

1 **TOWN OF NORTHPORT**

2 **PLANNING BOARD MEETING**

3 **JULY 8, 2025**

4 **Present:** Planning Board Chair Reeves Gilmore, Planning Board Vice-Chair Mike Parker, Planning  
5 Board Member Rich Coleman, Planning Board Member Jim Nealey, CEO Toupie Rooney,  
6 Planning Board Secretary Patsy Littlefield and applicant Tyler Durrant on behalf of Gartley and  
7 Dorsky.

8 Meeting was opened at 6:00 p.m. by Chair Reeves Gilmore. It was determined that a quorum  
9 was present.

10 **OLD BUSINESS:**

11 **Subdivision Amendment Point Lookout**

12 **Final**

13 **R8 / 50-2**

14 **Gartley and Dorsky**

15 Tyler Durrant, land surveyor for Gartley and Dorsky, is present to represent said firm in  
16 application of the final approval of the requested amendment to Point Lookout Subdivision Lot  
17 #2, for Deep Creek Grazing Inc. Mr. Durrant stated that, as suggested by Chair Reeves Gilmore  
18 at the June meeting, the recorded easement was done on the lot and also the dry hydrant is  
19 now shown on the plan. There is provision for access to Lot 4 with a right-of-way granted  
20 through Lot 2.

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

22 Applicant: Tyler Durrant, PLS, Agent, Gartley & Dorsky Engineering & Surveying for David  
23 Hirschfield (Deep Creek Grazing Association, Inc.).

24 Location: 67 and 145 Atlantic Hwy, Northport, ME 04849

25 Map R8

Lot 50-2

Date July 8 2025

26 **Subdivision Name: Point Lookout Subdivision**

27 Applicant submits for an amendment to the Point Lookout Subdivision approved by the Town of  
28 Northport Planning Board on September 13, 2022, and recorded in Plan Book 24, Page 282, of  
29 the Waldo County Registry of Deeds. The purpose of this amendment is to divide existing Lot 2  
30 into two (2) lots.

31 **Section IV: Criteria of Approval**

32 **4.1. Pollution. MET.**

33 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
34 Project will not generate pollution, if any, exceeding current levels. The Planning Board voted 4-  
35 **0 in favor** of this motion.

36 **4.2. Sufficient Water Supply. MET.**

37 **The Board finds on motion made** by Jim Nealey and seconded by Rich Coleman that The  
38 Project has existing water wells. With no new development planned, The Project has sufficient  
39 water for the foreseeable future. The Planning Board voted 4-0 **in favor** of this motion.

40 **4.3. Municipal Water Supply. NOT APPLICABLE.**

41 **The Board finds on motion made** by Jim Nealey and seconded by Rich Coleman that this  
42 criterion is not applicable. The Project does not have access to a municipal water supply. The  
43 Planning Board voted 4-0 **in favor** of this motion.

44 **4.4. Erosion. MET.**

45 **The Board finds on motion made** by Jim Nealey and seconded by Rich Coleman that The  
46 Project's current erosion controls are sufficient since no new construction is planned. The  
47 Planning Board voted 4-0 **in favor** of this motion.

48 **4.5. Traffic. MET.**

49 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
50 Project will not negatively impact traffic levels inasmuch as no new development is planned. No  
51 change is proposed to current site entry locations from Route 1. Internal circulation is provided  
52 by a system on private paved roads. The Planning Board voted 4-0 **in favor** of this motion.

53 **4.6. Sewage Disposal. MET.**

54 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
55 Project is served by a series of private individual sewage systems. No increase in demand is  
56 expected since no new development is planned. The Planning Board voted 4-0 **in favor** of this  
57 motion.

58 **4.7. Municipal Solid Waste. MET.**

59 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
60 Project will not adversely affect the town's ability to process solid waste at the Northport  
61 Transfer Facility. No new development is planned. The Planning Board voted 4-0 **in favor** of this  
62 motion.

64 **4.8. Aesthetic, Cultural & Natural Values. MET.**

65 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
66 Project contains numerous established conservation easements for vegetation and wildlife. No  
67 historical sites or wildlife habitats have been designated. The Planning Board voted 4-0 **in favor**  
68 of this motion.

69 **4.9. Conformity with Local Ordinances/Plans. MET.**

70 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that  
71 upon final approval The Project will comply with the adopted Northport Subdivision Ordinance  
72 and Comprehensive Plan. The Planning Board voted 4-0 **in favor** of this motion.

73 **4.10. Financial and Technical Capacity. MET.**

74 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
75 Project requires no construction of common infrastructure to serve the parcels. Future  
76 improvement of any parcel will be the responsibility of the parcel owner and subject to the  
77 requirements of the Town of Northport. The Planning Board voted 4-0 **in favor** of this motion.

