxes can be committed.

The Board received an email about a prospective survey of Town land on Long Island. E. Best will reply that the Town does not own any land on Long Island.

In her monthly financial update, M. Cousins reported that, while the budget line for Public Works' equipment maintenance has been slightly overspent, underspending in other areas of that warrant article currently supplies the deficit. However, the amount spent on lighting for the Salt/Sand Shed exceeded its appropriation by \$1,231. Upon a motion duly made and seconded, the Board voted 4/0 to cover the overspent \$1,231 from their fund for unanticipated expenditures.

The Board agreed to schedule a Special Town Meeting for August 31, 2026, at 5:30 PM in the Town Hall.

Executive Session

Upon a motion duly made and seconded, the Board voted 4/0 to enter executive session per 1 M.R.S. §405(6)(F) – Discussion of Confidential Records at 6:29 PM. Executive session ended at 7:10 PM.

Adjournment

Upon a motion duly made and seconded, the Board voted 4/0 to adjourn the meeting at 7:23 PM subject to signing Disbursement Warrants.

The Disbursement Warrants were signed.