

1 **TOWN OF NORTHPORT**

2 **PLANNING BOARD MEETING**

3 **AUGUST 12, 2025**

4 **Present:** Planning Board Chair Mike Parker, Planning Board Vice-Chair Dana Kennedy, Planning
5 Board Member Reeves Gilmore, Planning Board Member Jim Nealey, Planning Board Secretary
6 Patsy Littlefield, CEO Toupie Rooney and Darrel Ginn. In attendance also as observers were
7 Gabriel Andrade, Steve Roodhouse and Kenneth Kornfield.

8 Meeting was opened at 6:01 p.m. by Chair Mike Parker. It was determined that a quorum was
9 present.

10 **OLD BUSINESS:** There was none.

11 **NEW BUSINESS:**

12 **Darrel Ginn**

13 **Subdivision lot line adjustment for Woodside Subdivision**

14 **Waiver requested.**

15 Darrel Ginn, land surveyor, representing Bayside Real Estate Holdings, LLC, explained the issue
16 with Lot 17 and Lot 18. They are requesting a waiver as the garage and driveway for Lot 18
17 were inadvertently built on property belonging to Lot 17. They would like to simply change the
18 lot line which would require a waiver from the Planning Board.

19 Mike Parker stated that this request seemed straightforward and involved no other issues.

20 CEO Toupie Rooney stated that she did not send any letters to abutters. The same owner has
21 both lots. Mr. Ginn is wanting a waiver, and there appears to be no impact on anything.

22 **Motion made** by Rich Coleman and seconded by Reeves Gilmore to approve granting the waiver
23 to correct the interior lot line between Lot 17 and Lot 18. The Planning Board finds **in favor** of
24 this motion with a vote of 5-0.

25 **NORTHPORT SUBDIVISION REVIEW FINDINGS OF FACT AND CONCLUSIONS OF LAW**

26 Applicant: Darrel Ginn, Agent for Bayside Real Estate Holdings, LLC

27
28 Location: Lots 17 & 18 Woodside Subdivision

29 MAP: R

Lot17 & 18

Date: August 12, 2025

Subdivision Name: Woodside Subdivision

Applicant submits for an amendment to Woodside Subdivision approved by the Town of Northport Planning Board on December 13, 2005, and recorded in Plan Book 4927, Page 165 of the Waldo County Registry of Deeds. The purpose of this amendment is to correct the interior lot lines between Lot 17 & 18.

Section IV: Criteria of Approval

A. Pollution. MET.

The Board finds on motion made by Rich Coleman and seconded by Jim Nealey that The Project will not generate pollution, if any, exceeding the current levels. The Planning Board voted 5-0 **in favor** of this motion.

B. Sufficient Watter Supply. MET.

The Board finds on motion made by Rich Coleman and seconded by Jim Nealey that The Project has existing water wells. With no new development planned, The Project has sufficient water for the foreseeable future. The Planning Board voted 5-0 **in favor** of this motion.

C. Municipal Water Supply. NOT APPLICABLE.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that this criterion is not applicable. The Project does not have access to a municipal water supply. The Planning Board voted 5-0 **in favor** of this motion.

D. Erosion. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project's current erosion controls are sufficient since no new construction is planned. The Planning Board voted 5-0 **in favor** of this motion.

E. Traffic. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project will not negatively impact traffic levels inasmuch as no new development is planned. No change is proposed to current site entry locations off Glenwood Lane. The Planning Board voted 5-0 **in favor** of this motion.

F. Sewage Disposal. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project is served by a series of private individual sewage systems. No increase in demand is expected since no new development is planned. The Planning Board voted 5-0 **in favor** of this motion.

G. Municipal Solid Waste. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project will not adversely affect the Town's ability to process solid waste at the

Northport Transfer Facility. No new development is planned. The Planning Board voted 5-0 **in favor** of this motion.

H. Aesthetic, Cultural & Natural Values. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that there will be no impact to aesthetic, cultural and natural values as no new development is planned. The Planning Board voted 5-0 **in favor** of this motion.

I. Conformity with Local Ordinances/Plans. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that upon final approval The Project will comply with the adopted Northport Subdivision Ordinance and Comprehensive Plan. The Planning Board voted 5-0 **in favor** of this motion.

J. Financial and Technical Capacity. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project will not require any additional financial or technical resources. The Planning Board voted 5-0 **in favor** of this motion.

