

1 TOWN OF NORTHPORT
2 PLANNING BOARD MEETING
3 October 10, 2023

4
5 **Present:** Planning Board Chair Reeves Gilmore, Vice Chair Mike Parker, Member Jim Nealey, Member
6 Richard Coleman, CEO Toupie Rooney

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8 The meeting was opened at 5:59 pm by Chair Reeves Gilmore. It was determined that a quorum
9 was present. Chair Gilmore advised that in the absence of Patsy Littlefield, Secretary, Mike Parker would
10 take the minutes.

11
12 **NEW BUSINESS:**
13

14 **Doug Parsloe**

15 **3 Broadway U5/91**

16 Doug Parsloe presented a project raising a roof on a cottage (non-conforming lot) – a follow up to his
17 meeting with the planning board on September 12, 2023. It was determined the height of the new
18 roofline was 27 feet 6 inches, below the 35 feet maximum allowed. There is no change to the footprint
19 of the cottage.

20 Motion made by Richard Coleman Seconded by Jim Nealey to approve the project. The Planning Board
21 voted 4-0 in favor.

22 **Sharlene Kelly**

23 **12 Bay Street U5/120**
24

25 Addition of mudroom and storage to existing house with no change to footprint. Additional benefit of
26 putting grass back where gravel currently is and a gain of two parking spaces.

27
28 Motion made by Richard Coleman Seconded by Jim Nealey to approve the project. The Planning Board
29 voted 4-0 in favor.

30 **Doug Clayton**

31 **33 Serene Drive R8/50-1**
32

33 Proposal to repurpose three buildings at the former Point Lookout Fitness Complex. Mr. Clayton would
34 like to turn the fitness center into 8 condos and the attached former bowling alley into a garage and
35 storage area.

36
37 Chair Gilmore asked about access to the complex from Serene Drive. Mr. Clayton said the owner of
38 Serene Drive would prefer him to have a separate entrance. He stated that there was potential to access
39 from Route One. Chair Gilmore stated that the plan presented did have a proposed driveway from Route
40 One. Mr. Clayton indicated that he is submitting a plan to DOT for access. Chair Gilmore requested that
41 Clayton provide either a letter from the owner of Serene Drive granting access or a permit from the

42 Maine Department of Transportation. Mr. Clayton was told that the plan needs to include a title block
43 and must show the proposed road access for the project.

44

45 Additionally, a question regarding the size of the septic system came up. CEO Rooney said that the math
46 for the existing system is very close – within 100 gallons of what is required. Mr. Clayton was told he will
47 need a Site Evaluator to review.

48

49 Citizen concerns were presented during the meeting.

50

- 51 • (Ames) Stated the water table across the street changed when Point Lookout was originally built
52 (causing a vegetation change). He is concerned that additional changes may occur.
- 53 • (Clement) Voice mail left opposing the project.

54

55 Motion made by Richard Coleman and seconded by Jim Nealy to table the application until the
56 November 14, 2023 meeting. The Planning Board voted 4-0 in favor.

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58 **OLD BUSINESS:**

59 None

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61 Motion made by Mike Parker and seconded by Richard Coleman to adjourn at 6:56 pm. The Planning
62 Board voted 4-0 in favor.

63

64 Respectfully submitted,

65

66 Mike Parker

67 Vice Chair

68

*** ACCEPTED 11/14/2023 ***