AGENDA
Select Board Meeting
October 28, 2026 – 6:15pm

Citizen Concerns:

Village Representative: Janae Novotny

Roads & Bridges: Amon Morse

Town Administrator:

- Town Office / 8 Beech Hill Road update
- Bayview Park Stabilization Project update
- Stormwater Survey Project update
- Kelly Cove / Shore Road stream update
- Energy Efficiency Pilot Project update
- DOT Traffic Engineering draft letter
- Solar Project update
- AngelCom services update
- Website update
- General Assistance Audit results
- Moratorium Extension Public Hearing scheduling
- MMA Municipal Advocacy Academy registration
- Minutes: October 14

Tax Collector:

- County Commissioner Tax Abatement Petition (575 Bluff Rd (U04-25-B))
- Abatement requests: 60 Topper Lane (R06-47); 520 Atlantic Highway (R06-47-A); 33 Observatory Lane (R04-047-F); 53 Saturday Cove Road (U15-05); 293 Beech Hill Road (R07-33)

Finance Director:

- Warrants
- Waldo County Budget Advisory Committee update

Unfinished Business:

New Business:

Adjourn:

Town of Northport

16 Beech Hill Road Northport, Maine 04849
(207) 338-3819 ~ (207) 338-3596 (Fax)

www.northportmaine.org
administrator@northportmaine.org

A community of neighbors, a tradition of caring since 1796

To: Select Board
From: Town Administrator
Date: October 23, 2026
Re: Explanatory Notes for October 28, 2026 Select Board Meeting

1. I met with Amanda Austin and Andrew Hedrich (Gartley & Dorsky) this week about updating our DEP and Army Corps permits to show the new septic location and reduced wetland impacts. The plan is to submit a permit amendment to the DEP and a permit "swap" with the Army Corps. Andrew has to finalize the site plan drawings to show the new septic and all the lines and such before submitting to DEP and Army Corps. When he finishes those plans, he will also submit them to USDA to start the NEPA review, which is the final permitting hurdle. Andrew is optimistic that, with DEP and Army Corps permits in hand, NEPA review should be relatively quick.

   Andrew will also look into moving the well from its current location in the middle of the fire station driveway. The original plan had been to simply lower the well to ground level, but now that there is more space available, he is going to see about moving it somewhere on the 8 Beech Hill lot. We will include the new location as an alternate bid, since it may still be less expensive to keep the well where it is now and simply lower it.

   Once Andrew finishes the plans, Amanda will finish the design drawings and ensure that they satisfy all the USDA design requirements. The hope is that Andrew can finish and submit the drawings in the next couple weeks. According to Amanda's schedule from this spring, we are a little behind where we had wanted to be, but construction start in March is still possible.

   I spoke with Brent Bernosky, and he will come to the office on 10/29 to get a building permit, do a pre-construction walk-through, and finalize the contract for the 8 Beech Hill renovations.

   I have scheduled a walk-through with Angelcom on 10/26 so they can see what the set-up will be and prepare appropriately. I've also reached out to GWI to see about wiring the building for fiber. Phones and alarm are also on the list.

   We received the results of the water tests for 8 Beech Hill, and I've attached them here.

They all came back clean (bio, radon, arsenic). We should also test the well water for 16 Beech Hill, to see if it too is now miraculously clean.

2. I met with Dan Ford, Will Gartley, and Bill Paige on 10/15 for a pre-construction meeting for the Bayview Park stabilization project. He will be installing the granite steps as designed (he had proposed an alternative but decided not to pursue it). Dan hopes to start construction in November.

   The time is probably right to start working on a planting plan and thinking about putting that out to bid so that work can be done as soon as possible in the spring.

3. Molly and I met with the team from FB Environmental on 10/20 to visit all the problematic stormwater sites in Town. They asked questions, took measurements, etc., and will be figuring out which sites to prioritize for remedies and what those remedies might be.

4. The FB Environmental team looked at the culvert on Shore Road at Kelly Cove near 673 Shore Road. They will include that as one of their sites. I also spoke with Gartley & Dorsky, who designed the culvert, to see about getting some "before" pictures, the design specifications, etc., and they will look into that. They do still have all the files from the project.

5. The team working on the Town's new energy efficiency project met on 10/23 to discuss next steps.

6. I have attached the latest draft of the letter to DOT re the traffic concerns in the Village and around Town. It should be close to ready to send. I also sent a letter to the DOT requesting speed studies on both Priest Road and Rocky Road.

7. Bill Kelly spoke with CMP on 10/22, and they were able to resolve the dispute about the amount of time the Town has to pay the invoice. Elsewhere in the contract, it limits CMP's remedies to not doing anything else until they receive payment; that's it. So if we do not pay within 7 days, the worst that can happen is that CMP does not do anything else until we do pay. I signed the contract and submitted it to CMP on 10/23.

8. I spoke with AngelCom on 10/21 about the Town's cyber security. They are working on setting up the systems to help keep us safe(r). They have also looked at our operating systems and highly recommend that we transition everyone to MS Office 365, including email. The MS Office license would include email, and we would be paying extra for email if we keep the Google suite. MS Office apparently has more security features than the Google suite.

9. Revize has put together a draft website for us. Here's the link: https://builder1.revize.com/revize/northportme/index.php. They will be training Vicki and me on the new platform in mid-November and we should be ready to go live after Thanksgiving. Feedback on the design are welcome and encouraged.

10. We had our once-every-three-year General Assistance audit on 10/23. We passed with flying colors. They did have some notes for me to consider when working on future applications.

11. The RV moratorium expires on December 12 (180 days after June 15). The Board may extend the moratorium for 180 days, if, after a public hearing, the Board determines that the problem giving rise to the need for the moratorium still exists; and reasonable progress is being made to alleviate the problem giving rise to the need for the moratorium. Toupie reports that the committee is making progress, but they will need an extension. We could schedule the public hearing for November 30 or December 9.

