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**TOWN OF NORTHPORT  
PLANNING BOARD MEETING**

**JUNE 11, 2024**

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

8 The meeting was opened at 6:15 p.m. by Chair Reeves Gilmore. It was determined that a voting quorum  
9 was present.

10 **OLD BUSINESS: None.**

11 **NEW BUSINESS:**

12 **Pegi Miller / Fred Lincoln**  
13 **54 Boardway U4/15**  
14 **Addition to house**

15 Pegi Millier is representing the property owner Fred Lincoln. This is a grandfathered nonconforming lot in  
16 the Shoreland Zone. The plan is to bump out and restore the walls. The plan is to separate the existing  
17 utility/toilet room into a bathroom with utility closet. We will remove the rotting South wall. There will  
18 be expansion of the kitchen to allow for updated energy compliant appliances and closet. We will remove  
19 the washing machine from the kitchen into a designated area away from the area of food prep. There will  
20 be an extension of the dining room on the West side to accommodate for the connection of the covered  
21 porch to the rear. There will be an addition of hip roof dormer on the second story to enlarge existing  
22 bedroom and to add a closet. We will remove the sagging roof over the kitchen and covered porch on the  
23 East side.

24 CEO Toupie Rooney states that it will be at the allowed percentage with the walls being bumped out. They  
25 are not increasing the septic usage or number of toilets in the home.

26 Ms. Miller stated that they wish to retain as much of the original character of the home as possible.

27 **Motion made** by Mike Parker and seconded by Dana Kennedy to accept the applicant of Pegi Miller on  
28 behalf of Fred Lincoln for the property at 54 Broadway as presented with no condition. **The Planning**  
29 **Boards finds in favor** of this motion by a vote of 5-0.

30 The application was signed by Chair Reeves Gilmore, Jim Nealey, Rich Coleman, Vice-Chair Mike Parker  
31 and Dana Kennedy.

32 **MINUTES:**

33 The minutes of the 5/14/2024 meeting was reviewed. There were no changes or corrections.

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35 **Motion made** by Rich Coleman and seconded by Reeves Gilmore to accept the minutes as presented. **The**  
36 **planning Board finds in favor** of this motion with a vote of 5-0.

38 **OTHER ITEMS FOR DISCUSSION:**

39 CEO Toupie Rooney states that there are no items pending which are ready for discussion or presentation  
40 at this time.

41 **Motion made** by Jim Nealey and seconded by Rich Coleman to adjourn at 6:28 p.m. **The Planning Board**  
42 **finds in favor** of this motion with a vote of 5-0.

43 Respectfully submitted,

44 *Patsy Littlefield*

45 Secretary

46 **\*\*\* APPROVED 08/13/2024 \*\*\***