

1 **TOWN OF NORTHPORT**

2 **PLANNING BOARD MEETING**

3 **SEPTEMBER 10, 2024**

4 **Present:** Planning Board Chairman Reeves Gilmore, Planning Board Vice-Chair Mike Parker,
5 Planning Board Member Dana Kennedy, CEO Toupie Rooney, Secretary Patsy Littlefield,
6 Applicant Steve Caron, Applicant Scott Giroux, Town of Northport Administrator James Kossuth,
7 and Andrew Hedrick from Gartley and Dorsky and architect Amanda Austin, both on behalf of
8 the Town of Northport.

9 Meeting was opened at 6:12 p.m. by Chairman Reeves Gilmore. It was determined that a
10 quorum was present.

11 **OLD BUSINESS:** None.

12 **NEW BUSINESS:**

13 **1) Preliminary presentation of Northport SPR Town Hall by Gartley and Dorsky**

14 **R6 / 1**

15 **New Town Hall and expanded fire house**

16 Andrew Hedrick states this is a preliminary presentation of the plans for new construction of
17 Town Hall with removal of the old building. This new building will connect with the Fire
18 Department. It will be a 6300 square foot single story building. The parking lot will be located
19 in front, providing 20 spaces. They also propose to make some parallel parking spaces along the
20 Beech Hill Road. They will relocate new propane tanks and generator. There will be a new
21 septic system. There will be a 55,000-gallon water tank in order to accommodate the sprinkler
22 system. There are other various improvements to the existing fire station area. There is 18,000
23 square feet of wetlands impacted in this project. There will be fines to pay per square foot over
24 5,000 square feet per the rulings of the Army Corp of Engineers. We will do our best to
25 minimize this as we go along in order to save the town as much money as possible.

26 Amanda Austin states that the details of the plans are basically unchanged from that which is
27 available for viewing in the lobby. The building is one story and fully ADA compliant. We have
28 not fully decided on the siding materials. There will be more meetings within the next week to
29 further discuss outside activities, landscaping, etc.

30 Reeves Gilmore asked about the possibility of solar electricity. James Kossuth states this is
31 actively being discussed for roof panels vs community solar farm.

32 Reeves Gilmore also expressed concern about the location of the proposed driveway.

33 Andrew Hedrick states there is approximately 25 feet site distance lacking. Some cleaning of
34 the vegetation at the roadside will help. We need to have a clear site line. There is adequate
35 soil available for the septic system and the plans for the septic design will be finalized shortly.

36 Dana Kennedy states this appears to be a very efficient use of the available space.

37 Reeves Gilmore asks the Board if there are any other questions. There are none at this time.

38 **2) SPR Steve Caron**
39 **491 Atlantic Highway R6 / 50**
40 **Converting storage into residential space**

41 Jon (Steve) Caron states that he has 3 separate septic systems on the property, 2 of which are
42 new. The older one was already established when he purchased the property. He is building an
43 apartment on the second floor of the storage building and needs a place to run the septic for a
44 one bedroom, one bathroom apartment. Originally, he had tried to figure out how to tie into
45 one of the newer existing systems, but cannot do that. So, then the thought was to tie into the
46 2014 septic system which was already established when he purchased the property. This
47 system has been recently pumped. Pine Ridge Plumbing stated it could be done and the system
48 is in excellent condition. Moore Septic Systems also stated that the system is in excellent
49 condition. He will be meeting with Bob Viles who will be coming on Thursday to look at the
50 system and then forward a letter on to the CEO Toupie Rooney.

51 Reeves Gilmore said that all but the septic system looked good on paper. He felt that the matter
52 was being properly addressed. He clarified that what we are looking at for a project at this time
53 is an apartment which is being created on the second floor of a building above a paint business
54 hub. He verified that there are no hazardous materials at this location. There is a question over
55 water quality protection. Reeves confirmed a couple of small questions and verified that there
56 are no problems in this area. The Board reviewed the scanned photographs with Mr. Caron and
57 CEO Toupie Rooney.

58 CEO Toupie Rooney stated that she cannot issue a plumbing permit until after Bob Viles reviews
59 the system and submits a letter to her. Reeves Gilmore said he was in agreement that we need
60 a septic plan from an expert before signing the application. The Planning Board is in agreement.

61 Abutter Patty Wright asked Mr. Caron about what type of rentals he has on the property, long
62 term or short term. He responded that tenants must sign a one-year lease. He further stated
63 that most of his tenants have been there for a long time. He has sold the painting business to
64 his son Jon Ross Caron.

65 Reeves Gilmore states that the State permit allows for 5 rental units, so there will not be further
66 increase in living units at that site.

67 **Motion made by** Mike Parker and seconded by Dana Kennedy to table this application for one
68 month. Upon receipt of the letter from a registered Site Evaluator approving the update for The
69 Project, the Planning Board will readdress this Project. **The Planning Board finds in favor** of this
70 motion with a vote of 3-0. Our next meeting will be October 8th. Steve Caron states that Ross
71 Caron will attend the next meeting.

72 **3) Bog Hill Woodworking**
73 **754 Shore Road U6 / 5**

74 **Remove deck and replace, also add on upper deck and door**

75 Scott Giroux of Bog Hill Woodworking states the plan is to remove the deck (porch) that wraps
76 around the building. He will put in pile foundation. He will rebuild the porch with a portion of
77 the roof becoming the floor of the deck on the second story entered from the master bedroom.
78 This deck will have cable railing. This project will have the exact same footprint.

79 CEO Toupie Rooney states that she has no problem with the project. This was brought to the
80 Planning Board because it is a nonconforming lot.

81 **Motion made by** Dana Kennedy and seconded by Mike Parker to accept the application as
82 submitted without any conditions. **The Planning Board finds in favor** of this motion by a vote of
83 3-0. The application was signed by Reeves Gilmore, Mike Parker and Dana Kennedy.

84 MINUTES:

85 Minutes of the 8/13/2024 minutes reviewed. There were no corrections.

86 **Motion made by** Mike Parker and seconded by Dana Kennedy to approve the minutes of the
87 8/13/2024 meeting as presented with no corrections. **The Planning Board finds in favor** of this
88 motion with a vote of 2-0 with 1 abstaining.

89 **OTHER ITEMS FOR DISCUSSION:**

90 The Town Office staff will assist with letters to abutters as needed for the CEO.

91 Next month the agenda will include Steve Caron plus Sauereisen which is a nonconforming lot.
92 There is a possibility that Oaknut Property Management might be doing something different at
93 their property. No further information has come to her as yet.

94 **Motion made by** Mike Parker and seconded by Dana Kennedy to adjourn at 7:10 p.m. **The**
95 **Planning Board finds in favor** of this motion by a vote of 3-0.

96 Respectfully submitted,

97 *Patsy Littlefield*

98 Secretary

99 *** Approved 10/8/2024 ***