

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

TOWN OF NORTHPORT
PLANNING BOARD MEETING

OCTOBER 14, 2025

Present: Planning Board Chair Mike Parker, Planning Board Vice-Chair Dana Kennedy, Planning Board Member Reeves Gilmore, Planning Board Member Rich Coleman, Planning Board Member Jim Nealey, Planning Board Secretary Patsy Littlefield, CEO Toupie Rooney, Doug Parsloe on behalf of applicant Sharlene Kelly and Steve Roodhouse as newly appointed Planning Board Alternate.

Meeting opened at 6:04 p.m. by Chair Mike Parker. It was determined that a quorum was present.

OLD BUSINESS: There was none.

NEW BUSINESS:

Doug Parsloe representing Sharlene Kelly

12 Bay Street U5 / 120

Addition on top of pre-approved mudroom

Doug Parsloe is seeking a permit for an addition which will be a second-floor bedroom above a previously approved mudroom. This property is in the Shoreland Zone. The mudroom is in the process of being built. He states that the original permit was not clear that she was going up to include a second-floor bedroom above the permitted mudroom addition.

Chair Mike Parker asking if this was not going over the 18' height allowance. CEO Toupie Rooney stated this second-floor bedroom would be level with the existing roofline.

Chair Mike Parker stated he would recommend approval of the addition as it is not increasing in height above the existing structure. He asked if there were any further questions. There were none.

Motion made by Reeves Gilmore and seconded by Rich Coleman to approve the application for the addition of the second-floor bedroom at 12 Bay Street as presented with no conditions. The Planning Board voted 5-0 **in favor** of this motion.

OTHER ITEMS:

Reeves Gilmore introduce the newly appointed Planning Board Alternate Steve Roodhouse. He was welcomed by all present. He stated that he was here to observe and learn the process. Reeves Gilmore will update the Planning Board roster and send it out to all members.

32 Questions from Code Enforcement Officer:

33 CEO Toupie Rooney states she has been receiving questions about accessory dwellings permits.
34 She notes that this is affecting the Northport Village Corporation at this point. We do not have
35 an ordinance to cover this. She has been questioned by one person on Shore Road who owns 2
36 lots, his lot and the lot purchased from his mother on which her house is situated. He is
37 considering building cabins behind his mother's house (which has been there for 20+ years).
38 She states that there will be other projects coming in the future.

39 **MINUTES:**

40 The minutes of the 8/12/2025 meeting were presented to all for review.

41 **Motion made** by Reeves Gilmore and seconded by Rich Coleman to accept the minutes of the
42 8/12/2025 meeting as approved with no corrections. The Planning Board voted 5-0 **in favor** of
43 this motion.

44 **Motion made** by Reeves Gilmore and seconded by Dana Kennedy to adjourn the meeting at
45 6:26 p.m. The Planning Board voted 5-0 **in favor** of this motion.

46 Respectfully submitted,

47 *Patsy Littlefield*

48 Secretary

49 **** APPROVED __11/11/2025__ ****