Blue Hill Planning Board
July 8th - Meeting Minutes

Location
18 Union Street, Blue Hill, Maine

Attendance
Present: Matthew Martin (chair), Scott Blanchard, Marcia McKeague, Diana Page, Gavin Riggall, Suzanne Zeliff, CEO Zavier Alvarez
Absent: Wilson King
Public: *Anne Piazza, Rich Boulet, Lynne Strasenburgh, Matt Cousins, Anneliese Riggall, Donna Ingalls, Katherine Marsh, Barbara Bramble, David Paine*

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

Business:

1. **Approval of Minutes**
   Marcia motioned to approve the minutes, Scott seconded, and the motion passed unanimously.

New Business:

1. **East Blue Hill Library Subdivision - Review for Completeness**
   The Board asked for confirmation of the number of lots. Anne clarified that the subdivision only involves two lots, and the subdivision process is required due to how the parcel was obtained from the prior owner, the nearby hospital. The hospital previously subdivided to create Lots 2 and 3, and the East Blue Hill Library is subdividing to create Lot 4.

   Scott motioned to find the application complete; Matthew seconded, and the motion passed unanimously. The Board will hold a public hearing at the next meeting, on August 12, 2026. Notices will be published in the Weekly Packet and sent to abutters.

   The Board clarified that only the abutters to the East Blue Hill Library's existing property need to be notified, not abutters to the lots subdivided prior.

2. **Webber's Cove Boatyard Commercial Site Plan Review and Shoreland Zoning Application - Review for Sufficiency**

Gavin recused himself from the discussion.

The Applicant stated that he would like the Board to consider an adjustment to move the building 10 feet. The Board clarified that any alterations or amendments require another public hearing.

The applicant clarified that the 60x60 building will be used for boat repair work, not storage, as a replacement for a damaged building.

The Board adjudicated the application with respect to the review criteria set out in the governing Commercial Site Plan Review Ordinance. The application passed the following criteria unanimously with no conditions: A, Parking and Loading; B, Traffic Movement, Congestion, and Safety; C, Soil Types, Erosion, Contamination, Drainage; D, Outdoor Displays and Storage Areas; I, Municipal Services; J, Provision for Proper Operation.

The following criteria were unanimously deemed Not Applicable: K, Campgrounds; L, Signs; N, Permissible Solar Farms; O, Affordable Housing Development.

Criterion E, Hazards and Nuisances, passed unanimously, conditional on receiving a statement that the applicant intends to relocate existing construction rather than adding new construction and that the applicant will have no lighting directed towards abutters. The Board specifically discussed public concerns regarding property views and possible lighting and sound nuisances

Criterion F, Buffers, Screening, Landscaping, Natural Features passed by a vote of 4-0-1, Scott abstaining. The Board specifically discussed abutter concerns about the effect on property views, and the applicant stated that he had no intention of adding vegetation but that abutters' properties were elevated relative to the boatyard.

Criterion G, Avoidance of Adverse Effects Generally, and Criterion H, Avoidance of Adverse Effects on Nearby Properties, were unanimously voted to be tabled pending a site visit. The Board discussed a legal brief and opposition from the East Blue Hill VIA based on the relocated building's impact on scenery. The Board discussed treatment of relocated buildings compared to new ones. The applicant stated that he had met with abutters to modify construction based on their concerns, and that he did not believe the building would affect the East Blue Hill Library or VIA's sight lines.

Criterion M, Site Conditions, passed unanimously conditional on receipt of a construction schedule. The Board discussed public concerns about the substantiality of stormwater analysis, erosion control, and construction information within the plan and clarified that an erosion control plan was included in the application.

Criterion P, Ordinance Conformity, was tabled pending a site visit.

Shoreland Zoning adjudication was tabled, pending the Board's site visit and further adjudication of Commercial Site Plan Review.

3. **Pleasant Street Plat Recording Issue**
   Ellen Best noticed that a plat for the Pleasant Street subdivision was not submitted according to the Subdivision Ordinance's requirements, which are three copies and a 60-day deadline. Hancock County Deeds now only requires one paper copy with no deadline. The Board can move to grant an extension because the deadline is entirely a Town Ordinance issue. Matthew moved to grant an extension up to and including 60 days from today to register a plat with the county, Suzanne seconded, and the motion passed unanimously. The Board instructed the CEO to create a document with a list of required steps for subdivision applicants, including filing with the town within 60 days.

4. **Brian Smith Subdivision Amendment**
   Brian Smith has a restriction on building on a parcel of land that was subdivided. The Board reviewed a letter from Brian's attorney regarding the procedure. The Board determined that they have authority to alter past subdivisions with no time restriction. The applicant is required to submit a new subdivision application that goes through the typical process and will need consent from all owners of property within the subdivision before coming to the Board. The Board would then review the application, much of which could be resubmitted from the original application.

5. **Commercial Site Plan Review Ordinance Amendments**
   The Board discussed adding a line in the CSPRO that subdivisions do not require site plan review. The Board considered whether any criteria in the CSPRO would be lost or made less stringent by only considering the subdivision criteria, and in response, amending the subdivision ordinance to include those criteria. Matthew will make those revisions and circulate them for Board approval.

6. **General Administrative**
   The Board discussed a number of general administrative matters, including questions from the current CEO.

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

Meeting adjourned at 7:40 P.M.

Next Meeting: August 12, 2026 (Approval of these minutes)
Following Meeting: September 9, 2026

Signed: ______________________ **Date:** 8-12-26