

**Blue Hill Planning Board
August 12th - Meeting Minutes**

Location

18 Union Street, Blue Hill, Maine

Attendance

Present: Matthew Martin (chair), Scott Blanchard, Marcia McKeague, Diana Page, Suzanne Zelif, Larry Lefkowitz, CEO Xavier Alvarez

Absent: Wilson King, Gavin Riggall

Public: Anne Piazza, Rich Boulet, Lynne Strassenburgh, Pam Mahotia, Marcia Wessels, Donna Kennedy, Bonnie Hardy, Ellen Best, Donna Ingalls, Joe Raynes, Dana Nicholson, Donald Paine

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

Business:

1. Approval of Minutes

The minutes from July 8 were approved unanimously, Larry abstaining, conditional upon references to the library being amended to "East Blue Hill Public Library".

The July 8 minutes were later amended on September 9th to refer to the library as the "Blue Hill Public Library".

2. The minutes from the August 4 site visit to Webber's Cove Boatyard were approved unanimously.

New Business:

1. Blue Hill Public Library Subdivision – Public Hearing

Pam Maholtia expressed concerns about additional parking leading to increased traffic, making it more difficult for existing residents to navigate the area, as well as tourists outnumbering residents in using the library. She added that the lot the library intends to sell may be more attractive for commercial than for residential use and requested a restriction against commercial use if the subdivision is approved.

Lynne Strassenburgh spoke further on traffic and parking concerns for abutters.

Marcia Wessels spoke on traffic violations by the hospital's emergency entrance and anticipated increased violations with the increased parking available.

Don Payne spoke on the potential for accidents with pedestrians and vehicles at the intersection by the library. He asked for clarification on what portion of the subdivided land would be kept by the library and sold, as well as clarification on what portion of the kept parcel would be covered with structures.

Everyone wishing to be heard having been heard, public hearing was closed, and the Review for Sufficiency was scheduled for the next meeting, September 9th.

2. Subdivision Ordinance Recording Requirements - Discussion

Ellen Best discussed the Pleasant Street subdivision with the Board. Town ordinances require that final plats be recorded within 60 days and Hancock County Registry of Deeds requires a paper copy with no time limit. Past Boards and CEOs relied on applicants submitting to Hancock County Deeds and then accessed an electron copy for Town records. The Board clarified that they can extend the deadline and re-execute, but they would like to be careful about having multiple executed copies existing physically.

The Board re-executed a copy of the Pleasant Street Phase 1 and Pleasant Street Phase 2 subdivision plans.

3. Tarpon Towers Permit Extension

The Board received a letter requesting an extension for the 57 Mines Road tower construction approved in 2025. The project had been delayed due to funding and administrative issues at the federal level. The Board noted that public comment was almost entirely positive and that nothing substantial had changed about the project details since approval.

Matthew motioned to extend the permit up to and including September 1, 2027, Suzanne seconded, and the motion passed unanimously.

4. East Blue Hill Subdivision – Informal Discussion

Dana Nicholson described a subdivision project that will come before the Board at the September meeting. The subdivision will divide an existing lot with shared ownership into 3 parcels, maintaining the same owners.

5. General Administrative

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

The CEO will work on setting up remote attendance for the September meeting.

7. Adjourn

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

Meeting adjourned at 6:45 P.M.

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

Following Meeting: October 14, 2026

Signed:



Date:

9-9-26