

1 **TOWN OF NORTHPORT**

2 **PLANNING BOARD MEETING**

3 **MARCH 11, 2025**

4 **Present:** Planning Board Chair Reeves Gilmore, Planning Board Vice-Chair Mike Parker, Planning Board
5 Member Jim Nealey, Secretary Patsy Littlefield, CEO Toupie Rooney and applicants Fred and Irene Litty.

6 Meeting was opened by Chair Reeves Gilmore at 6:07 p.m. It was determined that a voting quorum of 3
7 was present.

8 **OLD BUSINESS:** None.

9 **NEW BUSINESS:**

10 **Fred Litty**

11 **190 Pitcher Road**

12 **U 17 / LOT 7**

13 **Replace camp at 190 Pitcher Road**

14 Chair Reeves Gilmore states that this property is within the shoreland, and therefore does not require a
15 Findings of Fact to be done.

16 Fred Litty provided a copy of the presentation to all members for reference. The camp was built in 1968.
17 The boathouse was built in early 1900's. The camp needs a new roof, better foundation, new floors and
18 replace the siding. The septic system also needed to be replaced. A survey was done in November of
19 2024. The existing camp is inside the 25' shoreland zone under the deck, and the boathouse is almost
20 entirely within the shoreland zone. The existing septic system is behind the camp and CEO has already
21 approved replacing the septic system. We have discussed various options regarding the boathouse. We
22 will move the camp back a little and get 30% additional footage to a total of 1824 feet. The camp presently
23 is 14' high and we plan to go up to 20' to include the foundation. They are putting a full frost wall on a
24 slab. There will be no basement.

25 They have presented 2 pages of proposed footprints. They propose to build further back so will move the
26 camp back to about 28' above the high-water mark. The boathouse will be moved back nearer to the
27 driveway area. Mr. Litty discussed the feasibility of moving the boathouse in various directions. He prefers
28 not to remove all the trees and definitely wants to keep their view from the deck area. He states that he
29 would be willing to get rid of the boathouse if necessary.

30 CEO Toupie Rooney says the 30% figuring and setbacks are okay. The question is how far back is the most
31 feasible to move the camp, and that has been answered.

32 **Motion made by** Mike Parker and seconded by Jim Nealey to accept the project at 190 Pitcher Road as
33 presented as moving to the 100' setback would be more detrimental to the environment. Therefore, the

application is approved as submitted with the camp moving approximately 28' and removal of the boathouse. **The Planning Board finds in favor** of this motion by a vote of 3-0.

QUESTIONS FROM CEO:

CEO Toupie Rooney states that a gentleman who lives on Pitcher Pond had come in to chat about work he and his brother are doing on a family camp. This camp is covering only 1/5 of the total allowed footage on the lot. He states he and his brother had built a 4' x 4' landing with 2 stairs. They had also done some inside repairs to the camp. This property is owned by 4 siblings, 2 sisters and 2 brothers. The sisters want to sell the house but the brothers do not desire to sell. CEO Rooney did not feel that this issue needed to come before the Planning Board, but wanted to bring it before the Board to see if the Board felt like it needed to go through our process. Chair Reeves Gilmore said no and the other members agreed.

CEO Rooney says there is nothing else on the horizon at this time.

MINUTES:

Minutes of the 1/14/2025 meeting were reviewed. The only noted error was a typo on Line 7 changing Hedrick to Hedrich.

Motion made by Mike Parker and seconded by Jim Nealey to approve the minutes of the 1/14/2025 meeting with the 1 correction as noted. **The Planning Board finds in favor** of this motion with a vote of 2-0 with 1 member abstaining as he was absent from that meeting.

Motion made by Jim Nealey and seconded by Mike Parker to adjourn at 6:30 p.m. **The Planning Board finds in favor** of this motion by a vote of 3-0.

Respectfully submitted,

Patsy Littlefield

Secretary

***** Approved 05/13/2025 *****