

# **Northport Village Corporation**

## **Annual Report**

**August 11, 2026**



**Bayside**  
**Town of Northport, Maine**

### **Editor's Note:**

The Town of Northport continues to collect donations for Northport firefighter, Katie Paige, who suffered severe injuries in the Robbins Lumber fire, as noted in the dedication of this year's Annual Report.

You may mail or drop off checks at the Town Office, 16 Beech Hill Road, payable to the *Town of Northport*, and please put *Katherine Paige* in the memo line. 100% of the donations received will be delivered to the Paige family.

If you prefer to donate online, the family has set up a **GoFundMe** page at [www.gofundme.com/f/support-for-firefighter-katherine-paiges-recovery](http://www.gofundme.com/f/support-for-firefighter-katherine-paiges-recovery)

Those shown in the cover photo are current Northport Volunteer Fire Department members

Front Row, Left to Right:

Andrew Toomey, Brandon Trundy, Paul Rooney (Chief), Toupie Rooney, Harry Geller, Kevin Littlefield (Second Captain)

Back Row, Left to Right:

Mike Flagg, Paul Paige (First Captain), Deziray Paige, Katherine Paige (First Lieutenant), Robert Gould, Sharon Gould, Eli Cushman, Peter Simpson (First Assistant Chief), Hank Lang (Second Assistant Chief), Bill Paige, James Kossuth, Quincy Bawden, Ryan Curtis (Junior Firefighter)

ANNUAL REPORT  
of the  
Municipal Officers of the  
Northport Village Corporation  
Northport, Maine  
August 11, 2026



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## **Dedication: Northport Volunteer Fire Department**

This Annual Report is dedicated to the extraordinary volunteers of the Northport Volunteer Fire Department (NVFD).

Our choice this year is especially timely and important. A deadly explosion and fire occurred at the base of a sawdust silo at Robbins Lumber in Searsmont on May 15, 2026. Every fire department in Waldo County responded to the call for the mass-casualty event, including our Northport volunteers. Eight firefighters and EMS personnel from various Towns were among the injured, several in critical condition. As of this writing, the Robbins fire has claimed the lives of two volunteer firefighters and one member of the Robbins family.

Belmont and Northport volunteer firefighter Katherine “Katie” Paige suffered severe injuries in the Robbins fire and was hospitalized for seven weeks. Katie was released from Maine Medical Center in Portland on July 3rd and she faces a long recovery.

This tragic Robbins fire – so close to home and directly impacting so many community members – has highlighted for the entire community the dangers that volunteer firefighters bravely face in selfless service to their neighbors.

Their willingness to answer the call – at any hour, in any weather, and under the most challenging circumstances – is a testament to their bravery, compassion, selfless dedication, and unwavering commitment to their community. They give their time, skills, and often their own comfort to protect the lives and property of their neighbors. Other than our gratitude, these men and women receive little in return. Their service reflects the very best of what a community can be: people standing together, ready and willing to help when others need it most.

With deep gratitude and respect, this dedication honors the members of the Northport Volunteer Fire Department. Their commitment, sacrifice, and spirit of service are an inspiration to the community they serve. Our *thank you* – however sincere – seems at once inadequate for their commitment.



These are the folks we honor with this dedication:

Paul Rooney, Fire Chief  
Peter Simpson, Assistant Chief  
Henry Lang, Assistant Chief  
Paul Paige, Captain  
Kevin Littlefield, Captain, interior firefighter  
Katherine Paige, Lieutenant  
Bill Paige  
Mike Alley  
Brandon Trundy, interior firefighter  
Andrew Toomey, interior firefighter  
Robert Gould, interior firefighter  
Sharon Gould  
Quincy Bowden, interior firefighter  
Peter Kazickas, interior firefighter  
Harry Gellar, interior firefighter  
James Kossuth  
Paul Overgaag  
Deziray Paige  
Mike Flagg  
Earl Cushman  
Toupie Rooney  
Mark Trenholm  
Ryan Curtis, junior firefighter  
Zady Paige, junior firefighter

The Northport Volunteer Fire Department was formed in 1947, organized under state law as a volunteer fire corporation. Truly a volunteer effort, for many years, the department relied on yard sales, bake sales, a cookbook sale, and similar fundraising efforts to purchase needed equipment and supplies. The trucks were donated by other departments when they acquired new vehicles. Trucks were stored in privately owned barns because the NVFD did not have a dedicated building. Volunteers purchased their own radios and other gear, and used donated, hand-me-down, mismatched turnout gear.

For many, volunteer fire department service is a family tradition. At least one Paige family member has been involved in the NVFD since its inception in 1947. Bayside's own Bill Paige has been involved for more



than 50 years, through the rank of Assistant Chief. (Now, he says, “I’m just one of the “old farts.”) Bill’s father, Bill Paige, Sr., served as Chief, and the current NVFD roster includes five Paige family members and one in the junior firefighter program. Our Bill Paige may have inadvertently been an inspiration for the junior firefighter program. He relates that, as a teenager, he and his buddies enjoyed setting off the siren attached to Community Hall, bringing the Chief (his dad) and others running. History reports that they were always caught. Eventually, the adults in charge decided to bring the persistent and enthusiastic youth into the department operations. The NVFD roster shows a volunteer tradition in other families as well.

Prior to construction of the fire station on Village property on Bluff Road and while Bill Paige, Sr., a Bayside resident, was NVFD Chief, he kept a fire truck at his home to shorten the length of time required to respond to fire calls in Bayside. As a result, several Bayside structures were saved from being destroyed by fire, and Chief Paige and other volunteers organized an effort to build a fire station in Bayside. The Village provided the land, and Village residents were solicited for donations to fund the new fire station. Many materials and supplies were donated; others were offered to the effort at discounted rates, and all the labor was donated. The completed station was dedicated to Fire Chief Bill Paige, Sr.

About 15 years ago, not long after the Bluff Road fire station was completed, the volunteer fire corporation voted to dissolve, and the Town of Northport assumed responsibility for the department, which is now solely taxpayer funded.

The NVFD currently comprises 22 active volunteers, all of whom have full-time jobs. They are paid minimum wage (\$15.10) for each call to which they respond. (That is \$15.10 per call, not per hour actually worked). Similarly, they are paid \$15.10 for each training they attend. Volunteers initially resisted any payment, insisting that they had not signed up to be paid. The Fire Chief, who has a full-time job, is compensated for the hundreds of hours spent on record keeping and other “Chief duties,” and the same minimum wage for each firefighting and training event.

Many NVFD volunteers also serve on more than one volunteer fire department, including Lincolnville and Belmont. Because of the lack of available affordable housing in Northport, the majority of the NVFD volunteers live in other nearby towns.



Waldo County has a mutual aid agreement with all the fire departments in the county, and all participating departments will respond when called to support another department at a fire incident. The NVFD has informal agreements with Belfast, Lincolnville, and Belmont, and all are paged for calls from one of the other departments. Not all mutual aid is fighting fires. For example, NVFD volunteers may cover the Belfast fire station while Belfast crews are out on a call, or NVFD volunteers may assist with traffic control at emergency incidents.

The Department responds to 70 to 100 calls annually. They respond to calls for everything short of medical emergencies, including, for example, structure fires, grass and wildland fires, cooking fires, gas leaks, vehicle accidents, downed power and telephone lines, downed trees, unauthorized burning, stand by for or assist other agencies; lost folks and other public assistance; and unceasing residential smoke and CO alarms. (Seasonal cottage owners, remember to replace your smoke alarm batteries before you close your cottage at the end of the summer!) Daytime calls are a challenge for any volunteer fire department because of the limited availability of volunteers who have full-time jobs.

Annually, NVFD volunteer firefighters participate in 400-450 hours of training, some mandated by the state and some practical training. Northport is fortunate to have few fires, which means that practical fire training can be limited. The past practice of live-fire training on buildings designated for demolition has been severely restricted by state regulations.

