

1 **TOWN OF NORTHPORT**  
2 **PLANNING BOARD MEETING**

3 **NOVEMBER 11, 2025**

4 **Present:** Planning Board Chair Mike Parker, Planning Board Member Rich Coleman, Planning  
5 Board Member Jim Nealey, Planning Board Vice-Chair Dana Kennedy, Planning Board Member  
6 Reeves Gilmore, Planning Board Alternate Member Stephen Roodhouse, Planning Board  
7 Secretary Patsy Littlefield, CEO Toupie Rooney, applicant Doug Clayton, abutters Douglas and  
8 Milly, and Tyler Durrant of Gartley & Dorsky (for a brief moment).

9 Meeting was opened at 6:01 p.m. by Chair Mike Parker. Introductions were made. It was  
10 determined that a quorum was present.

11 **OLD BUSINESS:** There was none.

12 **NEW BUSINESS:**

13 **Tyler Durant** **This applicant was withdrawn from tonight’s meeting at the last minute.**

14 **On behalf of Gartley & Dorsky**

15 **Questions about inclusion of land in Lincolnville into the existing subdivision at Serene Drive**

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17 **Doug Clayton**

18 **33 Serene Drive, R8 / 50-1**

19 **11-unit condos and 6-unit condos**

20 **Sports Club and restaurant**

21 Doug Clayton states he has done a new septic field design since last year with an engineer. He  
22 states they had originally planned and been approved for 8-unit condos at the large building. He  
23 now proposes to add an additional 3 units to that building and also create 6 rental condo units at  
24 the old bowling center. He states the plan is to restore and reopen the Copper Pine Restaurant.  
25 This portion includes the enclosing of a deck section to enlarge the kitchen area. There are a  
26 couple of small projects to be fit into this plan as well. One project is a rooftop deck on the small  
27 accessory building. The final project is to reinforce the retaining wall. There is no expansion of  
28 any footprint or parking spaces. We do have a permanent easement to the driveway so there is  
29 no longer a constraint on that issue. (There are 73-74 parking spaces.) The septic system which  
30 was approved was based on 6 units at the bowling center.

31 CEO Toupie Rooney pointed out that each septic tank needs to be dedicated and indicated on the  
32 Site Review Plan Map as to which building and units. He was unable to get that documented by

33 the time of tonight's meeting. She stated that the new septic system is 2000 gallons and approved  
34 for processing.

35 Doug Clayton stated that 11 condo units will be available for sale while the separate 4 – 6 units  
36 will be for rentals. These rentals will be utilized similar to hotel rooms.

37 Chair Mike Parker asked the members and CEO Toupie Rooney if there are any further questions.  
38 He stated that it appears that the Site Plan is adequate.

39 Abutter Douglas stated that neighbors had wells go dry in their neighborhood after MBNA had  
40 initially moved into the neighborhood. He asks if there are plans to use the existing wells only or  
41 are there plans to dig more wells on this property.

42 Chair Mike Parker states that the 2 buildings are being fed by the same wells.

43 Doug Clayton stated that the Fitness Center originally was designed to cover a possible 200  
44 showers a day. So, yes, he stated it can handle the usage by the proposed units.

45 Chair Mike Parker asks if there are further questions and stated that was an honest thought  
46 regarding the water being adequate for the proposed usage. Member Reeves Gilmore states that  
47 this application also include the Copper Pine Café. He states this shows some kitchen  
48 modifications and asks for clarification. They will resurface the interior and prepare the cafe for  
49 operation.

50 Doug Clayton states they are reinstalling the previously designed septic tank back in place. They  
51 are just being replaced in the original locations. CEO Toupie Rooney awaiting the installments to  
52 verify.

53 Chair Mike Parker says the application looks to be complete. He states that the second building  
54 will be based on 6 units, but Mr. Clayton is planning possibly only 4 units.