12. MMA is hosting a Municipal Advocacy Academy in Augusta on 12/1. This new program is designed to provide municipal officials and staff with practical knowledge, skills, and connections to strengthen their advocacy efforts at the State House. We encourage you to consider participating and sharing this with colleagues who may be interested in becoming more involved in advocacy efforts. For this inaugural program, there is no cost to participate. I will be attending, and if anyone else is interested, I can sign them up as well.

13. We received notice of an appeal to the County Commissioners for a tax abatement for 575 Bluff Road. Rob Duplisea will attend for the Town. There is no need for Bill Kelly to attend, since it would cost the Town as much in legal fees as we would save if the appeal is denied. Board members are of course welcome to attend (as is the general public), but it is not necessary.

14. We received five more abatement requests, two of which require some explanation. The parcel at R06-47-A was incorrectly assessed as having a house on it. The house is actually on R06-47. R06-47-A was adjusted downward to reflect the fact that the house is *not* on that property. RJD decided to abate R06-47 all the way to $0, and then issue a supplemental tax bill to reflect the house. The net abatement is approximately $3000.

15. Updates from Vicki re the county budget process, including the county tax bill.

16. Minutes from October 14 (attached).

Department of Health and Human Services
Health and Environmental Testing Laboratory
47 Independence Drive
#12 State House Station
Augusta, ME 04330-0012
Phone: (207)287-2727 Fax: (207)287-6832
TTY: 1-800-606-0215
EPA ID: ME01073

Environmental Testing Report

JAMES KOSSUTH
16 BEECH HILL ROAD
NORTHPORT ME 04849

Folder #: 2603620
Client Id#: CASH

Receipt: 10/08/2026 08:35:00 AM
Released: 10/18/2026

No. of Samples in Folder:(1)

CERTIFICATION

The HETL hereby certifies that all test results for this sample were analyzed by the method listed, including preservation, preparation, and holding times, unless otherwise indicated.

Color is analyzed by the Lachat Method 10-308-00-1-A. Color was not analyzed by an approved accredited method.

The EPA states that color must be analyzed within 48 hours of collection, therefore the laboratory result may be an estimate.

True color is measured at 410 nm and pH 6.8

The EPA states that pH must be taken immediately, so the laboratory result is an estimate.

Method 200.8 is not an approved EPA Method for the analysis of calcium, iron, magnesium, sodium, total hardness in drinking water.

For additional information on items related to your report please see the Testing and Reporting Resources section on our website at https://www.maine.gov/dhhs/mecdc/services/maine-public-health-laboratory/environmental-chemistry

If we can be of further assistance, please call us at (207) 287-1717. For section specific information please use the numbers below.

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https://www.maine.gov/dhhs/form/environmental-testing-feedback

Samson Omole, Ph.D., Laboratory Director

MAINE HEALTH AND ENVIRONMENTAL TESTING LABORATORY - Tel. No. (207) 287-2727 Fax. No. (207) 287-6832
47 Independence Drive, Station #12 Department of Health and Human Services Augusta, Maine 04330
Visit our Web Site at: https://www.maine.gov/dhhs/mecdc/services/maine-public-health-laboratory

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Pass | Fails Secondary maximum contaminant level (Sec MCL)
Fails Primary maximum contaminant level (MCL) | Extra Information, Please Review Test Comment

Lab Sample#: *2603620-01* **Sample Date/Time:** 10/7/2026 17:42
Sample Matrix: Drinking Water
Description: 8 BEECH HILL RD - KITCHEN FAUCET DRILLED WELL (UNKNOWN)
Sampler Name: JAMES KOSSUTH

Analyte/Test (Method)	Result	Unit	Qualifiers	MCL	SEC. MCL	RL	Pass/Fail	Analysis Date/Time	Analyst
Turbidity (180.1)	5.0	NTU				0.5	✓	10/08/2026 16:01:00	L.S.
Total Hardness (200.8)	160	mg/L					✓	10/09/2026 16:38:45	D.R.
Arsenic (200.8)	8.0	µg/L		10		0.5	✓	10/09/2026 16:38:45	D.R.
Calcium (200.8)	53	mg/L				0.05	✓	10/09/2026 16:38:45	D.R.
Copper (200.8)	0.19	mg/L		1.3		0.001	✓	10/09/2026 16:38:45	D.R.
Iron (200.8)	0.28	mg/L			0.3	0.05	✓	10/09/2026 16:38:45	D.R.
Lead (200.8)	6.2	µg/L		15		0.5	✓	10/09/2026 16:38:45	D.R.
Magnesium (200.8)	6.1	mg/L				0.05	✓	10/09/2026 16:38:45	D.R.
Manganese (200.8)	0.010	mg/L			0.05	0.0005	✓	10/09/2026 16:38:45	D.R.
Sodium (200.8)	58	mg/L				0.05	✓	10/09/2026 16:38:45	D.R.
Uranium (200.8)	0.62	µg/L		30		0.5	✓	10/09/2026 16:38:45	D.R.
Fluoride (300.0)	0.05	mg/L		4.0	2.0	0.05	✓	10/08/2026 11:17:00	E.F.
Chloride (300.0)	150	mg/L			250	2	✓	10/08/2026 11:17:00	E.F.
Nitrite Nitrogen (300.0)	<0.05	mg/L		1		0.05	✓	10/08/2026 11:17:00	E.F.
Nitrate Nitrogen (300.0)	<0.05	mg/L		10		0.05	✓	10/08/2026 11:17:00	E.F.
pH (4500-H+B)	7.4	S.U.					✓	10/09/2026 13:15:40	L.S.
E. coli (9223 B)	Negative/100mL						✓	10/08/2026 10:41:00	A.M.
Coliform, Total (9223 B)	Negative/100mL						✓	10/08/2026 10:41:00	A.M.
Color (L-10-308-00-1-A)	<5	PCU		15	15	5	✓	10/08/2026 14:38:00	E.F.

