

**Blue Hill Planning Board
September 9th - Meeting Minutes**

Location

18 Union Street, Blue Hill, Maine

Attendance

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

Absent: Wilson King, Suzanne Zeliffe, Alternate Larry Lefkowitz

Public: Anne Piazza, Shelley Kohl, Dana Nicholson, Rich Boulet (remote)

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

Business:

1. Approval of Minutes

Approval of the August 12 minutes was tabled until the end of the meeting.

The August 12 minutes were amended to change references to "East Blue Hill Library" to "Blue Hill Public Library". Matthew motioned to approve the minutes, Diana seconded, and the motion passed unanimously, Gavin abstaining.

The previously approved July 8 minutes were amended to change references to "East Blue Hill Library" to "Blue Hill Public Library". Matthew motioned to approve the amended minutes, Diana seconded, and the motion passed unanimously.

New Business:

1. Blue Hill Public Library Subdivision – Review for Sufficiency

The Board adjudicated the application according to the Subdivision Ordinance's review criteria.

The Board unanimously voted that the application satisfied the following criteria: #1, pollution; #2, sufficient water; #4, erosion; #6, sewage disposal; #7, municipal solid waste

disposal; #8, aesthetic, cultural, and natural values; #10, financial and technical capacity; #12, ground water; #14, freshwater wetlands; #14a, farmland; #15, river, stream, or brook; #16, storm water.

The Board dedicated particular focus to discussion of criteria #5, Traffic, noting that the majority of public comment was made regarding the volume of traffic by the Parker Point Road intersection. The Board received a letter of support from Wes Barton, who had previously expressed concerns about traffic. The Board expected that cases of illegal parking would be unchanged or reduced through the creation of a new public lot. The Board discussed concerns about traffic going to the main hospital entrance. The Board discussed the new use of the house and clarified that a new commercial or rental use would require Site Plan Review approval through the CEO or Planning Board. After deliberation, the Board unanimously voted that the application satisfied criteria #5, Traffic.

The Board unanimously voted that the application satisfied criteria #9, Conformity with Local Ordinances and Plans, conditional upon receiving a revised plat showing that existing buildings will meet the 10-foot setback requirement after the sale of the house lot.

The Board unanimously voted that the following criteria were not applicable: #3, municipal water supply; #11, surface waters; #13, flood areas; #17, spaghetti lots; #18, lake phosphorus concentration; #19, impact on adjoining municipalities; #20, liquidation harvesting.

Matthew motioned to find that the application as a whole satisfies all requirements of the Subdivision Ordinance, conditional on receipt of the revised plat; Marcia seconded, and the motion passed unanimously. The subdivision is approved, and the Board will sign the revised plat once it has been delivered to the town office.

2. Nicholson-Raynes Subdivision – Informal Discussion

Applicant Dana Nicholson submitted the subdivision application packet with a preliminary plan. She asked the Board to clarify whether wetland mapping and a soil survey would be required, and if so, where best to obtain that information. The Board suggested a few online mapping resources and mentioned that some professionals may be available to perform all of the required mapping and tests at the same time, rather than using a separate individual for each test.

3. General Administrative

The Town has been awarded a \$10,000 grant for legal counsel on revising Town ordinances. Matthew will speak with town attorney Agnieszka Dixon and then discuss the status of the ordinances with the Board.

The Board discussed the possibility of a demolition delay ordinance, which would be intended to protect historic buildings. The Board considered the practicality of including a demolition delay requirement with the Notice of Intent to Alter form. The Board clarified that demolition delay is not intended to restrict property owners' use of land, but instead to give historic preservation groups and individuals an opportunity to propose alternative options to the property owner that would preserve the site.

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

The Board discussed writing a letter to the Select Board to formally endorse a 12-month moratorium on the construction of data centers.

4. Adjourn

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

Meeting adjourned at 7:30 P.M.

Next Meeting: October 14, 2026 (Approval of these minutes)

Following Meeting: November 11, 2026

Signed: _____

Date: 10-15-26