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**TOWN OF NORTHPORT
PLANNING BOARD MEETING**

AUGUST 13, 2024

Present: Planning Board Vice-Chair Mike Parker, Planning Board Member Rich Coleman, Planning Board Member Jim Nealey, Planning Board Member Dana Kennedy, Planning Board Secretary Patsy Littlefield and CEO Toupie Rooney.

Meeting opened at 6:14 p.m. by Vice-Chair Mike Parker. It was determined that a quorum was present.

OLD BUSINESS: NONE.

NEW BUSINESS:

Choppah Construction for Brian Christin

(Applicant available by phone. Mother present at meeting.)

14 Main Street U5/98

Adding onto existing home

CEO Toupie Rooney stated they will be moving a bathroom on the 1st floor and adding a bedroom and bathroom on the 2nd floor. They are putting a foundation under but staying at the same height. Everything is at the ridge line. There were no other questions and the consensus was this was a straight forward project.

Motion made by Dana Kennedy and seconded by Rich Coleman to accept the application of Brian Christin for work at 14 Main Street as presented with no conditions. **The Planning Board finds in favor** of this motion by a vote of 4-0.

The application was signed by Mike Parker, Jim Nealey, Rich Coleman and Dana Kennedy.

Harold Drinkwater for Jane Strauss

(Applicant available by phone.)

794 Shore Road U6/30

Adding more driveway in Shoreland Zone

Secretary contacted Mr. Drinkwater by phone. He was unavailable to attend meeting but would be available by phone should there be any questions or concerns for him to address.

This is a nonconforming lot. CEO Toupie Rooney felt this should come to the Planning Board for clarification. This project is rebuilding the retaining wall for the driveway/parking lot by adding 4 feet into the Shoreland Zone to get the car off the roadway. Drainage is being placed for proper directional flow. This wall will be rock. No questions or concerns. CEO Toupie asked the secretary to notify the applicant, and to ask him to see her at the Town Office a week from this Friday as she will be away this Friday.

Motion made by Dana Kennedy and seconded by Rich Coleman to accept the application of Jane Strauss at 794 Shore Road as presented with no conditions. **The Planning Board finds in favor** of this motion by a vote of 4-0.

The application was signed by Mike Parker, Jim Nealey, Rich Coleman and Dana Kennedy.

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40 **ELECTIONS:**

41 For the position of Planning Board Chair: The name of Reeves Gilmore was placed in nomination by Jim
42 Nealey and seconded by Rich Coleman. Reeves Gilmore was elected by a vote of 4-0 as Planning Board
43 Chair.

44 For the position of Planning Board Vice-Chair: The name of Mike Parker was placed in nomination by Jim
45 Nealey and seconded by Rich Coleman. Mike Parker was elected by a vote of 4-0 as Planning Board Vice-
46 Chair.

47 For the September meeting, both Rich Coleman and Jim Nealey will not be available. We really need to
48 find some community members to serve as Alternates as we have none at the present time.

49 **MINUTES:**

50 Minutes of the 6/11/2024 were reviewed. There were no corrections. **The Planning Board finds in favor**
51 of the **motion made** by Dana Kennedy and seconded by Rich Coleman to accept the minutes as
52 presented by a vote of 4-0.

53 **Motion made** by Jim Nealey and seconded by Dana Kennedy to adjourn the meeting at 6:34 p.m. **The**
54 **Planning Board finds in favor** of this motion by a vote of 4-0.

55

56 Respectfully submitted,

57 *Patsy Littlefield*

58 Secretary

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***** APPROVED 09/10/2024 *****