Chloride - chloride result was analyzed at a 1:2 dilution at 16:32 on 10/08/2026 due to its undiluted result exceeding the calibration range
Attached By E.F. **Date** 10/09/2026 **Time** 11:17:45

Calcium - High matrix spike percent recovery for Na and Ca due to suspect matrix interference. Does not fail run
Attached By D.R. **Date** 10/14/2026 **Time** 09:57:08

Sodium - High matrix spike percent recovery for Na and Ca due to suspect matrix interference. Does not fail run
Attached By D.R. **Date** 10/14/2026 **Time** 09:57:08

Department of Health and Human Services
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47 Independence Drive
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Augusta, ME 04330-0012
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TTY: 1-800-606-0215
EPA ID: ME01073

Environmental Testing Report

JAMES KOSSUTH
16 BEECH HILL ROAD
NORTHPORT ME 04849

Folder #: 2603621
Client Id#: CASH

Receipt: 10/08/2026 08:37:00 AM
Released: 10/19/2026

No. of Samples in Folder:(1)

CERTIFICATION

The HETL hereby certifies that all test results for this sample were analyzed by the method listed, including preservation, preparation, and holding times, unless otherwise indicated.

For assistance interpreting radiochemistry results and information about mitigation systems, please contact the Maine Radiation Control Program at (207) 287-5676 or email Radiation.DHHS@maine.gov

The EPA does not certify laboratories for radon air/water testing.

For additional information on items related to your report please see the Testing and Reporting Resources section on our website at https://www.maine.gov/dhhs/mecdc/services/maine-public-health-laboratory/environmental-chemistry

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Samson Omole, Ph.D., Laboratory Director

MAINE HEALTH AND ENVIRONMENTAL TESTING LABORATORY - Tel. No. (207) 287-2727 Fax. No. (207) 287-6832
47 Independence Drive, Station #12 Department of Health and Human Services Augusta, Maine 04330
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Pass	Fails Secondary maximum contaminant level (Sec MCL)
Fails Primary maximum contaminant level (MCL)	Extra Information, Please Review Test Comment

Lab Sample#: ***2603621-01*** **Sample Date/Time:** 10/7/2026 17:55

Sample Matrix: Drinking Water

Description: 8 BEECH HILL RD

Sampler Name: JAMES KOSSUTH

Analyte/Test (Method)	Result	Unit	Qualifiers	MCL	SEC. MCL	Pass/Fail	Analysis Date/Time	Analyst
Radon (7500-RNB)	154 +/- 17.0	pCi/L		4000		✓	10/09/2026 03:53:27	M.H.

October 29, 2026

VIA EMAIL: DAKOTA.HEWLETT@MAINE.GOV

Dakota Hewlett
Active Transportation Planner
Maine DOT, Bureau of Planning
16 SHS
Augusta, ME 04333-0016

Dear Dakota,

It was nice to meet you earlier this month at the MMA convention in Augusta. I am writing to follow up on our conversation about the goals for the town of Northport and the Northport Village Corporation to make the streets in and around the Village and the Town as a whole safe for pedestrians, bicyclists, and vehicles.

As I mentioned, we borrowed some traffic counting devices from Maine DOT this summer and conducted traffic studies in several locations around Northport. The results suggest that there are some areas that need particular attention.

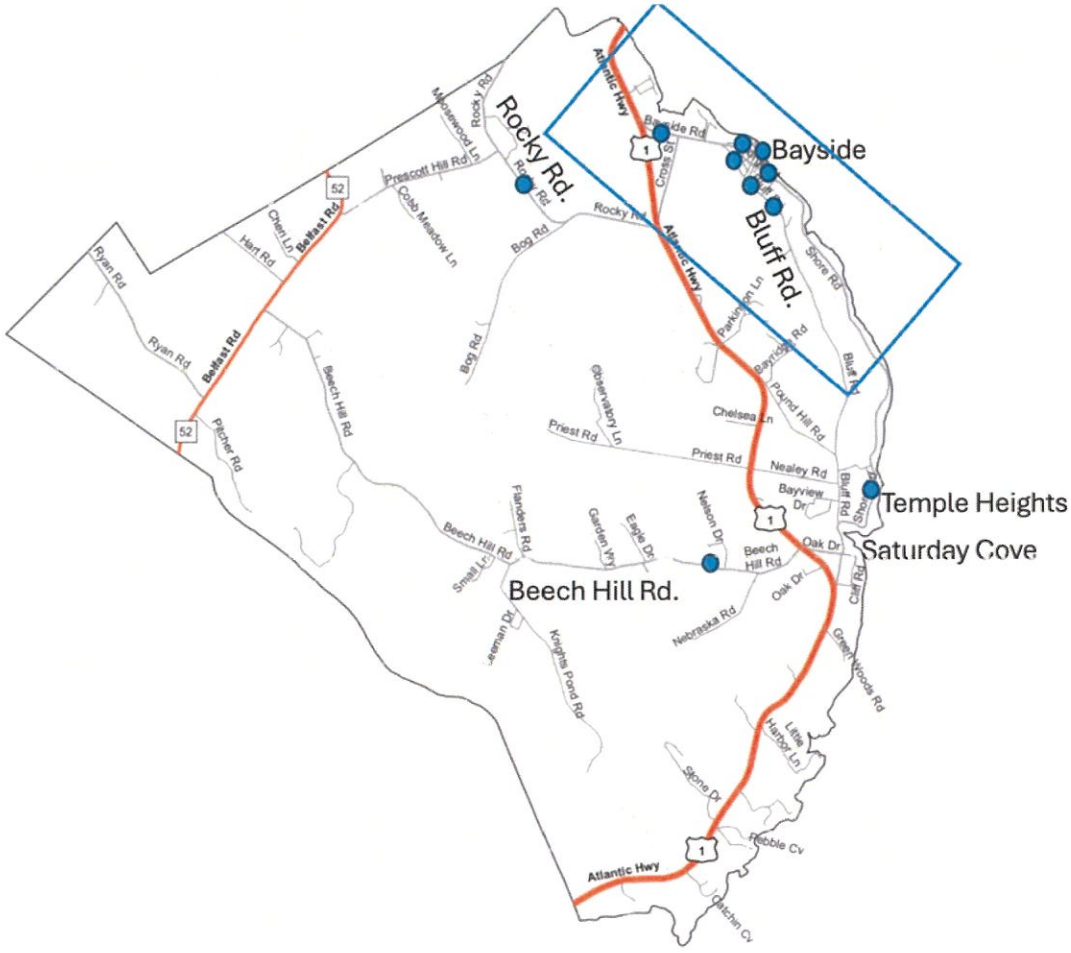
I am attaching a summary of the results for each of the survey areas, a copy of the data from each area, and our concerns about each area. We are looking for any number of possible solutions, from education, to signage, striping, road reconfiguration or reconstruction. Ideally, we could implement some low-cost measures in early 2027, and proceed site by site. We welcome the DOT's expertise and perspective in this process, and we would be happy to visit any of the sites with you.

