

1 **TOWN OF NORTHPORT**

2 **PLANNING BOARD MEETING**

3 **OCTOBER 8, 2024**

4 **Present:** Planning Board Chairman Reeves Gilmore, Vice-Chair Mike Parker, Member Dana Kennedy, CEO  
5 Toupie Rooney, Secretary Patsy Littlefield; David Carlson representing Whitecap Builders, Kate Hall for  
6 Graze LLC and 4 property abutters.

7 Meeting was opened at 6:29 p.m. by Chairman Reeves Gilmore. It was determined that a quorum was  
8 present.

9 **OLD BUSINESS:**

10 **SPR Steve Caron**  
11 **491 Atlantic Highway R6 /50**  
12 **Converting storage into residential space**

13 Reeves Gilmore states that the applicant had come before the Planning Board previously and asked for a  
14 one (1) month extension. At this time Mr. Caron does not have the requested information available for  
15 this project.

16 **Motion made** by Mike Parker and seconded by Dana Kennedy to table this application for one (1) month  
17 due to the requested information not being available to the Planning Board. **The Planning Board finds in**  
18 **favor** of this motion with a vote of 3-0.

19 **NEW BUSINESS:**

20 **1) Rene Sauereisen / Whitecap Builders represented by David Carlson**  
21 **46 George Street U05 / 066**  
22 **Adding onto existing house**

23 The client wishes to add 99 square feet to the rear of their cottage. We will raise the roof on that part to  
24 match the existing roofline. There will be renovations to the kitchen and bathroom. We will be creating  
25 a bedroom over the kitchen area. The footprint for the expansion falls within the original plan.

26 CEO Toupie Rooney states that they will not be going over the lot coverage. All of the setbacks are okay.  
27 The roof height will not be exceeding what is already existing.

28 Chairman Reeves Gilmore states that all seems to be in order.

29 **Motion made** by Mike Parker and seconded by Dana Kennedy to accept the application of Rene Sauereisen  
30 for cottage expansion at 46 George Street with no conditions. **The Planning Board finds in favor** of this  
31 motion by a vote of 3-0. Application was signed by Chairman Reeves Gilmore.

32 **2) SPR Graze LLC, juice producer**  
33 **845 Atlantic Highway R5 / 30**  
34 **Looking to put in juice manufacturing facility**

35 Kate Hall states this is a cold press juice business. In 2017 she started growing microgreens for her own  
36 health. At present the business is located on the family farm. She had operated a juice bar in Belfast

behind the Opera House, which failed during the time of COVID. Last July the Dept of Agriculture stated that she needed to pasteurize her products. She uses a UVT light filtering system designed by herself and her father which meets the standards of the Dept of Agriculture. Graze is the only non-pasteurized juice producer authorized by the Dept of Agriculture in Maine. The business has grown from 34 accounts to now well over 70 throughout the state. They use seasonal produce from their own farm and other local area farms. We are leasing this building for our manufacturing. We are presently operating in only 300 square feet. We produce nine (9) varieties of juices. The plan is to take the best seller and market outside of the state, hoping to go national. By the end of this year, we will have 3 fulltime employees.

Chairman Reeves Gilmore asked which building they would be utilizing. He also questioned if the site was still used for boat storage also.

Kate Hall states that she is just leasing the 1 building in the back, the one with barn doors. She is not aware of what else is done on the property.

CEO Toupie Rooney states the building closest to Route 1 is boat storage. The further building and the old theater building is used by Brody's family for storage and possibly for home schooling activities. The house eventually will be two (2) rental units.

Abutters had concerns about lighting and truck traffic. Kate Hall states she will have minimal solar lights, to be located at ground level. There will not be any glaring lighting. The tractor trailer deliveries will be once or twice a week at most. There are only 2-3 persons on site at a time.

#### **SITE PLAN REVIEW FINDINGS OF FACT**

The Planning Board has received an application for a change of use to renovate one (1) of five (5) buildings located on a developed tract of land previously reviewed and approved by the Northport Planning Board. The proposed use, hereinafter called "The Project", is to renovate and use the building to expand a wholesale cold pressed juice operation – including processing, bottling, packing and shipping the juice product.

#### **Section 9: Approval Standards and Criteria**

##### **9.1. Utilization of Site. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project will utilize existing resources – driveway, septic systems and utilities. The Project is a renovation not requiring expansion of a building footprint. The Project is located on a tract previously used as a boat storage facility. The proposed use is consistent with other structures on the site. The Planning Board voted 3-0 **in favor** of this motion.

##### **9.2. Adequacy of Road System. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project will not adversely affect the Route 1 access to the site. Deliveries are anticipated four (4) times per week. Trucks can turn and enter the site without interfering with Route 1 traffic flow. The Planning Board voted 3-0 **in favor** of this motion.

##### **9.3. Access into Site. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project will utilize an existing ME DOT (Maine Dept of Transportation) approved driveway. ME DOT has provided

a letter stating that no new permit is required for the proposed change of use. The Planning Board voted 3-0 **in favor** of this motion.

**9.4. Access-way Location and Spacing. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the letter from ME DOT is sufficient to prove adequacy of accessway location and spacing. The Planning Board voted 3-0 **in favor** of this motion.

**9.5. Internal Vehicular Circulation. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the existing internal vehicular circulation is satisfactory for The Project. The applicant has demonstrated graphically the adequacy of backing and turning movements for The Project. The Planning Board voted 3-0 **in favor** of this motion.