Regular training topics include: driver training (fire truck drivers are required to recertify every three years); hazardous materials; traffic control; bloodborne pathogen exposure; first aid; live fire training, if available; fire extinguisher operation; respiratory protection; air pack training; how to use and care for PPE (personal protective equipment); chain saw operation; gas detector training; hose handling; drafting (getting water from a static source like a pond or portable tank); truck operations as far as getting water off the truck; proper radio usage; and standard operating guidelines.

Six NVFD volunteers have completed the 100 hours of Basic Fire School training – classroom training during the winter months followed by outside training – to qualify for interior firefighting. Two NVFD volunteers have been able to take off time from their regular employment to participate in the week-long class to become certified for wildland firefighting. In



addition, due to funding reductions for the State Fire Marshall, some fire investigation work has been delegated to municipal department fire chiefs, many of whom are volunteers. The State Fire Marshall has provided fire investigation training for NVFD Chief Paul Rooney and Captain Paul Paige.

The NVFD also operates a junior firefighter program; participating teenagers as young as 15 are trained to do some limited, specific tasks during certain emergency calls. For instance, they can come to a fire and observe from a safe distance. They are allowed to take the Basic Fire School training, and upon turning 18, they may perform interior firefighting work.

Outside of Bayside, the Town of Northport has no fire hydrants. Consequently, volunteers train in drafting water from “dry hydrants” in ponds. Chief Rooney reports that Bayside’s investment in fire hydrants in the Village has been a “game-changer” for the NVFD. In addition to substantially boosting the Department’s firefighting capabilities in the Village, the Department uses a Village hydrant tied to the spring-fed fire pond next to the Bluff Road fire station for training. The Department’s Station #2, built on the Village’s Bluff Road property, now houses two fire trucks.

When completed, the new Northport Town Hall/Community Center/Fire Station Project will provide several benefits for the NVFD at the Beech Hill Road Station – access to a meeting room large enough for department meetings and trainings; access to more bathrooms; a second office; showers; a dedicated laundry room for washing turnout gear, which is regularly exposed to hazardous chemicals; room for lockers; and a lounge/rest space for firefighters.

I hope you will notice Fire Station #2 as you drive along Bluff Road with renewed awareness and appreciation, and thank any volunteer firefighter you may meet for their incredible community service.

Finally, I want to thank Chief Rooney, a NVFD volunteer firefighter for 29 years, including 11 years as Chief, and Bill Paige. They provided invaluable information about the history and operations of the NVFD for this dedication.

*Janae Novotny*



**Northport Village Corporation (NVC) – Information 2026**

|                                 |                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>FOR EMERGENCIES:</b>         | Police, Fire, Medical: Call 911                                                                        |
| <b>FOR NON-EMERGENCIES:</b>     | Waldo County Sheriff: 207-338-6786                                                                     |
| <b>NVC OPERATIONS:</b>          | NVC Office<br>813 Shore Road<br>Northport, Maine 04849<br>207-338-0751<br>office@nvcmaine.gov          |
| <b>Office Hours</b>             | Monday 9am - 3pm<br>Tuesday 9am - 2pm<br>Wednesday 9am - 1pm<br>Thursday 9am - 2pm<br>Friday 9am - 2pm |
| <b>Village Agent</b>            | Bill Paige: 207-338-0751                                                                               |
| <b>Office Manager</b>           | Alyssa Haywood: 207-338-0751                                                                           |
| <b>Utilities Superintendent</b> | Chuck Applebee,<br>Water Quality Compliance Services                                                   |
| <b>Wharfmaster</b>              | Craig Brigham: 207-624-2769                                                                            |

**Please direct all questions and concerns to the NVC Office.**

**Meetings of the NVC Board of Overseers are posted on [www.nvcmaine.gov](http://www.nvcmaine.gov).** The board meets in regular meetings on the second Sunday of each month. Agendas and meeting materials are posted on the Village website.

**The NVC Annual Meeting is held on the 2nd Tuesday in August.**



## Village Officers and Board of Overseers

### NVC Officers

|                   |                          |
|-------------------|--------------------------|
| Janae Novotny     | President Term ends 2027 |
| Gwendolyn Huntoon | Treasurer Term ends 2026 |
| Maureen Einstein  | Clerk Term ends 2028     |

### NVC Overseers

|                      |                        |
|----------------------|------------------------|
| Diana G. Eastty      | Term ends 2028         |
| Frederic Lincoln     | Term ends 2028         |
| Victoria L. Matthews | Term ends 2027         |
| Elaine Moss          | Term ends 2027         |
| Kristin Mix          | Term ends 2027         |
| Michael Tirrell      | Term ends 2026         |
| Jeffrey Wilt         | Resigned in April 2026 |

### Committees and Chairpersons

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Finance         | Frederic Lincoln                                              |
| Governance      | Elaine Moss                                                   |
| Infrastructure  | Kristin Mix                                                   |
| Personnel       | Janae Novotny                                                 |
| Safety          | Michael Tirrell                                               |
| Parks and Trees | Victoria L. Matthews (Tree Warden)                            |
| Utilities       | Jeffrey Wilt (until April 2026)<br>Frederic Lincoln (interim) |
| Waterfront      | Jeffrey Wilt (until April 2026)                               |

**Please contact the Village Office to relay a concern or message to the Overseers or any committee.**

**The Village website also has information on each committee and meeting minutes: [www.nvcmaine.gov](http://www.nvcmaine.gov)**



**Public Notice**

**Northport Village Corporation  
Annual Meeting  
August 11, 2026  
6:00 PM**

To the Designated Agent for Northport Village Corporation in the County of Waldo, State of Maine.

**GREETINGS:**

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Northport Village Corporation in Waldo County, Maine, qualified by law to vote in Village affairs, to meet at the Basketball Court in Bayside on Tuesday the 11th day of August, 2026, at 6:00 o'clock in the evening, then and there to act upon the following articles. If the weather is inclement as of 2:30 p.m., the location will be the Community Hall at 813 Shore Road, Bayside, Northport, Maine.

**Article 1:** To choose a Moderator by written ballot to preside at said meeting.

**Article 2:** President's Report

**Article 3:** Treasurer's Report

**Article 4:** To see what sums of money the Northport Village Corporation will raise and appropriate for the following accounts for the fiscal year 2027.

**OVERSEERS PROPOSED BUDGET**

**Expenses**

|                                       |                  |
|---------------------------------------|------------------|
| Contracted Services:                  | \$50,468         |
| Auto Expenses                         | \$9,500          |
| Employee Wages and Benefits           | \$113,028        |
| Administration (ref. Note 1)          | \$36,115         |
| Legal and Professional Services       | \$36,000         |
| Repairs and Maintenance               | \$163,800        |
| Protection and Safety (ref. Note 2)   | \$1,650          |
| Utilities                             | \$36,700         |
| Long Term Debt Service (Bond Expense) | \$91,834         |
| Other Expenditures (ref. Note 3)      | \$14,165         |
| <b>Total Expenses</b>                 | <b>\$553,260</b> |
| <b>Total Funds to be Raised</b>       | <b>\$553,260</b> |



Note 1: Administration category includes: Community Events, Information and Notices, Insurance, Membership Dues, Office Supplies, Postage, Software, and Tax Collection Fees.

Note 2: Protection and Safety category includes: Safety Committee Operations and Lifeguard Uniforms/Equipment/Supplies.

Note 3: Other Expenditures category includes: Reserves, Contingency/ Other Misc., and Personnel Salary Adjustments.

*The money will be raised as follows: At the Town of Northport Annual Town Meeting on June 15, 2026, as part of the warrants of the Town's Annual Meeting, the Town voted to raise, appropriate, and expend funds for the Northport Village Corporation in the amount of \$30,000. The NVC also expects to raise \$13,410 from other revenue (Community Hall rental, Watercraft Registration fees, and interest income). The balance of \$509,850 is to be raised from the Northport Village Corporation property tax.*

**Article 5:** To see if the Northport Village Corporation will vote to appropriate and authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation and/or expend funds from accumulated surpluses, a principal amount not to exceed \$509,850 in anticipation of 2027 taxes and to issue and sell for that purpose general obligation bonds, notes, or other financial instruments of the Northport Village Corporation, the proceeds to be used for the purpose of providing working capital for governmental activities of the Corporation, such bonds, notes, tax anticipation notes, lines of credit or other financial instruments to be issued upon such further terms or conditions as may be determined by a majority at least of the Overseers of the Northport Village Corporation.