55 Chair Mike Parker states they had received an email from abutter David Hanks at 2818 Atlantic  
56 Highway, LincolNville. Mr. Hanks stated that the area is residential, and he would prefer to register  
57 as against any new retail business in the area.

58 Chair Mike Parker asked for any further concerns or questions. There being no further, we move  
59 right along to the Findings of Fact.

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63 **NORTHPORT SITE PLAN REVIEW FINDINGS OF FACT**

64 **Applicant: Camden Center, LLC**

**Location: 33 Serene Dr**

65 **Map: R8 Lot: 50 -**

**Date: November 11, 2025**

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

67 **9.1. Utilization of Site. Met.**

68 **The Board finds on motion made** by Jim Nealey and seconded by Dana Kennedy that this  
69 Project makes no change to the existing footprint and developed areas of the Point Lookout  
70 complex. The Planning Board voted 5-0 **in favor** of this motion.

71 **9.2. Adequacy of Road System. MET.**

72 **The Board finds on motion made** by Jim Nealey and seconded by Dana Kennedy that  
73 there are no changes planned to the existing road (Serene Drive) that has been pre-approved for  
74 commercial traffic. The Planning Board voted 5-0 **in favor** of this motion.

75 **9.3. Access into Site. MET.**

76 **The Board finds on motion made** by Jim Nealey and seconded by Reeves Gilmore that  
77 there is no change to the access of the existing site – there is an existing easement allowing usage  
78 of Serene Drive. The Planning Board voted 5-0 **in favor** of this motion.

79 **9.4. Access-way Location and Spacing. MET.**

80 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that  
81 Serene Drive is an existing road developed for commercial traffic, no changes to access off Route  
82 One are proposed. The Planning Board voted 5-0 **in favor** of this motion.

83 **9.5. Internal Vehicular Circulation. MET.**

84 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that the  
85 existing road and parking areas have been approved for usage of passenger, service and  
86 emergency vehicles. The Planning Board voted 5-0 **in favor** of this motion.

87 **9.6. Parking Lot Layout and Design. MET.**

88 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that the  
89 current parking lot is designed for over 50 vehicles and is sufficient for the proposed usage. The  
90 Planning Board voted 5-0 **in favor** of this motion.

91 **9.7. Pedestrian Circulation. MET.**

92 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that the  
93 existing sidewalks and walkways allow for safe pedestrian movement around the complex. The  
94 Planning Board voted 5-0 **in favor** of this motion.

95 **9.8. Stormwater Management. MET.**

96 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that  
97 existing adequate stormwater management is in place. Additionally, the applicant plans on  
98 improving an existing retaining wall to add strength. The Planning Board voted 5-0 **in favor** of this  
99 motion.

100 **9.9. Erosion Control. MET.**

101 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that the  
102 plan calls for utilizing proper erosion control methods during construction and reconstruction of  
103 the facility. All disturbed area will be stabilized with gravel and/or vegetation. The Planning Board  
104 voted 5-0 **in favor** of this motion.

105 **9.10. Water Supply. MET.**

106 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that  
107 there is an existing water system and an additional well will be drilled as needed for the proposed  
108 restaurant. The Planning Board voted 5-0 **in favor** of this motion.

109 **9.11. Sewage Disposal. MET (with condition)**

110 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that the  
111 current septic and leach fields will be adequate for the facility once the new leach field is  
112 constructed. The new leach field has been designed by a licensed site evaluator. This approval is  
113 **subject to the submission** of the septic design to the plumbing inspector. The Planning Board  
114 voted 5-0 **in favor** of this motion with condition as stated.

115 **9.12. Utilities. MET.**

116 **The Board finds on motion made** by Dana Kennedy and Jim Nealey that the existing  
117 utilities will serve the facility, no new service or construction needed. The Planning Board voted  
118 5-0 **in favor** of this motion.

119 **9.13. Natural Features. MET.**

120 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that no  
121 existing natural features will be disturbed. The Planning Board voted 5-0 **in favor** of this motion.