Thank you,

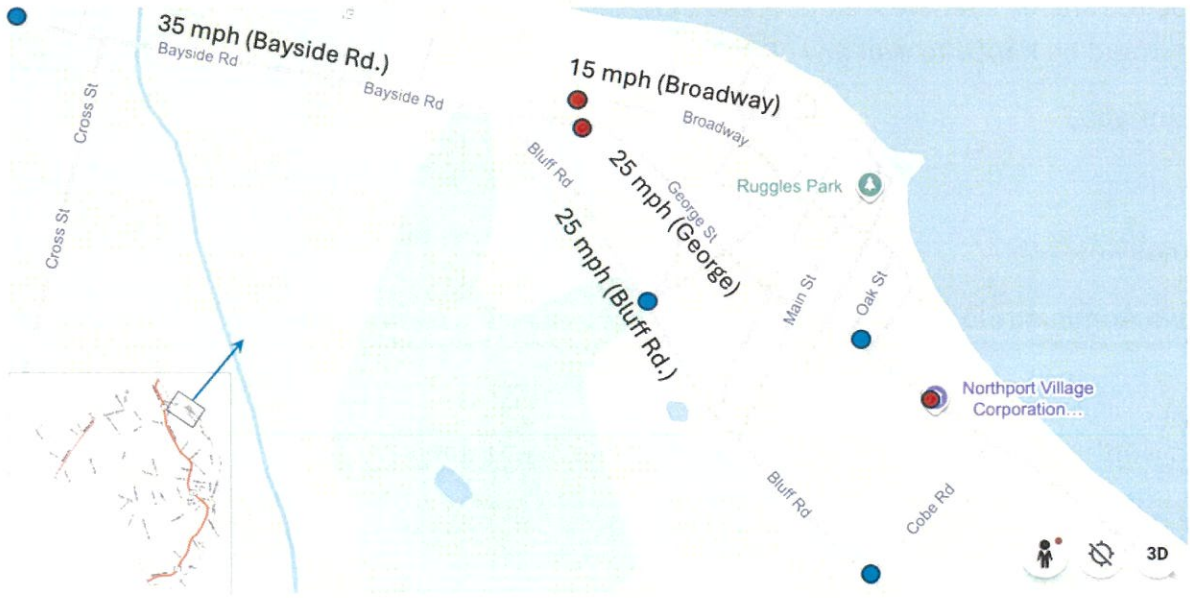
James Kossuth

Town Administrator

Cc: Northport Select Board; Janae Novotny; Steve Kazilionis



Map 1- Overview



Map 2 - Bayside Village

Northport Traffic Safety Site-specific Observations and Questions

A. Bayside Village – Broadway, George Street, and Bluff Road (Map 2)

During the spring, summer, and fall months roads in the heart of the Bayside Historic District see significant increases in pedestrian and bicycle traffic. General road conditions also change: many more vehicles parked on the roadside reduces both road width and sight distances.

1. **Broadway** – Broadway primarily provides access to Bayside's Historic District from Bayside Road (DOT Node 48141) and to Ruggles Park and the waterfront. This road is the most congested area of the Historic District, with very high summer pedestrian traffic as visitors and residents (including many children) walk/bike to and from the waterfront, playground, and Ruggles Park. The posted speed limit is 15 mph (red dot, Map 2). It is hilly with curves and poor sightlines around parked cars. A southbound 15 mph speed limit is posted at the red dot (Map 1), and we occasionally park a speed feedback sign at the southern end coming from George Street. The traffic study measured average traffic flow of around 280 cars/day on Broadway, with 63% entering the Village at more than 5 mph over the 15 mph limit, and 36% leaving the Village at more than 5 mph over the limit. The northbound entry at Sea Street was not measured in this study, but traffic there creates the same safety concerns as for southbound vehicles.

2. **George Street** – George Street is the segment of Shore Road that runs through the Bayside Historic District (from Node 48141 to 49097).[1] As a through-road, George Street is the busiest vehicle road in the Historic District. The speed study measured an average of ~460 vehicles/day entering the Village from Bayside Rd, with 78% going over the 25 mph speed limit, and 22% of them going more than 5 mph over the speed limit. George Street has some curves and hills with poor sightlines, especially during summer with increased road-side parking. There is considerable pedestrian and bicycle traffic during peak summer season. Speed limit is posted (25 mph) with permanent flashing speed signs at 813 Shore Road (Map 2 southern end red dot) and at the intersection of Bluff, George and Broadway (Map 2 northern end red dot).