## Financial Statement

### 1. Total Village Debt

|                                                                              |                    |
|------------------------------------------------------------------------------|--------------------|
| A. Total debt outstanding and unpaid as of 12/31/2026                        | \$1,813,720        |
| B. Total debt authorized and unissued.                                       | \$1,509,823        |
| C. Debt to be issued if this article is approved                             | \$509,850          |
| [NOTE: This debt would replace \$ 509,823 of<br>the sum included in line B.] | (\$509,823)        |
| <b>TOTAL</b>                                                                 | <b>\$3,323,570</b> |



2. Costs

At an estimated rate of 7% (seven percent) for a term of one year, the estimated costs of this debt issue will be:

|                            |                  |
|----------------------------|------------------|
| Principal:                 | \$509,850        |
| Interest:                  | <u>\$35,690</u>  |
| <b>TOTAL DEBT SERVICE:</b> | <b>\$545,540</b> |

3. Validity

The validity of the voters’ ratification of the debt may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue differs from the estimate, the ratification by the electors is nevertheless conclusive, and the validity of the debt issue is not affected by reason of the variance.

\_\_\_\_\_/S/\_\_\_\_\_  
Treasurer, Northport Village Corporation

**Article 6:** To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation a principal amount not to exceed \$1,000,000 and to issue and sell general obligation bonds, notes or other financial instruments of the Northport Village Corporation for that purpose and/or to expend funds from accumulated surpluses (the combined borrowing and use of surplus funds not to exceed \$1,000,000) for replacement and repair of Community Hall and wharf/floats as needed, for repairs to utilities operated by the Village Corporation, for reconstruction of shoreline damage to property owned by Northport Village Corporation or for repairs of roads owned by the Village, such bonds, notes or other financial instruments to be issued upon such further terms or conditions as may be determined by a majority of the Overseers of the Northport Village Corporation, and further to authorize the Board of Overseers to accept and expend federal or state grants, execute any and all contracts and documents and take any and all actions necessary or convenient to issue the bonds, notes or other financial instruments of the Northport Village Corporation and accomplish the Project.



## Financial Statement

### 1. Total Village Debt

|                                                                                            |                    |
|--------------------------------------------------------------------------------------------|--------------------|
| A. Total debt outstanding and unpaid as of 12/31/2026                                      | \$1,813,720        |
| B. Total debt authorized and unissued                                                      | \$1,509,850        |
| C. Debt to be issued if this article is approved                                           | <u>\$1,000,000</u> |
| [NOTE: This debt would replace \$1,000,000 of<br>the (\$1,000,000) sum included in line B] |                    |

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$3,323,570</b> |
|--------------|--------------------|

### 2. Costs

At an estimated rate of 7% for a term of 20 years, the estimated costs of this debt issue will be:

|            |                   |
|------------|-------------------|
| Principal: | \$1,000,000       |
| Interest:  | <u>\$ 860,717</u> |

|                            |                    |
|----------------------------|--------------------|
| <b>Total Debt Service:</b> | <b>\$1,860,717</b> |
|----------------------------|--------------------|

### 3. Validity

The validity of the voters' ratification of the debt may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the debt issue differs from the estimate, the ratification by the electors is nevertheless conclusive, and the validity of the debt issue is not affected by reason of the variance.

\_\_\_\_\_/S/\_\_\_\_\_  
Treasurer, Northport Village Corporation

**Article 7:** To see if the Northport Village Corporation will fix a rate of interest on taxes delinquent after October 1, 2026, equal to that charged by the Town of Northport, which is seven percent (7%).

**Article 8:** To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation, after careful consideration, to use the balance of revenues in excess of expenses at the end of 2026 for improvements to Village infrastructure and Village operations and/or for support in providing entertainment and cultural events in the Village.



**Article 9:** To see if the Northport Village Corporation will vote to authorize the Overseers to establish rules and regulations, from time to time, addressing the use, protection, and preservation of Village-owned assets in the interest of the Village and public safety of its residents, after public hearings on any such rules and regulations.

**Article 10:** To see if the Northport Village Corporation will vote to authorize allocating \$15,000 from general government reserves toward expenses associated with the Bayview Park Shoreline Stabilization Project.

**Article 11:** To see if the Northport Village Corporation will vote to authorize allocating \$10,000 from general government reserves toward replacement of the boat float.

**Article 12:** To see if the Northport Village Corporation will vote to authorize the Overseers to purchase a new vehicle from the funds accrued for truck replacement by the general government and appropriate contributions from the utilities departments.

**Article 13:** To elect by written ballot two Overseers for the NVC for three-year terms, and a Treasurer for a term of three years.

**Article 15:** Reports of Committees.

**Opportunity for public comment**

**ADJOURNMENT**

**NOTICE OF OVERSEERS MEETING:**

The newly elected Board of Overseers will meet to be sworn in and attend to Village business immediately upon the conclusion of the Annual Meeting.

Dated: July 5, 2026



**Northport Village Corporation**

Janae Novotny, President

Maureen Einstein, Clerk

Gwendolyn Huntoon, Treasurer

**BOARD OF OVERSEERS**

Diana Eastty \_\_\_\_\_ /S/ \_\_\_\_\_

Frederic Lincoln \_\_\_\_\_ /S/ \_\_\_\_\_

Victoria Matthews \_\_\_\_\_ /S/ \_\_\_\_\_

Kristen Mix \_\_\_\_\_ /S/ \_\_\_\_\_

Elaine Moss \_\_\_\_\_ /S/ \_\_\_\_\_

Michael Tirrell \_\_\_\_\_ /S/ \_\_\_\_\_

Attest:

Maureen Einstein, Clerk \_\_\_\_\_ /S/ \_\_\_\_\_

Northport Village Corporation

A true copy of the warrant,

Attest:

Maureen Einstein, Clerk \_\_\_\_\_ /S/ \_\_\_\_\_

Northport Village Corporation Northport

Note: Due to early publication, this warrant may be changed or amended before the August 11, 2026 Annual Meeting. Current annual financials and Auditor's Report will be provided at the Annual Meeting.



