

1 **TOWN OF NORTHPORT**

2 **PLANNING BOARD MEETING**

3 **APRIL 12, 2022**

4 **Present:** Planning Board Chairman Reeves Gilmore, Planning Board Vice-Chair Jim Nealey, Planning Board  
5 Member Mike Parker, CEO Toupie Rooney and Planning Board Secretary Patsy Littlefield.

6 Meeting was opened at 6:03 p.m. by Chairman Reeves Gilmore. It was determined that a quorum is  
7 present.

8 CEO Toupie Rooney states she has received all of Paul Crowley's information. Mike Parker has  
9 volunteered to do the Findings of Fact for this application.

10 Jim Nealey states that he no longer has any conflict of interest in this application. Mr. Crowley had  
11 withdrawn the land from the market so it is no longer available for sale.

12 CEO Toupie asked Jim Nealey if Mr. Crowley had split the lot. The Town shows 1 large lot but Jim Nealey  
13 states it is actually 3 lots. The applicant is developing only 1 lot for this business endeavor. She states  
14 that the abutter letters had gone out the first time this had been presented to the Planning Board, and  
15 was subsequently tabled for further information. Mr. Crowley has named this project Tangleweed.

16 **DISCUSSION:**

17 CEO Toupie Rooney states that we need to change the Shoreland Zoning Ordinance as it talks about the  
18 100' setback. In 2009 the setback was changed to 75' but the ordinance verbiage was never changed.

19 She also states that MRS 38 subsection 39A which explains that the State says if you have anything in the  
20 shoreland you must take a picture of the area before any work is done to it, and you must take pictures  
21 after the work is done. This needs to be added to our ordinance. The pictures are to be sent to the CEO,  
22 both the before and after shots. This is a State mandate.

23 CEO Toupie also states that she would like to change the Building Ordinance. In the Building Ordinance it  
24 talks about campers and a building permit being required when any recreational vehicle connected to any  
25 utility are used as a residence for more than 30 days She would like to have the wording of any utility and  
26 more than 30 days removed. There is a concern about disposal of wastewater. Once this becomes a  
27 residence, then the plumbing issue is covered. A building permit gives a plan for disposal of waste and  
28 gray water tanks. We need to clarify the definition of a residence. That clarification will clear up the issue  
29 from being subjective to black and white.

30 Mike Parker states that some type of clarification is needed for the definition of the time allowing a  
31 camper to be in one spot vs. a residence.

32 This subject will be discussed more at our next meeting. We need to have a clear definition of what is a  
33 residence.

34 **NEW BUSINESS:**

35 **Carly Zaniboni**

36 **All Coastal Storage**

37 **1230 Atlantic Highway**

38 **Extension of Site Plan Review for 6 Months**

39 This SPR expires in April 2022, original date being 4/13/2021. They have been waiting for metal prices to  
40 lower.

41 **The Planning Board finds in favor** of the **motion made** by Jim Nealey and seconded by Mike Parker that  
42 we extend the Site Plan Review of All Coastal Storage at 1230 Atlantic Highway for 6 months to October  
43 13, 2022, by a vote of 3-0.

44 **SUBDIVISION ORDINANCE WORKSHOP:**

45 There is no minor subdivision or major subdivision, just strictly a subdivision.

46 CEO Toupie says she needs the application information to her on Friday (her day at the Town Hall) and 2  
47 weeks before the Planning Board meeting. Reeves Gilmore suggested the wording might be to be  
48 presented to the CEO a minimum of at least weeks prior to the next scheduled Planning Board meeting.  
49 This is a changed to (page 12) I. Pre-Application Conference Request.

50 CEO Toupie needs to talk with Selectboard regarding a budget for the Planning Board expenses. The  
51 application fee is currently \$125.00, but that does not cover all the expenses of a meeting. If all members  
52 are present that expense is \$135.00 but that is not including the secretary or the CEO presence. Mike  
53 Parker stated that the price of the application should at least cover our expenses. Reeves Gilmore says  
54 \$150.00 would be a good figure for the SPR.

55 Back to the Subdivision discussion:

56 Page 13 B. On-Site Inspection. Change to second paragraph of shall to may and determine to require.

57 Page 14 A. Request for Review of Preliminary Subdivision Plan. Remove this entire item.

58 Page 18. C. 1. Change Planning Board Chair to Code Enforcement Officer.

59 D. Change Upon to After.

60 Page 19 IX. A. 1. Remove Chief in front of CEO

61 2. Change to shall be made to the Code Enforcement Office at least 2 weeks prior to the  
62 next scheduled Planning Board meeting at which the applicant wishes to be heard.

63 B. 1. Verbiage to be the same as in C.1.

64 Page 20. Approval Block. Need to provide space for conditions, if warranted, to be added at this time.

65 Page 22. Section X. CEO – what do we really do??

66 Discussion and changes to be continued at the next Planning Board meeting dependent upon time  
67 available.

68 **The Planning Board finds in favor** of the **motion made** by Jim Nealey and seconded by Mike Parker to  
69 adjourn the meeting at 7:35 p.m. by a vote of 3-0.

70 Respectfully submitted,

71 *Patsy Littlefield*

72 Secretary

73 **\*\* APPROVED 5/10/2022 \*\***