

1 **TOWN OF NORTHPORT**

2 **PLANNING BOARD MEETING**

3 **OCTOBER 11, 2022**

4 **Present:** Planning Board Chair Reeves Gilmore, Planning Board Vice-Chair Mike Parker, Planning Board
5 Member Rich Coleman, Planning Board Member Jim Nealey, Planning Board Member Dana Kennedy,
6 Planning Board Secretary Patsy Littlefield, CEO Toupie Rooney and applicant Nate Osborne with owner
7 Jon Bellemare.

8 Meeting was opened at 6:03 p.m. by Chair Reeves Gilmore. It was determined that a quorum was
9 present.

10 **OLD BUSINESS:** NONE.

11 **NEW BUSINESS:**

12 **Jon Bellemare owner / Nate Osborne applicant**

13 **545 Short Road / U09 – 15**

14 **Building in the Shoreland**

15 Jon Bellemare states that the garage structure is not able to be modified. He wants to remove the
16 existing shed/building, breezeway and left side of the driveway. These accumulated square footages
17 will be used to rebuild a 34' x 34' structure attached to the existing home. The structure is currently a
18 24' x 24' size. This structure will have a bedroom and office above on the second floor. This will be
19 reducing the non-permeable square footage by 36 square feet which will be donated to the building
20 area. Shoreland is in front portion of this property. This is a 100' x 100' lot. The interior is simply an
21 adjustment for functional flow and use of the space.

22 **Motion made by** Mike Parker and seconded by Rich Coleman to approve the application of Jon
23 Bellemare and Nate Osborne as submitted for the project at 545 Shore Road with no conditions
24 attached to this approval. The Planning Board voted 5-0 **in favor** of this motion.

25 The application was signed by Reeves Gilmore, Mike Parker, Jim Nealey, Rich Coleman and Dana
26 Kennedy.

27 **OTHER ITEMS:**

28 Discussion was held on the Subdivision Ordinance and proposed future revisions. The first part of 37
29 pages is currently being typed by the Town Administrator.

30 The second part is being worked on. Section XX Buffer/Screening in the subdivision needs to say
31 Planning Board may require a buffer. This needs to be in the Site Plan.

32 Cul-de-sac turnaround area was discussed. We need to leave the options of circular turnaround, half
33 hammerhead and full hammerhead. This will need to be evaluated by the Fire Chief for accessibility.

34 Reeves Gilmore will get some drawings done, and then he will work on the verbiage.
35 Plat vacating affidavit needs to be run by the town attorney and by the recording clerk. Is this
36 something the recording clerk does or can do??

37 **MINUTES:**

38 Minutes of the 9/13/2022 meeting were read by all. The following corrections will be made:

- 39 Line 3 – spelling of September
- 40 Line 4 and 5 – Mike Parker is Vice Chair
- 41 Line 26 – should be Ginley Hall not McGinley
- 42 Line 37 – should be 3 not 23
- 43 Line 76 – Capital on Subdivision
- 44 Line 103 – The Project
- 45 Line 125 – Finds should be Findings

46 **Motion made by** Reeves Gilmore and Mike Parker to approve the minutes of the 9/13/22 meeting as
47 corrected. The Planning Board voted 5-0 **in favor** of this motion.

48 **Motion made by** Jim Nealey and seconded by Rich Coleman to adjourn the meeting at 6:50 p.m. The
49 Planning Board voted 5-0 **in favor** of this motion.

50 Respectfully submitted,
51 *Patsy Littlefield*
52 Secretary

53 ***** APPROVED 2/14/2023 *****