## NVC General Proposed Budget 2027

|                                                  | FY 2026 Approved     | FY 2027 Proposed Budget | Difference          |
|--------------------------------------------------|----------------------|-------------------------|---------------------|
| <b>Revenue</b>                                   |                      |                         |                     |
| <b>4100 General Government Revenue</b>           |                      |                         |                     |
| <b>4200 General Operating Revenue</b>            |                      |                         |                     |
| 4210 2024 RE Tax Revenue                         | 0.00                 | 0.00                    | 0.00                |
| 4216 2025 RE Tax Revenue                         | 0.00                 | 0.00                    | 0.00                |
| 4217 2026 RE Tax Revenue                         | 509,823.00           |                         |                     |
| 4218 2027 RE Tax Revenue                         |                      | 509,850.00              | 27.00               |
| 4220 Town of Northport Revenue                   | 30,000.00            | 30,000.00               | 0.00                |
| 4240 Watercraft Registration Revenue             | 5,760.00             | 6,810.00                | 1,050.00            |
| <b>Total 4200 General Operating Revenue</b>      | <b>\$ 545,583.00</b> | <b>\$ 546,660.00</b>    | <b>\$ 1,077.00</b>  |
| <b>4300 General Non-operating Revenue</b>        |                      |                         |                     |
| 4310 Interest Income                             | 6,000.00             | 6,000.00                | 0.00                |
| 4320 Community Hall Rentals                      | 600.00               | 600.00                  | 0.00                |
| 4330 Donations                                   | 0.00                 | 0.00                    | 0.00                |
| 4340 Miscellaneous Revenue                       | 0.00                 | 0.00                    | 0.00                |
| <b>Total 4300 General Non-operating Revenue</b>  | <b>\$ 6,600.00</b>   | <b>\$ 6,600.00</b>      | <b>\$ 0.00</b>      |
| <b>Total 4100 General Government Revenue</b>     | <b>\$ 552,183.00</b> | <b>\$ 553,260.00</b>    | <b>\$ 1,077.00</b>  |
| <b>Total Revenue</b>                             | <b>\$ 552,183.00</b> | <b>\$ 553,260.00</b>    | <b>\$ 1,077.00</b>  |
| <b>Expenditures</b>                              |                      |                         |                     |
| <b>6000 1099 Contractors</b>                     |                      |                         |                     |
| 6010 Casual Labor                                | 0.00                 | 0.00                    | 0.00                |
| 6020 Contracted Services                         | 0.00                 | 0.00                    | 0.00                |
| 6021 Mowing and Trimming Service                 | 15,000.00            | 15,500.00               | 500.00              |
| 6022 Trash Collection                            | 24,900.00            | 24,968.00               | 68.00               |
| <b>Total 6020 Contracted Services</b>            | <b>\$ 39,900.00</b>  | <b>\$ 40,468.00</b>     | <b>\$ 568.00</b>    |
| 6036 Bookkeeping                                 | 10,000.00            | 10,000.00               | 0.00                |
| <b>Total 6000 1099 Contractors</b>               | <b>\$ 49,900.00</b>  | <b>\$ 50,468.00</b>     | <b>\$ 568.00</b>    |
| <b>6050 Auto Expenses</b>                        |                      |                         |                     |
| 6051 Auto Fuel Expense                           | 0.00                 | 0.00                    | 0.00                |
| 6052 Cruiser Fuel                                | 0.00                 | 0.00                    | 0.00                |
| 6053 Truck Fuel                                  | 1,500.00             | 2,000.00                | 500.00              |
| <b>Total 6051 Auto Fuel Expense</b>              | <b>\$ 1,500.00</b>   | <b>\$ 2,000.00</b>      | <b>\$ 500.00</b>    |
| <b>6055 Auto Repairs &amp; Maintenance</b>       |                      |                         |                     |
| 6056 Cruiser Maintenance                         | 0.00                 | 0.00                    | 0.00                |
| 6057 Truck Maintenance                           | 4,000.00             | 2,500.00                | -1,500.00           |
| <b>Total 6055 Auto Repairs &amp; Maintenance</b> | <b>\$ 4,000.00</b>   | <b>\$ 2,500.00</b>      | <b>\$ 1,500.00</b>  |
| 6058 Mileage Expenses                            |                      |                         | 0.00                |
| 6059 Accrue for Truck Replacement                | 16,350.00            | 5,000.00                | -11,350.00          |
| <b>Total 6050 Auto Expenses</b>                  | <b>\$ 21,850.00</b>  | <b>\$ 9,500.00</b>      | <b>\$ 12,350.00</b> |

*continued next page*



## NVC General Proposed Budget 2027

|                                          | FY 2026 Approved | FY 2027 Proposed Budget | Difference  |
|------------------------------------------|------------------|-------------------------|-------------|
| 6065 Community Events                    | 600.00           | 600.00                  | 0.00        |
| 6070 Employee Wages & Benefits           |                  |                         |             |
| 6075 Employee Benefits                   |                  |                         |             |
| 6076 Company Paid Benefits               | 4,000.00         | 11,500.00               | 7,500.00    |
| 6077 Income Protection Plan              | 700.00           | 700.00                  | 0.00        |
| Total 6075 Employee Benefits             | \$ 4,700.00      | \$ 12,200.00            | \$ 7,500.00 |
| 6080 Employees Salaries & Wages          |                  |                         |             |
| 6083 Lifeguard Wages                     | 10,200.00        | 10,980.00               | 780.00      |
| 6084 Office Personnel Wages              | 20,000.00        | 15,997.00               | -4,003.00   |
| 6084.50 Finance Manager                  | 4,000.00         | 4,012.00                | 12.00       |
| 6085 Police Wages                        | 0.00             | 0.00                    | 0.00        |
| 6088 Village Agent Wages                 | 44,180.00        | 46,045.00               | 1,865.00    |
| 6088.50 Village Agent Assistant          | 5,200.00         | 5,134.00                | -66.00      |
| 6089 Village Official Wages              | 650.00           | 650.00                  | 0.00        |
| 6090 Winter Road Wages                   | 8,000.00         | 8,100.00                | 100.00      |
| Total 6080 Employees Salaries & Wages    | \$ 92,230.00     | \$ 90,918.00            | \$ 1,312.00 |
| 6095 Payroll Processing Fees             | 2,200.00         | 2,200.00                | 0.00        |
| 6096 Payroll Tax Expense                 | 6,800.00         | 7,710.00                | 910.00      |
| Total 6070 Employee Wages & Benefits     | \$ 105,930.00    | \$ 113,028.00           | \$ 7,098.00 |
| 6150 Information & Notices               | 1,500.00         | 2,000.00                | 500.00      |
| Total 6150 Information & Notices         | \$ 1,500.00      | \$ 2,000.00             | \$ 500.00   |
| 6160 Insurance                           |                  |                         |             |
| 6161 Property & Casualty Insurance       | 7,700.00         | 7,700.00                | 0.00        |
| 6162 Workers Comp insurance              | 5,500.00         | 5,500.00                | 0.00        |
| Total 6160 Insurance                     | \$ 13,200.00     | \$ 13,200.00            | \$ 0.00     |
| 6170 Interest Paid                       | 2,000.00         | 2,000.00                | 0.00        |
| 6190 Legal & Professional Services       |                  |                         |             |
| 6191 Auditing Services                   | 7,500.00         | 14,000.00               | 6,500.00    |
| 6192 Engineering Fees                    | 10,000.00        | 10,000.00               | 0.00        |
| 6193 Legal Fees                          | 10,000.00        | 10,000.00               | 0.00        |
| Total 6190 Legal & Professional Services | \$ 27,500.00     | \$ 34,000.00            | \$ 6,500.00 |
| 6240 Membership Dues                     | 750.00           | 750.00                  | 0.00        |
| 6260 Office Supplies                     | 1,500.00         | 4,000.00                | 2,500.00    |
| 6285 Postage                             | 500.00           | 500.00                  | 0.00        |
| 6330 Repairs & Maintenance               |                  |                         |             |
| 6331 Building Repairs & Maintenance      | 33,000.00        | 33,000.00               | 0.00        |
| 6332 Cleaning                            | 2,000.00         | 2,000.00                | 0.00        |

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## NVC General Proposed Budget 2027