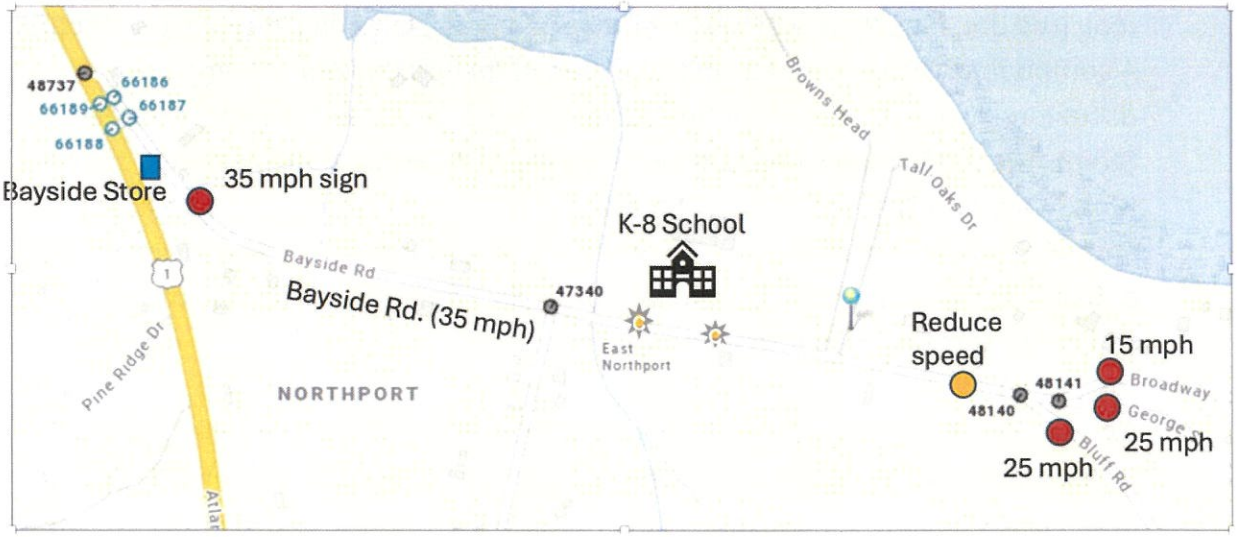
3. **Bluff Road** – Bluff Road has generally good sightlines both northbound and southbound except for the section from the intersection at the golf course to the

[1] Shore Road, which has three different names over its length, is called Bayside Road (Node 48737 to 48141), George Street (Node 48141 to 49097), and Shore Road (Node 49097 to 48732).

golf course itself. There is very little parked vehicle congestion, but pedestrian and bicycle traffic is heavy, especially in the summer months. Speed limit signs are posted (25 mph) and the mobile speed feedback sign is rotated to this location. There is a single "slow pedestrians" diamond shaped sign northbound.

Our questions for these three areas:

a. What strategies could slow traffic that would not unreasonably disrupt through traffic, emergency vehicles, snow removal, or disturb neighboring residents?
b. Is it feasible to have a lowered posted speed limit during summer, when foot traffic is very high?
c. What public education or policies could reduce unsafe pedestrian habits?



Map 3 - Bayside Road

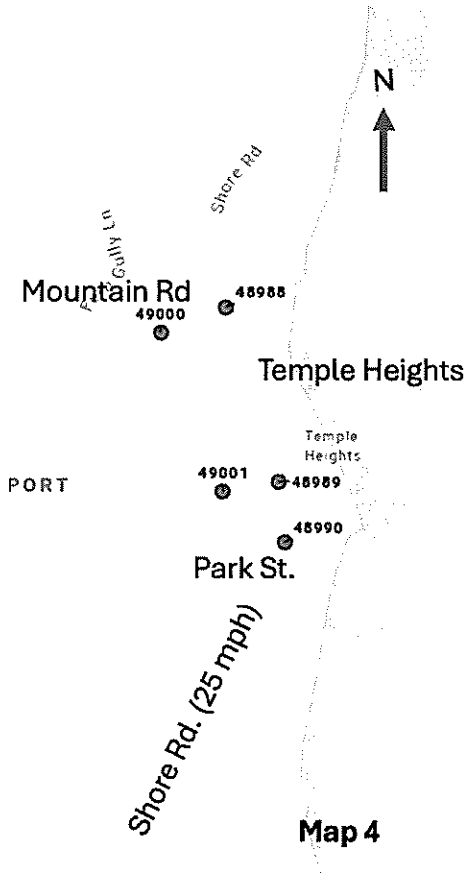
B. Bayside Road, Shore Road, and Temple Heights

Bayside Road, George Street, and Shore Road are different named sections of the same road that runs from Rte 1 (Node 48737) through Bayside, Temple Heights, and Saturday Cove, and ends at Route 1 at Node 48732.

1. **Bayside Road (Map 3) –** Bayside Road begins at Route 1 (Node 48737) and becomes George Street by the Northport Golf course intersection of Bluff, George and Broadway (Node 48140). A short new sidewalk runs on both sides of the street over a culvert at Schoolhouse Brook near the school, just east of Node 47340. Pedestrian and bicycle traffic is heavy during the school year and in summer as people (often youth) walk and bike to Bayside Store. The sightlines along Bayside

Road are reasonably good. Southbound there are 35 mph speed limit signs and a "Reduced Speed Ahead" sign at the entry to George Street. Flashing 15 mph school zone signs are on either side of the school, with accompanying painted road notification.

2. **Shore Road –** The entire stretch of Shore Road is winding and hilly with poor sight lines in many locations. A 2024 Maine DOT speed study lowered the speed limit to 25 mph between Nodes 48732 and 48991. The stretch between Bayside and Temple Heights is popular for walkers and bikers, with especially heavy pedestrian traffic between Cobe Road and Kelly Cove, near 751 Shore Road. People often walk abreast in groups of two or three, often with dogs. The 25 mph speed limit is posted and the mobile speed feedback sign is rotated to this location.