78 **4.11. Surface Waters. MET.**

79 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
80 Project is within a watershed and within 250 feet of a designated wetland as defined in Title 38,  
81 Chapter 3, Subchapter 1, Article 2-B of the Maine Revised Statutes. There is no development to  
82 occur on The Project; therefore, there will be no adverse effect. The Planning Board voted 4-0  
83 **in favor** of this motion.

84 **4.12. Ground Water. MET.**

85 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that  
86 The Project will not increase the demand or quality and quantity of groundwater. No new  
87 development is planned. The Planning Board voted 4-0 **in favor** of this motion.

88 **4.13. Flood Areas. MET.**

89 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that Lot  
90 2 of The Project contains one (1) area located within the FEMA designated floodplains per the  
91 adopted FIRM panels. The area adjacent to Knight's Pond is not developed nor is any  
92 development planned. The Planning Board voted 4-0 **in favor** of this motion.

93 **4.14. Freshwater Wetlands. MET.**

94 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that the  
95 applicant has identified freshwater wetlands on the submitted plan. The Planning Board voted  
96 4-0 **in favor** of this motion.

98 **4.15. River, Stream or Brook. MET.**

99 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
100 Project site plan indicates those rivers, streams or brooks within or abutting The Project as  
101 defined by Maine Statute Title 38, Section 480-B, Subsection 9. The Planning Board voted 4-0 **in**  
102 **favor** of this motion.

103 **4.16. Storm Water. MET.**

104 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that the  
105 infrastructure to manage storm water is in place. The Project requires no additional  
106 improvements inasmuch as no improvements are planned. The Planning Board voted 4-0 **in**  
107 **favor** of this motion.

108 **4.17. Impact on Adjoining Municipality. MET.**

109 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
110 Project does not cross any municipal boundaries. The Planning Board voted 4-0 **in favor** of this  
111 motion.

112 **4.18. Lands Subject to Liquidation Harvesting. MET.**

113 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that The  
114 Project is not in violation on any rules regarding liquidation harvesting. The Planning Board  
115 voter 4-0 **in favor** of this motion.

116  
117 **4.19. State Subdivision Law Criteria. MET.**

118 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that  
119 upon final approval The Project will comply with the above criteria and State law. The Planning  
120 Board voted 4-0 **in favor** of this motion.

121 **Motion made** by Mike Parker and seconded by Jim Nealey to approve the Point Lookout  
122 Subdivision Amendment as submitted, with no conditions. The Planning Board voted 4-0 **in**  
123 **favor** of this motion.

124 The Subdivision Findings of Fact and the plat were signed by Reeves Gilmore, Mike Parker, Jim  
125 Nealey and Rich Coleman.

126 **OTHER ITEMS:**

127 CEO Toupie Rooney brought up the discrepancy of the Findings of Fact having items designated  
128 by numbers but the ordinance has letters designating the same items. She said that starting  
129 next meeting the form will change from numbers to letters to coincide with the similar item in

130 the ordinance. Mike Parker has offered to redo the form and have it available at the next  
131 meeting.

132 CEO Toupie Rooney reports that 2 people have reached out to the town showing an interest in  
133 joining the Planning Board. Chair Reeves Gilmore will send a letter to each potential member  
134 and invite them to our next meeting.

135 Elections:

136 Nominations were opened for the position of Planning Board Chair. The name of Mike  
137 Parker was placed in nomination. No further nominations. The Planning Board voted 4-0 **in**  
138 **favor** of Mike Parker as Planning Board Chair.

139 Nominations were opened for the position of Vice-Chair. The name of Dana Kennedy  
140 was placed in nomination. No further nominations. The Planning Board voted 4-0 **in favor** of  
141 Dana Kennedy as Planning Board Vice-Chair.

142 Planning Members are Reeves Gilmore, Rich Coleman and Jim Nealey.

143 Elections were completed and closed for 2025-2026.

#### 144 **MINUTES:**

145 Minutes of the 6/10/2025 meeting discussed. There were two (2) corrections: Line 10, add  
146 space between June and 10; Line 45, add space between the and 5.

147 **Motion made** by Reeves Gilmore and seconded by Mike Parker to accept the minutes of the  
148 6/10/2025 meeting as corrected for the two (2) minor spacing typos. The Planning Board voted  
149 4-0 **in favor** of this motion.

150

151 **Motion made** by Reeves Gilmore and seconded by Rich Coleman to adjourn the meeting at 6:40  
152 p.m. The Planning Board voted 4-0 **in favor** of this motion.

153

154 Respectfully submitted,

155 *Patsy Littlefield*

156 Secretary

157 **\*\* APPROVED 8/12/2025 as corrected \*\***