

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

3 **FEBRUARY 13, 2024**
4

5 **Present:** Planning Board Chair Reeves Gilmore, Vice-Chair Mike Parker, Member Rich Coleman, Member
6 Dana Kennedy, Secretary Patsy Littlefield and applicant Grace Chen and Anne Aldridge-Peacock. (CEO
7 Toupie Rooney excused for this meeting.)

8 Meeting was opened by Chair Reeves Gilmore at 6:02 p.m. It was determined that a voting quorum was
9 present.

10 The second item on the agenda, information session for subdivision/farm community development, has
11 cancelled for tonight's meeting.

12 **NEW BUSINESS:**

13 **SPR Grace Chen**

14 **R8/50-1 67 Serene Drive**

15 **Pickleball club**

16 **In the basketball court of Doug Clayton's condo units**

17 Grace Chen is present accompanied by Ann Aldridge-Peacock, pickleball supporter.

18 Anne Aldridge-Peacock stated there is a growing population of pickleball. We had been looking for an
19 opportunity for an indoor area for pickleball. This game is played with a wiffle ball. The gym at Doug
20 Clayton's area is perfect. We use a large rollout pickleball court floor which is laid out with double-stick
21 tape over the gym floor. This makes for a proper and less slippery surface for the game.

22 Reeves Gilmore asked if this club would require membership or is this facility going to be open to the
23 public?

24 Grace Chen stated that to start they want to be open to the public initially. There will be lessons given to
25 encourage participation.

26 Mike Parker asked if the access issue had been addressed. Reeves Gilmore stated that the access
27 question with regards to Mr. Clayton's location is unresolved at this time. He wanted the applicants to
28 be aware of this issue.

29 Reeves stated he had discussed this application with CEO Toupie Rooney at length. He feels that the
30 Board does not need to do a Site Plan Review for the pickleball club. He has presented a two (2) page
31 document explaining his arguments and position. Simply stated, this is still an athletic facility; thus,
32 there is nothing for the Board to do a Site Plan Review on. There is no change of use involved. The
33 access to the site is a lease agreement between Doug Clayton and David Hirschfeld, not this applicant.

34 He then asked the opinion of the other Board members. Mike Parker stated that everything is probably
35 good. The traffic flow in the past as a fitness center shows no changes are needed for the proposed use.
36 Dana Kennedy felt there would be a more structured traffic flow. Since the previous use of the building
37 area was for athletic activities, it does not make a change for use for the proposed pickle ball club. Rich
38 Coleman agrees that there is no change in use.

39 **Motion made** by Rich Coleman and seconded by Dana Kennedy that the proposed usage as a pickleball
40 club by the applicant Grace Chen at the site of the former fitness center is not subject to a Site Plan
41 Review. **The Planning Board finds in favor** of this motion by a vote of 4-0 as this proposed use is a
42 similar athletic use as in the past usage of said facility.

43 **MINUTES:**

44 The minutes of 1/9/24 were reviewed by all. There are 2 minor corrections:

45 Line 101 – FGIRM change to FIRM

46 Line 151 - Toupie change to Toupie Rooney

47 **Motion made** by Reeves Gilmore and seconded by Dana Kennedy to accept the minutes with the 2
48 minor corrections. **The Planning Board** voted 4-0 **in favor** of this motion.

49 Dana Kennedy led a discussion on the Findings of Facts. He states that he is willing to do one if Reeves
50 will review his efforts and offer advice. Reeves has agreed to do this.

51 **Motion made** by Reeves Gilmore and seconded by Dana Kennedy to adjourn at 6:30 p.m. **The Planning**
52 **Board** voted 4-0 **in favor** of this motion.

53 Respectfully submitted,

54 Patsy Littlefield

55 Secretary

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