Blue Hill Planning Board
October 14th, 2026

Location
18 Union Street, Blue Hill, Maine

Attendance
Present: Matthew Martin, Diana Page, Gavin Riggall, Scott Blanchard, Marcia McKeague, Suzanne Zeliff, Alternate Larry Lefkowitz, CEO Zavier Alvarez
Absent: Wilson King
Public: Ellen Best, Linda Campbell, George Fields, Judy Cooper, Darrell Cooper, Matthew Florian (remote), Dana Nicholson

The meeting began at 5:30 and a quorum was recognized – six (6) board members and one (1) alternate were present in person.

Business:

1. **Approval of Minutes**
   The September 9 meeting minutes were approved unanimously, Larry and Suzanne abstaining.

New Business:

1. **Blue Hill Public Library Subdivision**
   The Board discussed the pending final approval of the library subdivision, which was made conditional upon inclusion of the 10-foot setback lines on the final plat.

   Ellen Best, in her capacity as attorney and Select Board member, stated that the Commercial Site Plan Review ordinance is not applicable unless activity occurs to trigger the ordinance. Ellen noted that John Chapman did not have any concerns regarding access for emergency personnel based upon the 10-foot setback requirement.

   The Board expressed that the intention of the requirement was to ensure future compliance for commercial uses, and that recording the setbacks with Hancock County Deeds may cause problems for residential sale or use in the future. The CEO has the authority to enforce future commercial violations based on the setback requirement.

Matthew moved to find that, as a matter of fact, the application meets the requirements of the subdivision ordinance without the requirement of showing the 10-foot setback lines on the final plat. Scott seconded, and the motion was approved unanimously. The Board signed the final plat and will provide updated Findings of Fact without the setback condition to the applicant.

2. **Jonathan Fisher Fields Subdivision – Informal Discussion**

   The Board clarified the ongoing status of this application, which was deemed insufficient in some criteria earlier in the year. Applicant Darrell Cooper restated the project's goal of providing affordable housing and described past efforts in obtaining funding and selecting a suitable site. Darrell stated that he had obtained a letter from Mark Taplan regarding capacity for 10 wells for the planned housing units. He clarified that he intended to sell the subdivided lots, rather than the constructed units. He clarified that duplex units could be sold together and assembled in pieces with two modular units put together.

   The Board discussed the proposed adjustments to the plan. The Board noted the additional information included on stormwater runoff and impervious surfaces.

3. **Falls Bridge Road – Informal Discussion**

   Matthew Florian provided an informal plan to split a lot on Falls Bridge Road and construct up to nine cottages on the new lots. The Board recommended he speak to an attorney to clear up allowed uses based on new subdivision legislation. The Board agreed that the informal plan presented likely would not require any town approval, based on one division by right, construction of four or fewer dwelling units on each lot, and retained ownership or use of the units as short-term rentals.

4. **General Administrative**

   Next month's meeting will be rescheduled for the third Wednesday of the month, November 18, rather than the second Wednesday of the month, November 11.

   The Board discussed issues and possible amendments to the Commercial Site Plan Review and Subdivision Ordinances, especially in relation to recent subdivision changes in state statutes. Matthew provided a list of considerations in Commercial Site Plan Review that are not included in subdivision, meaning the Board does not review them in approving subdivisions. The Board discussed whether some of these criteria would create

unreasonable restrictions on potential subdivisions. The Board noted that waiver requests for any given criterion are an option for applicants.

The Board considered Parking and Loading, Safety, Hazards, Buffers, Signs, Site Conditions, and Affordable Housing the most important criteria to include in an updated subdivision ordinance.

The Board discussed questions from the current CEO.

The Town has an active FOAA request for all records and communication in possession of town employees and officials relating to compliance and enforcement of the Blaze property at 66 Main Street. Each individual Board member confirmed verbally that they have no records or communication regarding compliance or enforcement of the property at 66 Main Street. The CEO will confirm that the absent Board member has no records or communication on this matter.

5. **Adjourn**
   The business of the Board having concluded, Matthew motioned to adjourn, Diana seconded, and the motion was approved unanimously, Suzanne abstaining.

Meeting adjourned at 7:00.

Next Meeting: November 18, 2026 (Approval of these minutes)
Following Meeting: December 9, 2026

Signed: _____ **Date:** 11-18-26