|                                                       | FY 2026 Approved     | FY 2027 Proposed Budget | Difference          |
|-------------------------------------------------------|----------------------|-------------------------|---------------------|
| 6333 Grounds General Maintenance                      | 18,000.00            | 8,000.00                | -10,000.00          |
| 6334 Road Maintenance                                 | 40,000.00            | 52,000.00               | 12,000.00           |
| 6336 Tree Maintenance                                 | 10,800.00            | 10,800.00               | 0.00                |
| 6337 Wharf & Floats Maintenance                       | 41,000.00            | 50,000.00               | 9,000.00            |
| 6342 General Repairs & Maintenance                    | 4,100.00             | 4,100.00                | 0.00                |
| 6343 Library Operations & Maintenance                 | 500.00               | 3,900.00                | 3,400.00            |
| <b>Total 6330 Repairs &amp; Maintenance</b>           | <b>\$ 149,400.00</b> | <b>\$ 163,800.00</b>    | <b>\$ 14,400.00</b> |
| 6344 Safety Committee Operations                      | 150.00               | 150.00                  | 0.00                |
| 6345 Software                                         | 3,500.00             | 3,500.00                | 0.00                |
| 6360 Tax Collection Fees                              | 11,870.00            | 11,870.00               | 0.00                |
| <b>Total 6370 Training</b>                            | <b>\$ 0.00</b>       | <b>\$ 0.00</b>          | <b>\$ 0.00</b>      |
| 6390 Uniforms, Equipment, & Supplies                  |                      |                         |                     |
| 6391 Lifeguard - Uniforms, Equipment, & Supplies      | 1,000.00             | 1,500.00                | 500.00              |
| 6392 Police - Uniforms, Equipment, & Supplies         | 0.00                 | 0.00                    | 0.00                |
| <b>Total 6390 Uniforms, Equipment, &amp; Supplies</b> | <b>\$ 1,000.00</b>   | <b>\$ 1,500.00</b>      | <b>\$ 500.00</b>    |
| 6400 Utilities                                        |                      |                         |                     |
| 6401 Electricity Expense                              | 1,200.00             | 1,800.00                | 600.00              |
| 6402 Oil/Propane                                      | 500.00               | 1,300.00                | 800.00              |
| 6403 Fire Remediation                                 | 25,000.00            | 20,000.00               | -5,000.00           |
| 6405 Street Lights                                    | 8,000.00             | 8,600.00                | 600.00              |
| 6406 Telephone & Internet Expenses                    | 600.00               | 1,000.00                | 400.00              |
| 6407 Water & Sewer                                    | 3,200.00             | 4,000.00                | 800.00              |
| <b>Total 6400 Utilities</b>                           | <b>\$ 38,500.00</b>  | <b>\$ 36,700.00</b>     | <b>\$ 1,800.00</b>  |
| 6800 Bond Expenses                                    |                      |                         |                     |
| 6812 2009 MMBB Bond Principal                         | 0.00                 | 0.00                    | 0.00                |
| 6813 2099 MMBB Bond Interest                          | 0.00                 | 0.00                    | 0.00                |
| 6816 2013 MMBB Refinance Bond Principal               | 6,285.50             | 6,526.00                | 240.50              |
| 6817 2013 MMBB Refinance Bond Interest                | 2,512.91             | 2,273.00                | -239.91             |
| 6818 2015 BHBT Bond Principal                         | 0.00                 | 0.00                    | 0.00                |
| 6819 2015 BHBT Bond Interest                          | 0.00                 | 0.00                    | 0.00                |
| 6820 2021 MMBB Bond Principal                         | 45,429.41            | 45,916.00               | 486.59              |
| 6821 2021 MMBB Bond Interest                          | 37,605.18            | 37,119.00               | -486.18             |

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## NVC General Proposed Budget 2027

|                                         | FY 2026 Approved |            | FY 2027 Proposed Budget |            | Difference   |
|-----------------------------------------|------------------|------------|-------------------------|------------|--------------|
| Total 6800 Bond Expenses                | \$               | 91,833.00  | \$                      | 91,834.00  | \$ 1.00      |
| 9999 Uncategorized Expense              |                  | 0.00       |                         | 0.00       | 0.00         |
| Unapplied Cash Bill Payment Expenditure |                  |            |                         |            |              |
| Total Expenditures                      | \$               | 521,483.00 | \$                      | 539,400.00 | \$ 17,917.00 |
| Net Operating Revenue                   | \$               | 30,700.00  | \$                      | 13,860.00  | \$ 16,840.00 |
| Other Expenditures                      |                  |            |                         |            |              |
| 7100 Contingency Expenses               |                  | 30,700.00  |                         | 14,165.00  | -16,535.00   |
| Total Other Expenditures                | \$               | 30,700.00  | \$                      | 13,860.00  | \$ 16,535.00 |
| Net Other Revenue                       | \$               | 30,700.00  | \$                      | 13,860.00  | \$ 16,535.00 |
| Net Revenue                             | \$               | 0.00       | \$                      | 0.00       | 0.00         |



## President's Report

This Annual Report – the reports of Northport Village Corporation's officers, committees, and community organizations – illustrates the continuing growth and vitality of our Village. It reflects the care, energy, and shared commitment of community members who volunteer their time, talents, and imagination to strengthen our unique Village. These reports tell a story of community members working together, preserving what we value, improving what we can, supporting one another, and helping Bayside remain a welcoming, vibrant, and engaged community.

Village government work happens quietly throughout the year, through the steady attention of our employees, Board of Overseers, officers, and committees to maintain and improve the infrastructure, essential services, fiscal oversight, and general government operations that support daily life here. From sewer and water systems to roads, facilities, parks, safety, and planning for future needs, these efforts reflect our shared commitment to responsible stewardship of the Village. We remain committed to fiscal responsibility, ensuring that Village resources are managed thoughtfully, transparently, and with attention to both current needs and long-term sustainability. The goal of our efforts is to ensure that our Village remains resilient and well-prepared for the years ahead.

The vitality of the Village is especially visible in the summer, when residents and visitors are brought together through the many activities sponsored by Bayside Arts, the Northport Yacht Club, and the Bayside Historical Preservation Society. Their programs, gatherings, and traditions create opportunities for Baysiders to connect across generations, welcome newcomers, reminisce about shared histories, and enjoy the community's creative and recreational life.

That same spirit continues into the fall and winter through resident-organized traditions that bring warmth and connection to the quieter seasons. Halloween trick-or-treating, Oktoberfest, Christmas tree lighting and caroling, and New Year's festivities all offer meaningful opportunities for year-round residents to gather, celebrate, and stay connected. These events, made possible by the energy and initiative of residents, also help sustain friendships, shared memories, and a sense of community that makes Bayside such a special place.



Bayside's continued vitality requires the sustained efforts of volunteers in Village government and community organizations. The work of the Board of Overseers and officers is supported by the research and recommendations of committees made up of community volunteers. Their work to maintain and improve the Village, overseen and approved by the Board, is described in this Annual Report. All Overseers' and Utilities Trustees' meetings and many NVC committee meetings are conducted in person and remotely (via Zoom), so they are accessible to the entire community throughout the year. Meeting notices and agendas are posted on [nvcmaine.gov](http://nvcmaine.gov) and [baysidemaine.com](http://baysidemaine.com). The Board of Overseers hosts a number of "Donuts and Dialog" events during the summer to inform the community about challenges facing Bayside and to engage and welcome community members' perspectives and priorities. I encourage you to read this Annual Report, attend a Donuts and Dialog, and observe NVC Board of Overseers or committee meetings to see if your interests and talents can contribute to Village government.

The importance of our continued productive relationship with the Town of Northport is demonstrated by the Town's continued financial contribution to our budget, the progress on shoreline stabilization projects in Bayside, and the Town's selection of Community Hall and Ruggles Park for two community building events this summer. As the NVC's Town Liaison, I attend most Town Selectboard meetings and annual budget workshops and report to the Selectboard on Village issues. Similarly, I inform the Board of Overseers about significant Town issues and anything that impacts Bayside. Town Administrator, James Kossouth, and I speak regularly about issues of interest to the NVC and the Town. To further enhance communication between our community and the Town, I invited James to include a report from the Town in this Annual Report.

I am grateful for the work of so many people – staff, Board members, officers, and other community members – who make my role as President easier, rewarding, and often even fun. This year, I especially want to thank Jeffrey Wilt, who resigned from the Board of Overseers this past April after more than seven years of service.

During his time on the Board, Jeffrey chaired the Utilities Committee and helped guide the utilities departments through several major transitions. He also chaired the Waterfront Committee, served on the Governance,



Personnel, and Audit Committees, among others, and acted as our liaison with the Town of Northport. His good humor could enliven a meeting at just the right moment, and his contributions were consistently thoughtful, concise, and constructive. During long and wide-ranging Board discussions, I could count on Jeffrey to help “herd the cats” toward a decision. He also reliably made time for NVC responsibilities within his busy work schedule, “Zooming” in from trains, cars, hotel rooms, and, memorably, hotel balconies with palm trees swaying in the sunny background while I looked out on a snowy Ruggles Park.

Thank you, Jeffrey, for your countless contributions to the NVC’s good health.