Map 4

3. Temple Heights (Map 4) – This area is like the Historic District in Bayside. Shore Road in Temple Heights is less congested than Bayside, and we hear of fewer concerns, but it is lined with homes close to the road and has heavy summer pedestrian and bicycle traffic. There are speed limit and "Stop for Pedestrians in Crosswalk" signs posted at the entry of Temple Heights southbound near 268 Shore Road. However there is no crosswalk. The southbound entry has a winding, hilly approach. The area with most pedestrian traffic is from the stream crossing north of Mountain Road (Node 48988) to Park Street (Node 48990).

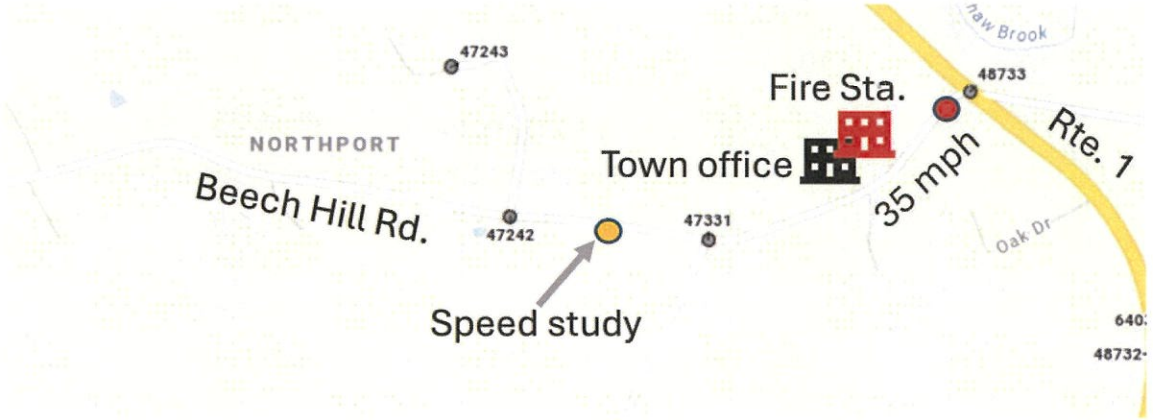
Our questions:

1. To what extent would physical changes help slow traffic and increase pedestrian and bicyclist safety?

2. To what extent would signage, pavement markings, and education achieve a similar result?

C. Beech Hill Road, Rocky Road, and Priest Road

1. **Beech Hill Road –** Although there is not as much foot traffic on Beech Hill Road, complaints about speeding are a perennial issue. There is a 35 mph speed limit sign heading west from Route 1 (Node 48733) to Nebraska Road (Node 47331). Speed limit signs are posted both northbound and southbound (Map 5, red dots). For the rest of Beech Hill Road all the way to Route 52, the speed limit is 45 mph. There are no posted speed limit signs northbound or southbound on the remainder of Beech Hill Road. This summer's traffic study (Map 5, yellow dot) showed that vehicle speed frequently exceeds 45 mph. Families with young children and those with homes close to the road often bring their concerns about speed and traffic noise to Town officials.



Map 5

2. **Rocky Road –** Residents have expressed concerns about traffic speed along a straight flat stretch of Rocky Road, between Prescott Hill Road (Node 47345) and Bog Road (Node 47341). This is a residential neighborhood with frequent walkers, dogs, and children playing. There are no speed limit signs. We did not conduct a traffic study here. The Select Board has submitted a speed study request to the Maine DOT for both Rocky Road and Priest Road (below).



Map 6

3. **Priest Road –** Residents have also raised concerns about speeding on Priest Road (Node 48734 to 74479). This is a rural, residential area, with light pedestrian and bicycle traffic, but there are a number of children playing, and the pastured animals do sometimes venture onto the road. The Select Board has submitted a speed study request to the Maine DOT for both Rocky Road (above) and Priest Road.

We are thinking about long-term strategies that will be most effective and cost-effective, and we look forward to working with you on these issues.

Town of Northport

Public Hearing and Select Board Meeting

October 14, 2026 @ 6:15 pm

Chair: Molly Schauffler
Vice Chair: Jeanine Tucker
Municipal Officer: Tinsley Morrison
Town Administrator: James Kossuth
Finance Director: Vicki Eugley
Road Commissioner: Amon Morse – excused absence
NVC Representative: Janae Novotny

Present: Molly Schauffler, Jeanine Tucker, Tinsley Morrison, James Kossuth, Vicki Eugley, Janae Novotny, Harold Clarke, Gareth Gordon, Markus Lowe, Alden Cunningham.

Bid Opening: Temporary Town Office Site Work and Renovations: Kossuth presented the Board with the bids that the Town had received for temporary town office site work and renovations, from 4 Seasons and Bernosky Builders. Tucker announced that she was recusing herself from the discussion and deliberation of the bids. The Board discussed the two bids and addressed questions to representatives from 4 Seasons who were present.

Schauffler moved to award the contract to the low bidder, Bernosky Builders, seconded by Morrison. Board voted 2-0, motion passed.

Public Hearing: General Assistance Ordinance 2026-2027 Maximums: ***Schauffler opened the Public Hearing at 6:35pm.***

Kossuth presented the Board with the updated General Assistance maximums for 2026-2027 and explained their purpose.

Schauffler asked for any comments or questions from the public. ***Hearing none, Schauffler closed the public hearing at 6:37pm.***

Schauffler moved to adopt the new General Assistance Maximums, seconded by Morrison. Board voted 3-0, maximums adopted.

Citizen Concerns: Priest Road, Speed Study Request: Kossuth reported that a resident of Priest Road had expressed concerns about the 45mph speed limit on Priest Road. The resident feels that a rural, residential road should have a lower speed limit. Kossuth reported that he had invited her to attend the Select Board meeting, and that he would ask the Board on her behalf to request a speed study from Maine DOT, which controls the speed limits. The Board approved the request, and asked Kossuth to include a speed study of Rocky Road in the request as well.

