

**Northport Village Corporation
Village Agent Report to the Board of Overseers
March 2026**

Recent activities

- Requests for public access to Village property. I recommend that the Board approve these requests for access to the boat ramp for the purpose of loading and unloading an excavator on/off a barge for seawall work:
 - Patricia Gardner, 758 Shore Road, requests access on a daily basis for Farley, Inc. for shoreline stabilization work on her property. Due to the proximity of adjacent buildings and the shoreline, there no access and insufficient room to leave the excavator. The request includes storing the excavator on Village property on or near the boat ramp as well as loading it on a barge and unloading it at the end of each workday. The proposed timeline for the requested use is 30 days from the date of Board approval. Recommend approval subject to executing a license and indemnification agreement, the required insurance and not using any paved area for excavator parking.
 - Gary Elwell has contracted with the Town of Northport for shoreline stabilization work on a Town right of way at 23 Crest Street. Elwell requests use of the boat ramp to load an excavator on a barge, which will be stored on the shore at the site until the project is complete and then unloaded from a barge at the boat ramp. Recommend approval of this request conditioned on receipt of the formal application, signing a license and indemnification agreement and providing the required insurance.
- Winter roads: Sanding and plowing season continues. Weather conditions required me to plow through the day and night at times. I plow the following: Rogers Lane; Oak Street; Upper Maple Street; short part of Bay Street into Bayview Park; North Street; lower Clinton; Merithew Square Parking area when vehicles are out of the way; all Utilities buildings, including pump stations, area around the wastewater treatment building, Community Hall; clean up in front of the fire hydrants. I occasionally plow part of Grove Street/Cradle Row to make extra parking because Merithew Square parking is usually full and additional parking room is needed to get cars off the streets. I also frequently try to clean up the piles of snow left at the street corners by the Town plows, so drivers' views are not so blocked. All other streets and roads are plowed and sanded by the Town's contractor.

Residents should understand some weather conditions will mean that the roads are icy in spite of plowing or the roads shouldn't be plowed until conditions change. We have had weather that starts with snow, followed by frozen rain/sleet, followed by rain and then very cold temperatures. In those conditions, the sand/salt mixture melts right through the plowed dirt road surface and does not stay on the surface, so the road surface is like glass. Dirt roads can be oversanded, which thaws the ground so that the plow digs up the road. Also, North Avenue and lower Clinton "crown," and the plow cannot reach parts of the road.

- Working on 2027 budget recommendations.
- MMA Risk Management repair list: Still waiting for an estimate for the Community Hall upstairs back entrance steps and ramp.

Wharf and floats

- Wharf: Expect to hear from Scott Munroe this spring about finishing piling repairs (a small, nuisance job for most contractors). Scott Munroe is looking into ways to implement the marine engineer's recommendation to paint the fender pilings to protect the fiberglass.
- Boat float: A boat float skid will need to be repaired in the spring.
- Wharf and Float Maintenance: Looking into scheduling repairs for 2026 for wharf and floats. Also looking at budgeting for 2027 repairs.

Utilities

- Utility billing: We still have 4 customers that have not paid their utility bills from July 2025 to November 2025, that were invoiced in November 2025.
- Weekly trips to the wastewater lab in Wiscasset. Sometimes there are extra trips due to holidays and retests.
- Dig Safe requests are ongoing.
- Reviewing and organizing older Utility information, files, maps and other documents as we move NVC files from under the stage to new storage on the office level.
- Looking at scheduling sewer and water maintenance projects for 2026 and working on budgeting for future projects in 2027.

Roads

- Property owner complaints about water runoff from village roads: Whenever I have an opportunity, I advise property owners building new structures or doing major remodels to build their foundations higher than the crest of the road grade to avoid flooding. Property owners who ignore this advice then complain that runoff from the road floods their property and they want the village to do something about it.
- Working on scheduling road work for 2026 and working on road projects for budgeting purposes for 2027.

Miscellaneous

- I continue to talk or meet with Town Administrator James Kossuth on a regular basis about items that impact the village.
- I continue to field calls from private contractors working throughout the Village on current and planned projects in the Village, and deal with various villagers with issues they want addressed.
- My cell phone is also my personal phone. **If you have my number, do not give it out to anyone. The Village office phone is the right number to use for Village business.**

Village project/needs with future budget implications

- Potential need to plow more streets: 32 West Street is being winterized. If the owners use it year-round, we will need to plow West Street.
- Sander: We are planning to replace sander in 3 years.
- Community Hall: We are missing some of our wood/metal tables and a couple of plastic tables have been “donated.” Our tables are really showing age and wear and need to be replaced. Researching costs of replacements and will make a related recommendation for the 2027 budget.
- MMA Risk Management recommendations: I continue to request estimates and schedule work that can be accommodated in the current budget.
- Roads/storm drainage: Area in front of mailboxes at Merithew Square to North Ave and down North Ave to the new hot top needs to be hot-topped, and another storm added. The project needs to be engineered to decide how to handle storm runoff. Lower Clinton Avenue from Merithew Square down needs curbing or storm drain to handle water that is currently washing out the embankment at the bottom of the street. This project is related to the potential Auditorium Park shoreline stabilization project. The Town applied for a grant to study storm water drainage issues throughout the Town, and this area is part of the proposed study.

Submitted by
William Paige, Village Agent