**9.6. Parking Lot Layout and Design. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the existing parking lot layout is sufficient for The Project. The Project is not open to the public, and five (5) parking spaces are provided for employees and inspectors. There is sufficient area to expand parking in the future if necessary. The Planning Board voted 3-0 **in favor** of this motion.

**9.7. Pedestrian Circulation. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that there is no change to pedestrian circulation. Pathways between the parking and building will provide the needed pedestrian circulation. The Project is not open to the public. The Planning Board voted 3-0 **in favor** of this motion.

**9.8. Stormwater Management. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the Project is a renovation and will not require any additional measures to mitigate existing stormwater practices. The Planning Board voted 3-0 **in favor** of this motion.

**9.9. Erosion Control. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project is a renovation and will not require any additional erosion controls. The Planning Board voted 3-0 **in favor** of this motion.

**9.10. Water Supply. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that currently The Project has no water supply available. However, after approval, a water well will be dug to service The Project. The Planning Board voted 3-0 **in favor** of this motion.

**9.11. Sewage Disposal. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project will be served by a new septic system installed in September 2024. Northport Code Enforcement Officer expresses no objection. The Planning Board voted 3-0 **in favor** of this motion.

**9.12. Utilities. MET.**

**The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project does not necessitate any changes to the existing natural conditions. The Planning Board voted 3-0 **in favor** of this motion.

117 **9.13. Natural Features. MET.**  
118 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project  
119 does not necessitate any changes to the existing natural conditions. The Planning Board voted 3-0 **in favor**  
120 of this motion.

121 **9.14. Groundwater Protection. MET.**  
122 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project  
123 will have no effect on the quality or quantity of groundwater available to surrounding properties. The  
124 Planning Board voted 3-0 **in favor** of this motion.

125 **9.15. Water Quality Protection. MET.**  
126 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project  
127 will not affect the quality of water. As stated above, the septic system is new. The Project produces organic  
128 products and emits no toxic waste. The Planning Board voted 3-0 **in favor** of this motion.

129 **9.16. Hazardous, Special & Radioactive Materials. NOT APPLICABLE.**  
130 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that this  
131 criterion is not applicable. Natural and organic juice processing does not involve hazardous, special or  
132 radioactive materials. The Planning Board voted 3-0 **in favor** of this motion.

133 **9.17. Shoreland Relationship. MET.**  
134 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the only  
135 body of water is a private pond located wholly on the site and not available to the general public. The  
136 Planning Board voted 3-0 **in favor** of this motion.

137 **9.18. Technical and Financial Capacity. MET.**  
138 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that The Project  
139 owner's standing in the business community is a proven fact. The Planning Board voted 3-0 **in favor** of  
140 this motion.

141 **9.19. Solid Waste Disposal. MET.**  
142 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that the solid  
143 waste management proposals stated by the applicant are sufficient. Solid waste will be removed twice a  
144 week and disposed of at the Northport Transfer Station and/or a licensed redemption center. Juice  
145 compost is removed daily to serve as animal feed. The Planning Board voted 3-0 **in favor** of this motion.

146 **9.20. Historic and Archaeological Resources. NOT APPLICABLE.**  
147 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that this  
148 criterion is not applicable. No archaeological or historical resources have been identified on The Project  
149 site. The Planning Board voted 3-0 **in favor** of this motion.

150 **9.21. Floodplain Management. NOT APPLICABLE.**  
151 **The Board finds on motion made** by Mike Parker and seconded by Dana Kennedy that this  
152 criterion is not applicable. The Project is not located within any special flood hazard area identified on the  
153 current FIRM panels adopted by the Federal Emergency Management Agency. The Planning Board voted  
154 3-0 **in favor** of this motion.

155 **Motion made** by Mike Parker and seconded by Dana Kennedy to approve the application of Graze LLC as  
156 submitted with no condition. **The Planning Board finds in favor** of this motion with a vote of 3-0. The  
157 Findings of Fact were signed by Chairman Reeves Gilmore, Mike Parker and Dana Kennedy.

158 **OTHER ITEMS:**

159 **Town's Hazard Mitigation Plan**

160 Northport Town Administrator James Kossuth stated that several towns in Waldo County are doing a plan.  
161 FEMA requires part of a Hazard Mitigation Plan as part of the eligibility for certain grants. Section D is an  
162 interesting part which shows 20 possible issues. This has been narrowed down some. He asks if there are  
163 any infrastructure concerns for the Town that the Board is aware of.

164 Reeves Gilmore states that the plan is very comprehensive and thinks the list has covered it all.

165 James Kossuth states the group will meet again next week. He said that Dale Rowley has put together a  
166 final draft which will go out for public vote. He hopes this will be in place by the end of the year.

167 CEO Toupie Rooney has no questions for the Board at this time. November meeting will be Caron. He is  
168 the only one at this time.

169 **MINUTES:**

170 Minutes of the 9/10/2024 meeting were distributed. There were 3 corrections:

171 Line 7: 2A architect Amber Austin

172 Line 31: Change panes to panels

173 After Line 31 add sentence: Reeves Gilmore expressed concern about the location of the proposed  
174 driveway.

175 **Motion made** by Reeves Gilmore and seconded by Dana Kennedy to approve the 9/10/2024 minutes with  
176 the three (3) corrections as noted. The Planning Board voted 3-0 **in favor** of this motion.

177

178 **Motion made** by Mike Parker and seconded by Dana Kennedy to adjourn at 7:30 p.m. The Planning Board  
179 voted 3-0 **in favor** of this motion.

180 Respectfully submitted,

181 *Patsy Littlefield*

182 Secretary

183 \*\*\* APPROVED 01/14/2025 \*\*\*