K. Surface Waters. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project is not within the watershed of any pond or lake or within 250 feet of a designated wetland as defined in Title 38, Chapter 3, Subchapter 1, Article 2-B Maine Revised Statutes. The Planning Board voted 5-0 **in favor** of this motion.

L. Groundwater. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project will not increase the demand or quality and quantity of groundwater. No new development is planned. The Planning Board voted 5-0 **in favor** of this motion.

M. Flood Areas. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that this criterion had already been satisfied with the original approval of the subdivision. No new development is planned. The Planning Board voted 5-0 **in favor** of this motion.

N. Freshwater Wetlands. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that this criterion had already been satisfied with the original approval of the subdivision. No new development is planned. The Planning Board voted 5-0 **in favor** of this motion.

O. River, Stream, or Brook. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that this criterion had already been satisfied with the original approval of the subdivision. No new development is planned. The Planning Board voted 5-0 **in favor** of this motion.

P. Storm Water. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that the infrastructure to manage storm water is in place. The Project requires no additional improvements inasmuch as no improvements are planned. The Planning Board voted 5-0 **in favor** of this motion.

Q. Impact on Adjoining Municipality. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project does not cross any municipal boundaries. The Planning Board voted 5-0 **in favor** of this motion.

R. Lands Subject to Liquidation Harvesting. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that The Project is not in violation on any rules regarding liquidation harvesting. The Planning Board voted 5-0 **in favor** of this motion.

S. State Subdivision Law Criteria. MET.

The Board finds on motion made by Rich Coleman and seconded by Dana Kennedy that upon final approval The Project will comply with the above criteria and State law. The Planning Board voted 5-0 **in favor** of this motion.

The Board finds on motion made by Reeves Gilmore and seconded by Dana Kennedy to approve the application of Darrel Ginn as submitted with no conditions. The Planning Board voted 5-0 **in favor** of this motion.

The Findings of Fact were signed by Mike Parker, Dana Kennedy, Reeves Gilmore, Jim Nealey and Rich Coleman.

OTHER ITEMS:

Gabriel Andrade, Steve Roodhouse and Kenneth Kornfield are present to observe the meeting as they are all interested in the Alternate Planning Board Member positions which are open at this time. Chair Mike Parker and the Board members thanked them all for their interest in serving their community. Town Administrator James Kossuth will present their names and interest to the Select Board and will be in touch with each person in the near future.

QUESTIONS FROM CODE ENFORCEMENT OFFICER:

CEO Toupie Rooney stated that Veronica Stubbs ("The Scone Goddess") is having a couple of changes to her cottage/business on Route 1. She is removing her production area from that location. She will be creating a one-bedroom apartment on the second floor. The change of use is going from commercial to residual. Her son will be doing a coffee roasting in the space previously occupied by the production side of her business. CEO Toupie Rooney was asking the Board members for opinions and wondering if these changes meant she had to go through Site Plan and come before the Planning Board.

138 Chair Mike Parker said it is a unanimous decision that The Scone Goddess does not need to
139 come before the Planning Board for the changes she is looking to do. Plumbing inspector and
140 Dept of Agriculture will be involved in this new endeavor.

141 CEO Toupie Rooney stated that Doug Clayton has mentioned that he wants 11 more units in the
142 building. She says there is no placement available for 11 septic systems. He also expressed a
143 desire to reopen the Copper Pine Café. Member Reeves Gilmore stated that he would have to
144 come before the Planning Board definitely for the reopening of the Café.

145 Rich Coleman has volunteered to do the next Findings of Fact to present to the Board.

146 **MINUTES:**

147 The minutes of the 7/8/2025 meeting were reviewed. The following corrections were made:

148 Line 28: Change page to Page

149 Line 42: Change snot to not

150 Line 113: Change Colemand to Coleman

151 **The Board finds on motion made** by Reeves Gilmore and seconded by Dana Kennedy to
152 approve the minutes of the 7/8/2025 meeting with the above noted corrections. The Planning
153 Board voted 5-0 **in favor** of this motion.

154 **The Board finds on motion made** by Dana Kennedy and seconded by Reeves Gilmore that as
155 there is no further business to come before the Board tonight to adjourn at 6:44 p.m. The
156 Planning Board voted 5-0 **in favor** of this motion.

157 Respectfully submitted,

158 *Patsy Littlefield*

159 Secretary

160 **** Approved ____10/14/2025__ ****