

**Blue Hill Planning Board - DRAFT
June 14th, 2023 – Meeting Minutes**

Location

Blue Hill Town Hall, 18 Union Street, Blue Hill, ME

Attendance

Present: Scott Blanchard (vice chair), Gavin Riggall, Emily Cushman, Sergei Breus, Marcia McKeague, Mary Alice Hurvitt, Matthew Martin, Bryce Farnham (CEO)

Remote: Nikki Jaffray, Butler Smythe, Jenny Brillhart, Alexandra Norris

Public: Birgit Friend, Randy Bragg, Curtis Jaffray, Andrew Norris

The meeting began at 5:30pm and a quorum was recognized - 7 board members were present

Discussion: The Board reviewed the minutes from the May 10th, 2023 meeting.

Motion: Emily motioned to approve the meeting minutes from May 10th. Marcia seconded. Approved 7-0.

Public comment: Birgit Friend asked where the validity of the SolAmerica permit stood. Scott explained that the appeal was going to the Appeals Board for review.

Discussion: The Planning Board reviewed an application presented by Curtis Jaffray and Andrew Norris for a housing development on the Tenney Hill road. An application was reviewed in December for this project but was deemed incomplete. Bryce explained that due to the length of time from the initial application in December of 2022 and the retroactive language that was voted through in April 2023 the initial application should be considered null and void and the application presented on June 14th should be considered a new application. After the review of the application the Board found it complete but requested a few additional documents. The Board requested that the footprint of the buildings on the plans should represent exactly what will be built, the required 10ft setback from property lines should be present on the plans as well, and they suggested that the applicant do a visual impact assessment.

Motion: Emily motioned to find the application complete with the request of the additional documents. Matt seconded. Approved 7-0.

Discussion: Bryce explained to the Board that the town is working on installing a basketball court to be located at the AA Fields. The town administrator wanted the Planning Boards opinion on whether a CSPR would be necessary for this project. The Board agreed that no permit is necessary for this project because it is not a commercial business. All funds for this basketball court have been donated by members of the public.

Next Meeting: July 12th, 2023

Signed: _____

Scott H. Blanchard

Date: _____

10/11/2023