Northport Village Corporation: Novotny reported that the Overseers had commissioned a full structural engineer's report of Community Hall, at the request of the NVC's property insurer. The Overseers are trying to resolve concerns about pigeons on the wharf. Novotny reported that the state Public Utilities Commission had approved the NVC's request for a waiver regarding payment for fire protection, which would have required the NVC to pay the NVC water district out of the NVC's general account. An NVC resident is organizing trick-or-treating in the Bayside Historic District on October 31 again this year.

Road Commissioner: No report. Novotny asked Kossuth to ask Morse to see if he could move the speed feedback sign on Bayside Road a little farther from Route 1 so that the Route 1 traffic does not get captured by the speed radar and confuse drivers.

Town Administrator: Draft Letter to Maine DOT re traffic calming: Kossuth and the Board discussed the latest draft of a letter to Maine DOT asking for advice regarding traffic calming measures around Town. Kossuth and the Board will continue to revise the letter and consider it at the next meeting.

Town Office / 8 Beech Hill Road update: Kossuth reported that the Town had received approval from the Planning Board on October 13 for the change of use at 8 Beech Hill Road for the temporary town office.

Kossuth reported that he has scheduled a meeting with Amanda Austin and Andrew Hedrich (Gartley & Dorsky) for October 22 about updating the Town's DEP and Army Corps permits to show the new septic location and reduced wetland impacts. Updating these permits is a major part of the remaining work before finalizing the plans and going to bid.

Kossuth reported that Hunter Manley of Legacy Woodlot Services sprayed both patches of knotweed the previous week. Kossuth reported that Manley recommends that the Town continue to spray the knotweed, even after construction, until the knotweed is gone. Kossuth reported that when he had contacted Waldo County Soil & Water and UMaine Cooperative Extension for second opinions, Waldo Soil & Water referred him to Manley.

Energy Efficiency Pilot Project update: Kossuth reported that the team working on the Town's new energy efficiency project met on October 6 to assign roles and develop a schedule.

Stormwater Survey Project update: Kossuth reported that the team from FB Environmental working on the Town's grant-funded stormwater survey will be in Northport on October 20 to visit the sites of concern around Town.

Kelly Cove / Shore Road update: Kossuth reported that he had heard additional concerns from the owners at 673 Shore Road about the stream and box culvert at Kelly Cove. He also reported that the owners had mentioned some funding available for repairs, which the Town would have to apply for on their behalf. Kossuth asked the owners for more information, but he has not heard back from them. Kossuth reported that Morse examined the culvert and its surrounding rocks and did not see anything to be concerned about in terms of the culvert's condition. Kossuth reported that he found pictures taken by Gartley & Dorsky in 2014 after the culvert was completed, and the conditions in the Town's right of way near and around the culvert then seem comparable to what they are now.

UMaine Capstone Project update: Kossuth reported the he and Schauffler and two other members of the Climate Resilience Committee had met with the UMaine civil engineering students about their capstone project on Bayside Rd and Cross St. The students will be exploring solutions for the intersections of Bayside Road and Route 1 at the Hoot, as well as the intersection of Cross St and Route 1. They will also consider pedestrian safety solutions for Bayside Road between the school and the Hoot. They will also evaluate some cross culverts behind the Bayside Store for capacity in a 100-year storm. They will have a final report for the Town next May.

Solar Project update: Kossuth reported that the Town is trying to resolve a contractual dispute with CMP regarding the technical capacity of the segment where the solar array will be. CMP is asking the Town to sign a contract that would, among other things, require the Town to pay the final invoice for the project within seven days of receipt, which is not something the Town can guarantee, given the Select Board's meeting schedule. CMP has so far refused to make any changes to the contract, but Kossuth reports that he is trying to get CMP in touch with Bill Kelly, so that the Town's and CMP's lawyers can reach a speedy and fair agreement.

AngelCom services quote: Kossuth reported that he and Eugley spoke again with AngelCom about their proposal to update the Town's terms of service and security. Angelcom clarified that the questions that the Town had about things like migration from Google to Microsoft Office are not part of this phase. Phase I is simply getting us updated with the latest security features and making sure that the Town and AngelCom are on the same page about things like cloud backup of our data. The new agreement comes out to $480 per month (vs. $315 the Town has been paying), with a $1350 services retainer for 10 hours. AngelCom is doing the background work right now on getting everything set up for the Town. The Board agreed that Kossuth should proceed with the security updates.

Pitcher Pond Dam update: Kossuth reported that he had spoken with David Kinney, Lincolnville Town Administrator, about Kinney's conversation with the Pitcher Pond Improvement Association (PPIA) about the Pitcher Pond dam. The PPIA would like to remove the dam, and they are happy to talk with the two Town's Boards about the project, but they are still quite some time from being ready to do so.

MMA Annual Convention recap: Kossuth reported that he attended the MMA Annual Convention in Augusta October 7-8. Kossuth reported that, among other things, he had a conversation with one of the Active Transportation Planners at Maine DOT about the traffic concerns in the Village, and the Planner recommended that the Town contact him and the regional planner. Kossuth is working on editing the letter to reflect that conversation.

November 11, November 25, and December 23 Select Board Meetings: Kossuth asked the Board if it would like to reschedule the November 11 meeting because of Veterans Day. The Board agreed to move the meeting to Monday, November 9, at 6:15pm. The Board agreed to move the November 25 meeting from the day before Thanksgiving to Monday, November 30, at 6:15pm. The Board decided to keep the December 23 meeting as scheduled.

Minutes: Kossuth presented the Board with minutes from the September 23 Public Hearing and Select Board meeting. The Board approved the minutes.

Tax Collector: Abatement Requests: On behalf of the Tax Collector, Kossuth presented the Board with abatement requests for 61 Boggy Duck Road (Map R02-21B10) and 759 Shore Road (Map U06-10) (Town and Village). The Board approved the abatement requests.