*Janae Novotny*



## Treasurer's Report

The 2025 Audit was started in early April 2026 and is close to completion, with NVC once again on track for yearly audits. Wilke and Associates continues to provide the bookkeeping services, and a new Finance Manager joined the NVC this spring, providing support for budget development, forecasting, and review, as well as general support for NVC business office functions.

The Board continues to review and understand both near-term and long-term budget priorities. Spring 2026 workshops were used to develop the 2027 General Government budget. Detailed financial information provided for these meetings, and publicly available, includes draft 2027 budget estimates, commented and compared with previous actual and approved budgets, and information on expense split between the three NVC departments (General, Sewer and Water).

The 2027 Budget Narrative, organized by cost categories, explains major budget expense items, including any significant changes. Of specific note for the 2027 budget: It proposes tax revenue close to the 2026 amount and recommends the use of reserves to cover a portion (\$10K) of the boat float replacement and Bay View Park stabilization costs (up to \$15K). If approved at the Annual Meeting, NVC will replace the current truck, and the 2027 budget includes a reduction, but not removal, of truck replacement funds.

*Gwendolyn Huntoon, Treasurer*



## **Finance Committee Report**

The purpose of the NVC Finance Committee, composed of six representatives from the Village community, NVC overseers, and NVC officers, is to independently engage in specific matters affecting Village finances. The committee may also recommend potential solutions to improve administrative and fiscal efficiency. Upon request by the NVC Board of Overseers, officers, or other NVC committees, the Finance Committee is positioned to conduct detailed assessments on a variety of operational and other fiscal matters and to offer a professionally balanced opinion for the requestor's consideration.

When meetings are scheduled, they are announced in advance and open to the public. Meeting minutes are presented to the Board of Overseers and posted to the NVC website.

Frederic Lincoln, Chair  
William Cressey, Community Member  
William Eastty, Community Member  
Gwendolyn Huntoon, NVC Treasurer  
Janae Novotny, NVC President  
Don Webster, Community Member

*Fred Lincoln, Chair*



## Infrastructure Committee Report

Bayside's infrastructure priorities for Village property that relate to water include: shoreline stabilization at Bayview Park, shoreline stabilization at Auditorium Park, and overall stormwater drainage throughout the Village to the Bay.

Regarding the Bayview Park Shoreline Stabilization Project, the Town of Northport awarded the contract for construction of the seawall to Dan Ford Enterprises, and work will begin after October 15, 2026. The Town will prepare and post a request for bids for the completion of landscaping (which will be located between the top of the new seawall and the end of the grass at the foot of the Park) before the end of 2026, in anticipation of completion of landscaping work in the spring of 2027. Prior to solicitation of landscaping bids, public comment will be invited regarding the plants to be used.

Regarding Auditorium Park, the extent of the work necessary for shoreline stabilization remains under review. In April of 2026, an engineer reviewed the shoreline and opined that it appeared very similar to the shoreline documented in 2024 photos, with slightly more erosion in a few locations. A large rain event or storm with flooding and/or heavy wave action could affect the stability of the slope. The Town of Northport obtained a grant to study stormwater drainage and to identify trouble spots throughout the Town, including Bayside. FB Environmental has been retained to complete the study. Conceptual designs are expected in the summer of 2027, with a final report due by the end of 2027.

Along with flooding or wave action, stormwater drainage is likely to impact shore stabilization and may affect design of an appropriate seawall and other stabilization efforts. On May 1, 2026, the Maine Department of Environmental Protection issued a permit for placement of stone riprap to stabilize the eroding embankment. The permit is valid until May 1, 2033, provided construction begins by May 1, 2030. Completion of the stormwater drainage study is a prerequisite for decision-making on specific stabilization efforts, including the placement of riprap.



The Town plans to seek a grant from the Maine Department of Transportation Infrastructure Adaptation Fund to address the need for Auditorium Park shoreline stabilization and other Village storm drainage issues, following completion of the study by FB Environmental.

Completion of the shoreline stabilization work at Bayview Park and gathering of information needed to create a plan for shoreline stabilization at Auditorium Park and stormwater drainage throughout the Village remain top priorities.

*Committee members include:*

- Kristen Mix, Chair
- Gordon Fuller
- Art Hall
- Bill Haverty
- David Hecht
- John Lojek

*Kristen Mix, Chair*



## Governance Committee

While this may invite havoc, I am pleased to report that it has been a quiet year for the Governance Committee. Thanks to the hard work of committee members Beverly Crofoot, Dan Webster, and Kris Mix, we worked through yet another revision to the NVC Zoning Ordinance to address height restrictions for non-conforming structures. With recent changes to Maine state zoning statutes intended to address the housing shortage, we will likely revisit our ordinance next year, but we are waiting for the dust to settle at the state level.

The Committee has been working with the Board President to create fillable forms for many of the activities that require Board approval. This includes forms for donations, use of public buildings and parks, etc. Thanks to committee member Beverly Crofoot for her vast historical knowledge of how things in the Village work, and to Dan Webster for keeping us on our game and catching all of my typos, and to Kris Mix, for her ability to see all sides of an issue so that at the end of the day, we can provide the best guidance to the Northport Village Corporation. If you see them, please thank them for their tireless work on behalf of the community.

As a gentle reminder, please familiarize yourself and your guests with the various NVC ordinances, including the Parking Ordinance, Waterfront Ordinances, Fireworks Ordinance, Dog Waste Ordinance, and the Policies Regarding the Use of our Public Lands and Parks. These are all available on the NVC website, and the PDFs can be shared. These Ordinances allow our ever-growing community to live and work in harmony, while preserving what we all love about Bayside.

I will also take this opportunity to pitch joining one of the many committees that do the labor of keeping our Village safe, secure, maintained, and just a wonderful place. I also encourage you to Zoom in for committee and Overseers meetings. Until I became an Overseer, I had no idea how much time, energy, and money go into maintaining the most basic services we all take for granted.

Thank you for giving me the opportunity to serve the community I love so much. I hope to see you on a Governance Committee call soon.

*Elaine Moss, Chair*



## **Parks and Trees Committee/Tree Warden**

During the summer of 2025, the committee constructed a footbridge on the Shore Bluff Footpath. Accolades to the volunteers who did this work! The footbridge makes for easy hiking over a marshy part of the path. Steps will be constructed on a steep part of the path, hopefully, this summer and Stella D'Ora Lilies from Alma Homola have been planted at the path's boundary at Bluff Road. If you walk this path, please let us know what you think and provide any suggestions you may have for continued improvements.

Thankfully, we did not lose any trees to storms during the winter. A tree was removed from behind Community Hall at the request of our municipal insurer. Another tree at Community Hall is scheduled to be removed due to its threat of falling on the building.

The two large Ash trees in Ruggles Park were treated this spring for the Emerald Ash Borer, which is deadly for Ash trees. We are ever hopeful that our trees will survive this pest, as it has been identified in Waldo County and in Northport. Beech Tree Leaf disease continues to be a threat, and we are looking into various treatments that may be helpful.

Our annual "walk about," looking for possible problems and needs, concluded with the knowledge that our parks and trees are healthy. Some pruning is planned as well as the removal of some invasive plants around the library and Ruggles Park. A new tree will be planted in Bayview Park to replace the tree that is not thriving.

An assessment was done of the condition of the multiple memorial benches in the Village. The overseers have placed the ongoing maintenance of the benches with this committee. The benches, though weathered, are in good condition. The Village Agent will address any necessary repairs.

Our project to improve the aesthetics at the utility building in Ruggles Park is underway. Landscaping is planned as well as some additional painting. Many thanks to John Woolsey for designing the plan and leading this project.

Once again, I want to thank this committee and the many volunteers who help us. It couldn't be done without them. They bring knowledge, experience, and perspective to each of our projects. Thank you.



*Committee members include:*

Victoria Matthews, Chair

Joe Riley

Don Webster

Alma Homola

John Woolsey

Bette Woolsey

Dee Gautschi

John Hoy

Additional volunteers: Dan Webster, Karen Trasatti, Heather Andren, Shannon Blaisdell, Brian Lhuillier, Dan Reeve.

