

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

3 **JANUARY 9, 2024**
4

5 **Present:** Planning Board Chair Reeves Gilmore, Vice-Chair Mike Parker, Member Jim Nealey, Member
6 Dana Kennedy, Secretary Patsy Littlefield, CEO Toupie Rooney, Jason and Veronica Stubbs (The Scone
7 Goddess) and applicants Parker and Jillian Hovey.

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

9 **OTHER BUSINESS:**

10 Veronica Stubbs (The Scone Goddess) was present for the purpose of having the Planning Board sign a
11 letter. She had received a \$100,000 federal government grant through the Town of Northport. The letter
12 states that she (the business) has completed everything that she was supposed to do with the Town in
13 regards to the grant. The letter was signed by Chair Reeves Gilmore, Vice-Chair Mike Parker, Member
14 Jim Nealey and member Dana Kennedy. Grateful thanks from The Scone Goddess. (Copy of letter
15 attached to these minutes.)

16 **OLD BUSINESS:**

17 **Parker and Jillian Hovey**
18 **Ocean Ridge Subdivision**
19 **R5 / 14 107 Pound Hill Road**
20 **9 Lots**

21 Jim Nealey has recused himself from this item tonight. Chair Reeves Gilmore determined that we still
22 have a voting quorum of 3 available for this item.

23 Parker Hovey states they have addressed all the issues which were discussed during the last meeting.

24 1) Precision ProFile Inc who did the original stormwater drain management plan states they are
25 comfortable with adding a statement to their report that the size of culverts and their placements will
26 handle the 25- year flood event.

27 2) The surveyor has made the appropriate notation to close the end of Ocean Ridge Road as was
28 requested by this Board.

29 3) A statement has been added that the road is to remain private.

30 4) They have added a note that if run off of stormwater from this subdivision occurs causing
31 damage, the Home Owners' Association will be responsible for and rectify any damage to Town roads.

32 5) The approval block has been updated as requested.

33 6) They have updated the application with the requested waiver for a professional engineer to
34 sign off on the stormwater management plan.

35 **NORTHPORT SUBDIVISION REVIEW FINDINGS OF FACT AND CONCLUSIONS OF LAW**

36 **Applicant:** Parker & Jillian Hovey **Location:** 107 Pound Hill Road

37 **Map:** R5 **Lot:** 14 **Date:** 9 January 2024

38 **Subdivision Name:** Ocean Ridge

39 **Section IV: Criteria of Approval**

40 **4.1. Pollution. MET.**

41 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the
42 proposed nine (9) lot subdivision (hereinafter referred to as “The Subdivision”) will not result in undue
43 water or air pollution. The Restrictive Covenants limit each lot to one (1) single family residence that
44 may include a garage, barn or storage building. No commercial use (other than an in-home office
45 generating no traffic) or industrial use is permitted. The Planning Board voted 3-0 **in favor** of this
46 motion.

47 **4.2. Sufficient Water Supply. MET.**

48 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that each lot
49 will have an individual water well and sufficient quantity for the foreseeable needs. The Planning Board
50 voted 3-0 **in favor** of this motion.

51 **4.3. Municipal Water Supply. NOT APPLICABLE.**

52 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that this
53 criterion is not applicable. There is no municipal water supply to serve The Subdivision. The Planning
54 Board voted 3-0 **in favor** of this motion.

55 **4.4. Erosion. MET.**

56 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the
57 acreage being developed as The Subdivision had some vegetation removal in the recent past; however,
58 some tree coverage remains. The relatively low density of the development with lots ranging in size
59 from 1.16 acres to 3.12 acres should not adversely affect the total acreage’s ability to hold water or
60 cause unreasonable soil erosion. The Applicant is hereby noticed that adherence to the provisions of the
61 Town of Northport Subdivision Ordinance Section XIV (G) Erosion and Sedimentation Control are
62 required. The Planning Board voted 3-0 **in favor** of this motion.

63 **4.5. Traffic. MET.**

64 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that The
65 Subdivision will not cause unreasonable public road congestion. The area is rural in nature. Each lot will
66 have direct access to a private road that will intersect Pound Hill Road at one location. The Planning
67 Board voted 3-0 **in favor** of this motion.

68 **4.6. Sewage Disposal. MET.**

69 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that The
70 Subdivision will not be served by a municipal sewage facility. The Applicant engaged the services of a
71 licensed site evaluator who states that the lots have suitable soil for the installation of individual
72 subsurface wastewater disposal systems. The Planning Board voted 3-0 **in favor** of this motion.

73 **4.7. Municipal Solid Waste. MET.**

74 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The
75 Subdivision will not negatively impact the Town's ability to dispose of solid waste at the Town of
76 Northport Transfer Facility. The Planning Board voted 3-0 **in favor** of this motion.

77 **4.8. Aesthetic, Cultural, & Natural Values. MET.**

78 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that no
79 historical or wildlife habitats have been identified on the property. The Applicant is creating a view
80 easement by separate recorded document and is indicated on the plan. All utilities will be underground.
81 The Planning Board voted 3-0 **in favor** of this motion.