Finance Director: Warrants: Eugley provided the Payroll & Accounts Payable warrants to the Board for review and approval. The Board approved and signed the Payroll & Accounts Payable warrants.

Waldo County Budget Advisory Committee updates: Eugley reported that the Committee will meet again on Friday, October 16.

Unfinished Business: None at this time.

New Business: None at this time.

Adjourn: ***Tucker moved to adjourn at 7:47pm, seconded by Schauffler. Board voted 3-0, meeting adjourned.***

Respectfully submitted by,

James Kossuth, Town Administrator

DRAFT

STATE OF MAINE
COUNTY OF WALDO
COURT OF COUNTY COMMISSIONERS

District
1 Breanna Pinkham Bebb (207) 323-1226
2 Kevin J. Kelley (207) 306-9225
3 Timothy A. Parker (207) 306-9232

Barbara L. Arseneau
County Clerk

39-B Spring Street
Belfast, ME 04915

Phone (207) 338-3282
Fax (207) 338-6788
E-mail: countyclerk@waldocountyme.gov

Treasurer
Owen R. Smith

State of Maine
Waldo, SS.

County Commissioners' Court
Petition # 388

Order of Notice of Tax Abatement Regarding:

Upon the foregoing petition, the Commissioners being satisfied that the petitioner is responsible, that an inquiry into the matter is expedient, and that the petitioner ought to be heard touching the matter set forth in the petition, it was

ORDERED:
That the County Commissioners meet with the Petitioner and Assessors on the **5th** day of **November, 2026** at **8:30 a.m.** to hear the parties and their witness on the foregoing petition as set forth therein and take such further measures as the Commissioners shall judge proper.

AND IT IS FURTHER ORDERED:
That notice of the time, place and purpose of the Commissioners meeting aforesaid be given to all persons and corporations interested by mailing by certified mail an attested copy of the petition and this Order thereon, to the Chairman of the Select Board, **Molly Schauffler, Town of Northport ("Defendant") and Assessors' Agent Roger Peppard** and a like copy to **Guy Sanderson, ("Petitioner/Plaintiff")** that they may appear on that date and be heard if they think proper. The Assessors of said Town are further requested to present before said County Commissioners such town records that will enable said County Commissioners to arrive at a true and just decision.

Dated at Belfast, Maine this **16th** day of **October 2026.**

ATTEST: Barbara L. Arseneau
Barbara L. Arseneau, Waldo County Clerk

Please contact Barbara L. Arseneau at (207) 338-3282 to confirm or deny appearance at this hearing no later than the Friday before it is scheduled. Thank you.

Town of Northport, Maine
16 Beech Hill Road
Northport, ME 04849

ABATEMENT OF PROPERTY TAX

October 21, 2026

Carl Kosmo
1044 Atlantic Highway
Northport, ME 04849

PROPERTY REVIEWED

MAP: R06 LOT: 47 Acct. #426

Abatement Amount 2026 $ 1,340,400 Tax Amount $ 9,717.90

To correct the buildings included on this lot.

Regards,

Kolbey Ouellette, CMA
Assessors Agent
Town of Northport

_____ Signed October 21, 2026

_____

_____

Town of Northport, Maine
16 Beech Hill Road
Northport, ME 04849

SUPPLEMENT OF PROPERTY TAX

October 21, 2026

Carl Kosmo
1044 Atlantic Highway
Northport, ME 04849

PROPERTY

MAP: R06 LOT: 47 Acct. #426

Supplemental Tax Amount $ 20,149.20

Corrected assessment after original tax bill abated.

Regards,

Kolbey Ouellette, CMA
Assessors Agent
Town of Northport

_____ Signed October 21, 2026

_____

_____

Town of Northport, Maine
16 Beech Hill Road
Northport, ME 04849

ABATEMENT OF PROPERTY TAX

October 21, 2026

Carl Kosmo
1044 Atlantic Highway
Northport, ME 04849

PROPERTY REVIEWED

MAP: R06 LOT: 47-A Acct. #1338

Abatement Amount 2026 $ 1,946,000 Tax Amount $ 14,108.50

To correct the buildings included on this lot.

Regards,

Kolbey Ouellette, CMA
Assessors Agent
Town of Northport

_____ Signed October 21, 2026

_____

_____

Town of Northport, Maine
16 Beech Hill Road
Northport, ME 04849

ABATEMENT OF PROPERTY TAX

October 21, 2026

Raymond & Jeanine Tucker
33 Observatory Lane
Northport, ME 04849

PROPERTY REVIEWED

MAP: R04 LOT: 047-F Acct. #1510

Abatement Amount 2026 $ 17,000 Tax Amount $ 123.25

To correct grade and condition of old mobile home.

Regards,

Kolbey Ouellette, CMA
Assessors Agent
Town of Northport

_____ Signed October 21, 2026

_____

_____

Town of Northport, Maine
16 Beech Hill Road
Northport, ME 04849

ABATEMENT OF PROPERTY TAX

October 21, 2026

Madeline Godine
53 Saturday Cove Road
Northport, ME 04849

PROPERTY REVIEWED

MAP: U15 LOT: 05 Acct. #515

Abatement Amount 2026 $ 25,600 Tax Amount $ 185.60

To correct condition of dwelling.

Regards,

Kolbey Ouellette, CMA
Assessors Agent
Town of Northport

_____ Signed October 21, 2026

_____

_____

Town of Northport, Maine
16 Beech Hill Road
Northport, ME 04849

ABATEMENT OF PROPERTY TAX

October 21, 2026

Joshua & Tracey Outerbridge
293 Beech Hill Road
Northport, ME 04849

PROPERTY REVIEWED

MAP: R07 LOT: 33 Acct. #116

Abatement Amount 2026 $ 42,900 Tax Amount $ 311.03

To correct story height of dwelling and remove outbuilding that is no longer there.

Regards,

Kolbey Ouellette, CMA
Assessors Agent
Town of Northport

_____ Signed October 21, 2026

_____

_____