

1 **TOWN OF NORTHPORT**
2 **PLANNING BOARD MEETING**

3 **NOVEMBER 14, 2023**
4

5 **Present:** Planning Board Chair Reeves Gilmore, Vice Chair Mike Parker, Member Jim Nealey,
6 Member Rich Coleman, Member Dana Kennedy, Secretary Patsy Littlefield and CEO Toupie
7 Rooney.

8 Meeting was called to order at 5:59 p.m. by Chairman Reeves Gilmore. It was determined that
9 a quorum was present. Member Jim Nealey will recuse himself from voting on the Ocean Ridge
10 Subdivision.

11 **OLD BUSINESS:**

12 **Doug Clayton, Camden Central LLC**
13 **Northport Condominiums**
14 **33 Serene Drive RB/50-1**
15 **8 condos in old Fitness Center**

16 Doug Clayton reports back with updated information. Site Plan was prepared by Senders LLC.

17 Chair Gilmore says the main two (2) issues have been the access driveway and the septic
18 systems. CEO Toupie Rooney says that progress is being made towards the septic systems. The
19 math has been done and has a letter received from the engineer showing that within 100
20 gallons the septic does cover the usage of the premises.

21 Chair Gilmore states that he can see progress is being made towards the accessway. Doug
22 Clayton states that there is a letter which shows the easement with Mr. Hirshfield, who is
23 presently in the process of selling his property. Mr. Clayton says this easement would still apply,
24 but he is going ahead with the plan for a separate driveway. He has the MEDOT driveway
25 permit. He is still waiting for DEP to sign off due to the wet lands. The name on the permit was
26 Deep Creek Grazing but Mr. Clayton says this permit would apply to them also per MEDOT.

27 Chair Gilmore states that we would need to have a recorded notarized document of the
28 easement before we could give approval to move forward. This is a change of use of the
29 property. CEO Toupie Rooney states she is okay with the septic system as is being planned.

30 Abutter voiced concerns about the change in the water table on his cousin's property when
31 Point Lookout put the original leach field in. He wants to make sure that a change in vegetation
32 does not happen to his property also. Member Parker states that he feels that nothing is
33 changing. They will be using the existing leach field with no proposed changes, and presumably
34 a lot less usage as compared to the past usage of the property.

35 Chair Gilmore states that he would like to see added to the document that when the Hirshfield
36 property does sell that the new owner would be obligated to abide by that document showing

37 the easement with the terms and conditions. Everything must be spelled out in the document
38 with the signatures notarized and document duly recorded. Chair Gilmore wants to see this
39 document draft before it is recorded to be sure it covers all bases. The easement document is
40 not in front of the Planning Board tonight.

41 **Motion made** by Jim Nealey and seconded by Mike Parker for preliminary approval for the Site
42 Plan Review for the Northport Condominiums by Camden Central LLC subject to the receipt of a
43 recorded easement for the road access pursuant to the terms and conditions stipulated in the
44 letter received 11/14/23 to include a binder obligating any subsequent property owner and a
45 statement that no condominium may be offered for sale or sold until either road option in the
46 document is satisfied. **The Planning Board finds in favor** of this motion by a vote of 5-0.

47 The Site Plan Review with the above conditions was signed by all five (5) Planning Board
48 members.

49 **NEW BUSINESS:**

50 **Parker and Jillian Hovey\Ocean Ridge Subdivision**
51 **R5 / 14 / 107 Pound Hill Road**
52 **9 lots subdivision**

53 Member Jim Nealey recused himself from this presentation. There is still a quorum present.
54 There are also 3 property abutters present to be aware of the proposed plan. Their main
55 concern centers around the seasonal creek going through the property to be divided.

56 CEO Toupie Rooney states that she has a revised copy which shows the seasonal stream. There
57 is a 75' setback from the edge of the stream. This needs to be field verified at construction.

58 Jillian Hovey states this is a 9-lot subdivision. They have the proper 200' road frontage on all
59 lots. There will be a building envelope on each lot sold.

60 Chair Gilmore states a tax map was not submitted. The title approval block will need to be
61 added. He also stated that should there be a future subdivision then it would require another
62 second public street access to that subdivision.

63 **Motion made by** Mike Parker and seconded by Dana Kennedy to grant preliminary approval
64 subject to the 24' to 36' with notations. The Planning Board voted 4-0 **in favor** of this motion.

65 **MINUTES:**

66 Minutes of August 8, 2023: One correction to line 31, Site not Sisste.

67 Minutes of September 12, 2023: No corrections.

68 Minutes of October 10, 2023: One correction to line 52, ss to is.

69 **Motion made by** Reeves Gilmore and seconded by Jim Nealey to accept the three (3) sets of
70 minutes with the two (2) minor corrections as noted above. The Planning Board finds **in favor**
71 of this motion by a vote of 5-0.

72 **OTHER ITEMS:**

73 CEO Toupie Rooney reports that she has no items other than the Hovey subdivision to be
74 presented at the December meeting.

75 Chair Gilmore asks that all members start reading the information about the Site Plan Review.
76 Please make out sticky notes for questions, concerns and suggested changes. This will be
77 discussed beginning at our January 2024 meeting.

78 **Motion made by** Jim Nealey and seconded by Mike Parker to adjourn this meeting at 7:09 p.m.
79 The Planning Board voted 5-0 **in favor** of this motion.

80 Respectfully submitted,

81 *Patsy Littlefield*

82 Secretary

83 ***** APPROVED 12/12/23 *****