

**TOWN OF NORTHPORT**  
**PLANNING BOARD MEETING**  
**JUNE 10, 2025**

**Present:** Planning Board Chair Reeves Gilmore, Planning Board Vice-Chair Mike Parker, Planning Board Member Rich Coleman, Planning Board Member Jim Nealey, Planning Board Member Dana Kennedy, Secretary Patsy Littlefield, Northport CEO Toupie Rooney, Tyler Durrant for Gartley & Dorsky, Doug Clayton and abutter Dick Ames, and Jake.

Meeting opened by Chair Reeves Gilmore at 6:22 p.m. It was determined that a quorum was present.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Subdivision Amendment Point Lookout**  
**Preliminary**  
**R8 / 50-2**  
**Gartley and Dorsky**

Tyler Durrant, land surveyor for Gartley and Dorsky, is present for preliminary approval for the amendment to Point Lookout Subdivision Lot #2, for Deep Creek Grazing Inc which was originally approved in September 2022. The purpose of the amendment is to separate the existing lot into 2 separate lots. There will be no new infrastructure being proposed as part of this amendment. All the roads and utilities are already in existence. The Lot #2 has an existing easement that goes up to the top of Lot #1. There is a dry hydrant available on this lot.

Chair Reeves Gilmore inquired about the existing legal conveyance to the Serene Drive easement.

Mr. Durrant states they are aware of the easement. They will have legal access. Lot #4 will have a 400-foot easement over Lot #2.

CEO Toupie Rooney states that abutters in Northport and Lincolnville were notified. The line runs down the middle of Pitcher Pond.

Chair Reeves Gilmore recaps that there is legal access. There is the ability to create a septic system when such is needed. He states that it appears they are just separating Lot #4 to create a sellable property. He invited questions or comments from the audience. Mr. Ames stated that as an abutter he was just wondering what was going on with the property.

Chair Reeves Gilmore clarified with Mr. Durrant that he would add the new easement dedication and would also show the location of the dry hydrant.

**Motion made by** Jim Nealey and seconded by Dana Kennedy that the application as submitted is complete and approved the preliminary application. The applicant will return to the Planning Board for the final approval. The Planning Board vote 5-0 **in favor** of this motion.

37 **MINUTES:**

38 Minutes of the meeting of 5/13/2025 were discussed. There were minor corrections:

39 Line 10 – adding Gilmore to follow Reeves

40 Line 38 – change propped to proposed

41 Line 46 – change in other to in order

42 Line 80 – change pain to paint

43 Line 112 – change pain to paint

44 Line 171 – change Reeve to Reeves

45 **Motion made by** Rich Coleman and seconded by Mike Parker to accept the minutes of the 5/13/2025  
46 meeting with the aforementioned correction. The Planning Board voted 5-0 **in favor** of this motion.

47 **Motion made by** Reeves Gilmore and seconded by Rich Coleman to adjourn this meeting at 6:43 p.m.  
48 The Planning Board voted 5-0 **in favor** of this motion.

49 Respectfully submitted,

50 *Patsy Littlefield*

51 Secretary

52 **\*\* APPROVED: \_\_7/8/2025\_\_ \*\***