122 **9.14. Groundwater Protection. MET.**

123 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that  
124 there are no changes proposed that will impact groundwater. All septic/leach changes are per an  
125 approved design. The Planning Board voted 5-0 **in favor** of this motion.

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129 **9.15. Water Quality Protection. MET.**

130 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that this  
131 Project will not create any impact to water quality or new grease traps, and erosion control during  
132 construction will be employed.

133 **9.16. Hazardous, Special & Radioactive Materials. MET.**

134 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that  
135 there will be no hazardous, special or radioactive materials stored at the facility. The Planning  
136 Board voted 5-0 **in favor** of this motion.

137 **9.17. Shoreland Relationship. NOT APPLICABLE.**

138 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that this  
139 criterion is not applicable as the Project does not lie in the Shoreland Zone. The Planning Board  
140 voted 5-0 **in favor** of this motion.

141 **9.18. Technical and Financial Capacity. MET.**

142 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that the  
143 developer has the financial capacity and has employed the proper technical experts and  
144 consultants for the Project. The Planning Board voted 5-0 **in favor** of this motion.

145 **9.19. Solid Waste Disposal. MET.**

146 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that the  
147 restaurant and residential solid waste will be removed by a licensed hauler and disposed of at an  
148 approved facility. The Planning Board voted 5-0 **in favor** of this motion.

149 **9.20. Historic and Archaeological Resources. NOT APPLICABLE.**

150 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that this  
151 is an existing site and no historic or archaeological resources appear to be present or will be  
152 disturbed. The Planning Board voted 5-0 **in favor** of this motion.

153 **9.21. Floodplain Management. NOT APPLICABLE.**

154 **The Board finds on motion made** by Dana Kennedy and seconded by Jim Nealey that this  
155 Project is not located in a FEMA designated floodplain zone. The Planning Board voted 5-0 **in**  
156 **favor** of this motion.

157 **Motion made** by Reeves Gilmore and seconded by Jim Nealey to approve the application of Doug  
158 Clayton on behalf of Camden Center, LLC, as submitted **with the additional condition** of  
159 submission of septic system design to the plumbing inspector. The Planning Board voted 5-0 **in**  
160 **favor** of this motion.

161 The Site Plan Review was signed by Chair Mike Parker, Vice-Chair Dana Dennedy, Jim Nealey,  
162 Reeves Gilmore and Rich Coleman.

163 **MINUTES:**

164 The minutes of the 10/14/2025 meeting were emailed to all members.

165 Corrections: Line 20: check height.

166 Line 7: Steven needs to be changed to Steve

167 **Motion made** by Reeves Gilmore and seconded by Jim Nealey to approve the minutes of  
168 10/14/2025 as amended with the 2 approved corrections. The Planning Board voted 5-0 **in favor**  
169 of this motion.

170 **QUESTIONS FROM CODE:**

171 CEO Toupie Rooney discussed the reason for the applicant withdrawing from the meeting for  
172 tonight. The Town is talking to their lawyer and Tyler is talking with their lawyer. We are all  
173 looking for guidance with this issue. He will come back before the Board after all questions have  
174 been answered.

175 CEO Toupie Rooney said she had recently been speaking with a person who had a large amount  
176 of acreage and was asking about cluster housing. Toupie had checked our ordinance which stated  
177 that such a project requires 10 acres. Why? The interested party was considering a spa resort,  
178 including individual cabins. Everything else only required 1 acre per housing unit. She was  
179 confused by the information she was scouring through and did not see a clear answer.

180 **The Planning Board finds on motion made** by Dana Kennedy and seconded by Reeves Gilmore  
181 to adjourn at 6:45 p.m. The Planning Board voted 5-0 **in favor** of this motion.

182 Respectfully submitted

183 *Patsy Littlefield*

184 Secretary

185 APPROVED: \_\_02/20/2026\_\_