

1 **TOWN OF NORTHPORT**
2 **PLANNING BOARD MEETING**
3 **13 JUNE 2023**
4

5 **Present:** Planning Board Chair Reeves Gilmore, Vice Chair Mike Parker, Member Rich
6 Coleman, Member Jim Nealey, Member Dana Kennedy, CEO Toupie Rooney, Ben Block
7 from Block Brothers, citizen Amanda Lassar.
8

9 The meeting was called to order at 5:59 PM by Chair Reeves Gilmore. It was
10 determined that a quorum was present. Reeves Gilmore stated that Secretary Patsy
11 Littlefield was unable to attend the meeting. Gilmore will prepare the minutes.
12

13 **Old Business:** None
14

15 **New Business:**
16

17 **SPR – Block Brothers Custom Cabinets**

18 **Map R-5 Lot 23 @ 900Atlantic Ave Northport ME 04849**

19 **Expansion of existing building**
20

21 Ben Block on behalf of Block Brothers Custom Cabinets submitted an application for a
22 second expansion to the existing facility (hereinafter called "The Project"). CEO Rooney
23 advised that notification letters to property owners within 500 feet had not been sent;
24 however, phone contact had been made to the overwhelming majority. Two individuals
25 requested additional information; one of whom, Ms. Lassar, was present at the meeting.

26 **The Board finds on motion made** by Jim Nealey and seconded by Mike Parker that an
27 application has been submitted sufficient for the Board review. The Board voted 5-0 **in**
28 **favor** of this motion.
29

30 **Section 9: Approval Standards and Criteria**

31 9.1: Utilization of Site. MET

32 **The Board finds on motion made** by Jim Nealey and seconded by Rich Coleman that the
33 Applicant proposes a second expansion to the site. An additional 1159 sq ft is proposed
34 (hereinafter referred to as "The Project"). The current use of the site is not changing. The
35 Board voted 5-0 **in favor** of this motion.

36 9.2 Adequacy of Road System. **MET**

37 **The Board finds on motion made** by Jim Nealey and seconded by Mike Parker that The
38 Project is served by Route 1, and the adequacy of the roadway will not be affected. The
39 Board voted 5-0 **in favor** of this motion

40 9.3 Access into Site. **MET**

41 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
42 The Project's site is adequately served by two access/egress points at Route 1. The Board
43 voted 5-0 **in favor** of this motion.

44 9.4 Access-way Location and Spacing. **MET**

45 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
46 there will be no change to the existing spacing and location of the access/egress locations.
47 The board voted 5-0 **in favor** of this motion.

48 9.5 Internal Vehicular Circulation. **MET**

49 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
50 The Project will not adversely affect internal vehicular circulation. The loop between the
51 access and egress points will no longer exist; however, the safe movement of passenger,
52 service, and emergency vehicles will be maintained. The Board voted 5-0 **in favor** of this
53 motion.

54 9.6 Parking Lot Layout and Design. **MET**

55 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
56 The Project does not necessitate additional parking requirements or change in layout.
57 The Board voted 5-0 **in favor** of this motion.

58 9.7 Pedestrian Circulation. **MET**

59 **The Board finds on motion made** by Rich Coleman and seconded by Mike Parker that
60 that The Project does not affect the current shop and storage facility pedestrian access or
61 requires additional measures. The Board voted 5-0 **in favor** of this motion.

62 9.8 Stormwater Management. **MET**

63 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
64 The Project will have minimal, if any, effect on the current and apparent adequate
65 stormwater management measures. The Board voted 5-0 **in favor** of this motion.

66 9.9 Erosion Control. **MET**

67 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
68 The Project will not result in increased measures for erosion controls. Earthwork will be
69 minimal for The Project. The Board voted 5-0 **in favor** of this motion.

70 9.10 Water Supply. **NOT APPLICABLE**

71 **The Board finds on motion made** by Rich Coleman and seconded by Dana Kennedy that
72 the criterion is not applicable. The Applicant has stated that the new expansion will have
73 no plumbing. The Board voted 5-0 **in favor** of this motion.

74 9.11 Sewage Disposal. **NOT APPLICABLE**

75 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that the
76 criterion is not applicable. The applicant has stated that the new expansion will have no
77 plumbing. The Board voted 5-0 **in favor** of this motion.

78 9.12 Utilities. **MET**

79 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
80 The Project will utilize existing utilities onsite. The Board voted 5-0 **in favor** of this
81 motion.

82 9.13 Natural Features. **MET**

83 **The Board finds on motion made** by Rich Coleman and and seconded by Jim Nealey
84 that The Project will be constructed on cleared land and will not require removal of
85 significant vegetation, if any. The Board voted 5-0 **in favor** of this motion.

86 9.14 Groundwater Protection. **MET**

87 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
88 The Project will have no negative impact on abutting property owners' access to suitable
89 groundwater supplies. The Board voted 5-0 **in favor** of this motion.

90 9.15 Water Quality Protection. **MET**

91 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
92 The Project's location, storage, and discharge of fabrication materials will be accordance
93 with the regulations of the Maine Department of Environmental Protection per the
94 Applicant. The Board voted 5-0 **in favor** of this motion.

95 9.16 Hazardous, Special & Radioactive Materials. **NOT APPLICABLE**

96 **The Board finds on motion made** by Rich Coleman and a seconded by Jim Nealey that
97 the criterion is not applicable. The Project does not involve the use of any hazardous,
98 special, or radioactive materials. The Board voted 5-0 **in favor** of this motion.

99 9.17 Shoreland Relationship. **NOT APPLICABLE**

100 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that
101 the criterion is not applicable. The Project is not located adjacent to any body of water.
102 The Board voted 5-0 **in favor** of this motion.

103 9.18 Technical and Financial Capacity. **MET**

104 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
105 The Project is a small addition to an existing fabrication business. The Board voted 5-0 **in**
106 **favor** of this motion.

107 9.19 Solid Waste Disposal. **MET**

108 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
109 The Project has a dumpster onsite. The Board voted 5-0 **in favor** of this motion.

110 9.20 Historic and Archaeological Resources. **NOT APPLICABLE**

111 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that the
112 criterion is not applicable. No historic or archaeological sites have been identified or
113 designated on The Project's site. The Board voted 5-0 **in favor** of this motion.

114 9.21 Floodplain Management. **NOT APPLICABLE**

115 **The Board finds on motion made** by Rich Coleman and seconded by Jim Nealey that
116 the criterion is not applicable. No portion of The Project is located within the FEMA

117 designated flood plain per the adopted FIRM panels. The Board voted 5-0 **in favor** of
118 this motion.

119

120 **The application was approved and signed by the Board members present.**

121

122 **Other Business:** Chair Gilmore reported that the proposed Subdivision Ordinance has
123 been reviewed by the town's legal counsel Bill Kelly. Mr. Kelly added a provision that
124 the Board may retain experts as deemed necessary at the expense of the Applicant. An
125 additional public hearing was not required. Chair Gilmore reported **th**no one
126 appeared to speak at the public hearing held on May 8th.

127

128 **Minutes:** The minutes of the 11 April 2023 meeting were reviewed. There were no
129 corrections or amendments. **On motion made by** Jim Nealey and seconded by Dana
130 Kennedy the minutes were approved by the Board 5-0 **in favor** of this motion.

131

132 **Adjournment:** **On motion made by** Mike Parker and seconded by Jim Nealey the
133 meeting was adjourned by a 5-0 vote by the Board at 6:27 PM.

134

135 Respectfully submitted,

136 *Reeves Gilmore*

137 Chair