*Victoria Matthews, Chair and Tree Warden*



## Personnel Committee

The Personnel Committee manages NVC personnel responsibilities. Our goal is to be a good employer, tangibly supporting and appreciating our employees with the exceptional work they do on our community's behalf.

The committee addresses personnel issues at the macro and micro levels: analyzing staffing needs and budget impacts, developing and revising job descriptions, employing and evaluating employees, assuring appropriate staff training, updating and developing personnel policies and procedures, managing required employment forms, and maintaining personnel files.

After serving as Office Manager for three years, Trish Parker resigned in April to accept a new position. In May, we were delighted to welcome Alyssa Hayward as Office Manager and Melissa Doan as a part-time, remote-working Finance Manager.

Alyssa's assumption of responsibilities has been seamless, and she and Bill Paige effectively manage Village operations as though they have been working together for years rather than months. We have already benefited from Melissa Doan's contribution to our financial processes informed by her years of municipal administration in Maine. With his deep knowledge of all aspects of the Village and decades of dedication to it, Bill continues to be the linchpin of Bayside.

The Northport Village Corporation is well-served by these competent, dedicated, resourceful, and dependable individuals, who bring unique and valuable experience and perspectives to their work:

### Regular Full-time Employees

Bill Paige – Village Agent and Utilities Distribution/Collection Operator  
Alyssa Haywood – Office Manager

### Regular Part-time Employees

Fernie Barton – Treatment Plant Operator  
Amy Eldridge – Utility Billing Clerk  
Melissa Doan – Finance Manager



## 2026 Seasonal and Temporary Employees

Perrin Hathaway, Lifeguard

Danielle Hicock, Lifeguard

Aiden Huck, Lifeguard

## Utilities Department Superintendent

Chuck Applebee, Principal Owner, Water Quality and Compliance Services

As noted in previous annual reports, we have determined that recruitment efforts for a part-time, seasonal Village police officer are futile, given the highly competitive law enforcement employment conditions in Maine. The Waldo County Sheriff's Office is available for emergency (911) and non-emergency (207-338-6786) calls year-round and has been very responsive to Village needs.

## *Committee Members*

The Personnel Committee includes Officers and Overseers with responsibilities that impact personnel issues: Janae Novotny, President; Wendy Huntoon, Treasurer; Michael Tirrell, Safety Committee Chair; and the Utilities Committee Chair, filled by Jeffrey Wilt until his resignation in April 2026, and subsequently filled by Frederic Lincoln as Interim Utilities Committee Chair.

*Janae Novotny, NVC President and Personnel Committee Chair*



## Safety Committee

### *Safety Committee Members:*

Jessica Cohen  
Jim Coughlin  
Beanie Einstein  
Lisa Fryer  
Jim Huning  
Harry Rosenblum  
Michael Tirrell (Chair)

*The Safety Committee functions in an advisory capacity on issues, rules, regulations, and requirements associated with Bayside public safety. The committee provides the Board of Overseers with input, feedback, and advocacy around safety policy and budgetary priorities.*

### **Traffic Calming and Speeding**

Speeding in the Village is a significant concern for many people. And speeding patterns typically occur on Town roads, including Broadway, George Street, Shore Road, and Bluff Road. For background, Town roads generally run north-south and are the responsibility of the Town of Northport. Village roads generally run east-west and are managed by Bayside.

The Safety Committee recommended that the Board of Overseers request that the Town install standard stop signs at various locations and undertake an experiment with removable speed humps borrowed for the season from the state DOT.

At the July 13th Overseers meeting, the Board approved the Safety Committee's recommendations to investigate installing standard stop signs at key intersections – on Broadway (perhaps at Pleasant Street and Park Row); on George Street at Sea Street; and on Bluff Road at Main Street.

The Overseers also recommended, at the Safety Committee's urging and pending Town approval, that speed humps be tried as an experiment in two locations: on Broadway as cars enter the Village and on George Street, prior to Griffin Street. Any installation of speed humps will be determined by the Town.



The Town Select Board agreed to study the issue further, including consulting with the DOT and perhaps requesting a DOT traffic study on volume and speeding at various locations. The Select Board is also interested in learning what other Maine Towns do to address traffic calming.

It's important to note here that this request is the start of a process. Please expect a public input opportunity before any final recommendations or a vote by the Northport Select Board. Look for further updates on this issue.

## **Beach Fires**

The committee chair, Michael Tirrell, worked with Elaine Moss (Governance Committee chair) over the winter to revise and clarify beach fire rules and best practices. All Bayside beach fires require a permit and must comply with the NVC Fire Ordinance and Maine State Law. What's more, any fires on Village beaches (even a winter fire) require an additional degree of care and courtesy to protect the community. As we know, Bayside is filled with old, beautiful, wooden buildings. We have had devastating fires in the past, and we are always on alert for stray sparks that could ignite them. The new Guidelines for Beach Fires and Safe Practices is available on the Village website at [www.nvcmaine.gov/](http://www.nvcmaine.gov/). Click on the **Useful Info** drop-down menu and select the item labeled: **Fire Safety, Fireworks, Beach Fires**.

## **Waterfront Safety: Lifeguards**

Lifeguard hiring is still a challenge, though we were successful in hiring three lifeguards to work a combined 7 days per week. They are Aiden Huck, Perrin Hathaway, and Danielle Hicock. Recruiting for new lifeguards starts late-winter every year, and success in hiring is often touch-and-go.

## **Safety Bulletins**

The Safety Bulletins, which began in 2024, were distributed again this summer to highlight safety issues and concerns. They are published as needed and posted on the NVC website and community bulletin boards, and distributed via [baysidemaine.com](http://baysidemaine.com). Issues discussed include speeding, lifeguard coverage, fires and fireworks, kids and bike safety, and other matters as needed.

*Michael Tirrell, Chair*



## Utilities Committee

### *Utilities Committee Members:*

Casey Brown – Trustee

David Crofoot – Trustee Emeritus

Diana Eastty – Trustee and Overseer

Frederic Lincoln – Interim Chair, Trustee, and Overseer

Judy Metcalf – Trustee

Elaine Moss – Trustee and Overseer

The Water and Wastewater departments of the Village continue to function effectively and safely, as designed. With the large number of moving parts that support our unique systems, we continue to operate in concert with regulatory parameters to successfully serve customer expectations. These activities successfully occur due to the Herculean efforts of dedicated team members: Bill Paige, Chuck Applebee (Superintendent), Fernie Barton, Amy Eldridge, and the NVC Office. The Utilities Committee typically convenes publicly on the third Friday of each month and works tirelessly to ensure our operations continue serving all stakeholders and to anticipate future needs for detailed planning purposes. The Utilities Chair reports all pertinent information to the NVC Board of Overseers monthly.

In addition to the volunteer efforts of the Utilities Committee, we wish to recognize and offer our sincere gratitude to the former Utilities Chair, Jeffrey Wilt, for his many years of thoughtful and tireless dedication. Jeffrey's significant contributions to the Village in this role are immeasurable.

As previously reported, NVC received formal notification in January 2025 that our wastewater license to operate was renewed for a period of five years. The license includes limits for volume of discharge, and concentration of various components such as Biological Oxygen Demand (BOD) and Total Suspended Solids (TSS). Wastewater undergoes primary treatment, which involves settling solids in a series of settling tanks. Wastewater is decontaminated with chlorine, and the chlorine is then chemically neutralized before the effluent is discharged to the ocean. We continue to see an improvement trend in operations. For year-to-date 2026, there have been no recorded exceedances beyond the limits outlined in our license. To sustain these improvements, we continue to utilize all three treatment trains (settling tanks) – effectively using the plant's full capacity year-round, as well as pumping the tanks up to four times annually. While it comes at a



cost, we believe the pumping regimen is key to managing BOD (the strength of dissolved organic substances in our wastewater).