82 **4.9. Conformity with Local Ordinances/Plans. MET.**

83 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that The
84 Subdivision, upon approval, will be in conformance with Northport ordinances and the Northport
85 Comprehensive Plan. The Planning Board voted 3-0 **in favor** of this motion.

86 **4.10. Financial and Technical Capacity. MET.**

87 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that the
88 Applicant has employed technical expertise in the development of the plan. The Subdivision is being
89 developed on 19.5 acres out of the entire 65.6 acres owned by The Applicant. The Planning Board voted
90 3-0 **in favor** of this motion.

91 **4.11. Surface Waters. MET.**

92 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that no
93 portion of The Subdivision is located within the watershed of any pond or lake or within 250 feet of any
94 wetland, great pond or river. The Planning Board voted 3-0 **in favor** of this motion.

95 **4.12. Groundwater. MET.**

96 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The
97 Subdivision will not adversely affect the quality or quantity of groundwater. The Planning Board voted
98 3-0 **in favor** of this motion.

99 **4.13. Flood Areas. MET.**

100 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that no
101 portion of The Subdivision is located within a FEMA designated flood plain per the adopted FIRM panels.
102 The Planning Board voted 3-0 **in favor** of this motion.

103 **4.14. Freshwater Wetlands. MET.**

104 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that no
105 wetlands have been identified or located within The Subdivision. The Planning Board voted 3-0 **in favor**
106 of this motion.

107 **4.15. River, Stream or Brook. MET.**

108 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the upper
109 limit of a stream is located with The Subdivision as identified by USGS Quad maps and Lidar topography.
110 The approximate location is shown on the plan. The Planning Board voted 3-0 **in favor** of this motion.

111 **4.16. Stormwater. MET.**

112 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the
113 Applicant has requested a Waiver of Submission Requirements, specifically Section XI (D) Surface
114 Drainage. The Applicant has provided a stormwater drainage plan prepared by Precision ProFile Inc. The
115 plan indicates ditch flow lines and culverts as well as a culvert schedule. However, Precision ProFile
116 cannot sign the plan inasmuch as the contours shown on the plan were not generated by the firm.
117 Precision ProFile has added a certification statement that the development will accommodate a 25-year
118 flood event. In addition, a note has been added to the plan stating, "Any damage to Pound Hill Road
119 caused by a documented increase of stormwater drainage flow due to construction of The Subdivision
120 will be rectified at the expense of Ocean Ridge Road Association". The Planning Board voted 3-0 **in favor**
121 of this motion.

122 **4.17. Impact on Adjoining Municipality. NOT APPLICABLE.**

123 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that this
124 criterion is not applicable. The Subdivision is located wholly with the boundaries of the Town of
125 Northport and is not adjacent to any other municipality. The Planning Board voted 3-0 **in favor** of this
126 motion.

127 **4.18. Lands Subject to Liquidation Harvesting. NOT APPLICABLE.**

128 **The Board finds on motion made** Dana Kennedy and seconded by Mike Parker that this criterion
129 is not applicable. The Subdivision acreage does not meet the 20-acre threshold that would make it
130 applicable to Maine Liquidation Harvesting regulations. The Planning Board voted 3-0 **in favor** of this
131 motion.

132 **4.19. State Subdivision Law Criteria. MET.**

133 **The Board finds on motion made** by Dana Kennedy and seconded by Mike Parker that upon final
134 approval The Subdivision will comply with the above criteria and State law. The Planning Board voted
135 3-0 **in favor** of this motion.

136 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy it will grant approval
137 of the submission of Ocean Ridge Subdivision without conditions. The Planning Board voted 3-0 **in favor**
138 of this motion.

139 The Findings of Fact and Site Plan Review (3 copies) were signed by Reeves Gilmore, Mike Parker and
140 Dana Kennedy.

141 **MINUTES:**

142 Minutes of the 12/12/2023 meeting were reviewed. There were 4 minor corrections:

143 Line 24 – change the to a, change floodplain plan to flood event.

144 Line 26 – change was to should be.

145 Line 33 – change 24 to 25, change floodplain to flood event.

146 Line 42 – change he to Clayton.

147 **The Board finds on motion made** by Reeves Gilmore and seconded by Jim Nealey to accept the minutes
148 of the 12/12/2023 with the corrections as noted. The Planning Board voted 3-0 **in favor** of this motion.
149 Mike Parker abstained from this vote as he was not present at that meeting in December.

150 **OTHER ITEMS:**

151 Reeves Gilmore asked CEO Toupie Rooney if there had been an answer as yet from attorney Bill Kelley
152 regarding Mr. Clayton. CEO Toupie responded there has been no response as yet but will check with the
153 attorney.

154 There will be a special Town Meeting on January 11th at 6:30 at the Drinkwater School. Subjects to be
155 addressed are:

- 156 1) GWI requesting to put an electronic housing building at the Route 1 end of Horse Jockey
157 Lane.
158 2) Appropriate money for the Butters cottage demolition.
159 3) Appropriate money for the Northport Volunteer Fire Department.

160 The Planning Board voted 4-0 **in favor** of the **motion made** by Reeves Gilmore and seconded by Jim
161 Nealey to adjourn at 6:37 p.m.

162
163 Respectfully,

164 *Patsy Littlefield*

165 Secretary

166 ***** APPROVED 2/13/2024 *****