This past year, the Utilities Committee conducted a review of our existing Wastewater rate structure to determine and validate reasonableness across our customer base, including those having only seasonal service. We leveraged support from the Regional Director of Community and Environmental Resources, RCAP Solutions, Inc. RCAP is a non-profit organization that independently provides professional guidance to rural water and wastewater districts. Considering the high percentage of fixed operating costs and the projected overall cost impacts of introducing a multi-tier rate structure, the committee voted to implement no structural changes at this time. The committee agreed to revisit the rate structure in three years.

A “Ready to Serve” category is now in place for owners of real estate with permitted water and sewer connections onto their property, but who have not yet built their residence or whose residence has been deemed uninhabitable. These owners are now being charged a Ready to Serve fee of 25% of the base trimester rate, which is charged as a User Fee for current active connections.

A review of the 2013 NVC Water Department Terms and Conditions document is currently in process. The committee is reviewing existing language to validate its appropriateness for current Village activities and alignment with applicable Maine Public Utilities Commission regulations.

The NVC Sewer Department is nearing completion of studies being conducted by Dirigo Engineering, with final reporting anticipated in autumn 2026. These projects, a Fiscal Sustainability Plan (FSP) and a Climate Adaptation Plan (CAP) include loan-forgiveness grants from the Maine Municipal Bond Bank (MMBB) as part of the Maine Climate Adaptation grant program. NVC was approved for loan forgiveness for the full FSP \$20,000 and CAP \$25,000 associated with each grant. There is also a location match and/or in-kind services requirement associated with the FSP, making the total FSP Project \$40,000.

A Capacity Adaptation Plan grant application has been approved for the NVC Water Department, in the amount of \$29,999 for a \$40,000 project. This project is anticipated to be completed in 2027.



The Utilities Committee faithfully and prudently plans the annual operating budgets, subject to NVC Overseers’ approval, and closely monitors actual costs and estimates-to-complete every month. The Board of Overseers reviews and approves expenditures of the Water and Sewer departments as part of the monthly warrant process. The management of operating cost increases (i.e., chemicals, water purchase, aging infrastructure, labor costs, etc.) remain a challenge to water and wastewater rates. We closely monitor our reserve positions and, with audit activities now up to date, we leverage the current audited financial statements in the decision-making process.

*Frederic Lincoln, Interim Chair*



## Waterfront Committee

The Waterfront Committee remains committed to its core mission of ensuring safe, sustainable, and equitable access to the Village waterfront for our diverse community of users – including sailors, recreational boaters, kayakers, canoeists, paddleboarders, swimmers, anglers, and visitors who enjoy our beautiful harbor.

We begin this report by expressing our sincere appreciation to the dedicated volunteers who make the waterfront operate smoothly throughout the season:

- Craig Brigham, Wharfmaster
- Jim Coughlin, Assistant Wharfmaster
- Gordon Fuller, Assistant Wharfmaster
- Bill Haverty, Assistant Wharfmaster

Their countless hours of service and stewardship are invaluable to our community.

Last season was successful, with operations running smoothly and no major changes to facilities or procedures. We appreciate the continued cooperation of all waterfront users in helping maintain a safe, organized, and welcoming environment.

Under the Waterfront Ordinance, seasonal user fees help offset the costs of maintaining docks, floats, moorings, and other waterfront infrastructure. Fees for the 2026 season are as follows:

- Dinghy registration: **\$75**
- Other small watercraft (kayaks, canoes, paddleboards, etc.): **\$30**
- A **\$5 non-resident surcharge** applies to registrations for individuals who do not reside in the Town of Northport and do not reside or own property within the boundaries of the Northport Village Corporation.



The committee also reminds all waterfront users of the following important regulations:

- All dinghies and small watercraft stored on the waterfront must display a current Northport Village Corporation registration sticker, available from the NVC Office.
- Dinghies tied to the inner or outer floats may not exceed **10 feet in length** or **5.5 feet in width**.
- Dinghy motors may not exceed **10 horsepower**.
- All dinghies should be clearly marked with the owner's name and telephone number.
- No dinghy may be left unattended at the dock or boat float for more than **48 hours**. Dinghies not in regular use should be secured to the outer float, moored behind the owner's vessel, or stored on shore.
- Dinghies that accumulate rainwater should be bailed promptly, as the additional weight places unnecessary strain on the float system.
- Owners of kayaks, canoes, paddleboards, and other personal watercraft are encouraged to use their vessels regularly and avoid leaving them stored on the waterfront for extended periods when not in use.

With the continued cooperation of everyone who enjoys our waterfront, we can preserve this important community resource for future generations. By following these guidelines and respecting shared space, we will continue to reduce congestion, improve safety, and ensure that the Northport Village waterfront remains accessible, attractive, and enjoyable for all.

*Jeffrey Wilt, Chair*



## Village Agent

It is that time of year again. I hope you're all having a great time in the Village so far. The Village has a lot going on all year long and the Village staff are very busy all the time, making everything work so you can have a beautiful and smooth-running community year-round. A big thank you to all the Overseers and Officers, who put a lot of time in, along with all the volunteers who help year-round. Thank you!

This year, with the Overseers' approval of the final designs, we finalized the construction plans for the new swim float. We moved to the bidding process and opened bids in December 2025. Dark Harbor Boat Yard was awarded the project and delivered the float as scheduled around the 15th of May, 2026. It looks great! It is designed to float a bit higher in the water than the old one. The marine engineer who inspects the wharf each year checked the swim float and said it looked good. He has also done his spring inspection, and reports that the wharf is in very good condition.

I scheduled and supervised numerous spring road repairs and some park repairs. Last winter required a long plowing and sanding season; it seemed like I was plowing every three to four days, on holidays like Christmas and New Year's, and so on. I also talked with a lot of contractors around the Village – there were a lot of them working all around the Village this winter, and there still seems to be a lot this spring.

I worked on cleaning up a lot of old files that were in storage and still have a lot more to go through to finish that project. I also worked with an ad hoc committee of Overseers to inventory and inspect the memorial benches in the Village.

I looked at Bayview Park Shoreline Stabilization Project plans with the Northport Town Administrator, James Kossuth. I talk with him two to three times a month about lots of projects, both within and outside the Village.

On the Water Department side, we added some new water customers and dealt with various small water leaks over the last year. We added some new lines and repaired a few others. We dug up the public pathway between 5 and 7 Park Row to replace the old, worn-out water line that leaked two to



three times per summer. We put in a new line, put drainage in the ground with the pipe, added some steps in the pathway, and repaved it all.

I worked with the Town Road Commissioner on paving Broadway late last fall, and I also worked with Performance Paving to raise the sewer manhole covers and water main gate valve covers on Broadway.

On the Sewer Department side, I worked on long-term sewer projects, and I am still making weekly trips to the lab in Wiscasset – sometimes two times a week due to holidays, schedules, or required make-up tests for invalid results – to keep us in compliance with our wastewater.

I also schedule and supervise lifeguards for the summer season and AED inspections to keep them up to code.

For more detailed information about the year-round work of the Village Agent, please read the monthly Village Agent reports on the Village website.

*William Paige, Village Agent*



## Wharfmaster

By now most of you know the content of this report. Please read and follow the ordinance developed by the Village. Because of our limited resources, we all need to help with the demand placed on this fantastic Village .

Some of the important points to remember are:

- The swim float has a posted sign which gives everyone an on-site rule list.
- Fishing is not allowed from the swim float; it is a personal injury concern.
- Please do not feed the pigeons. Though they are adorable, they create a mess and are increasing in number.
- The boat float remains congested. Please move your dinghy within 48 hours of no use.
- The Village has provided a rowing dinghy to assist you in the placement of your dinghy to the out float.
- Please bail your dinghy within 48 hours after rain. This is to reduce the strain on the floats and wharf.
- Lifeguards are there for your protection; please obey and follow their directions.
- Kayak storage is for short-term storage. This area is not provided by the Village for storing kayaks (and other personal watercraft) to leave all summer. In years past, it is evident that some vessels have been set and used very little for the entire summer. A permit is required to leave your vessel in the short-term storage area.

With that out of the way, I want to welcome everyone to the waterfront. We have a new swimfloat. The first use was in early June. The water was cold, and the swimmers were not in the water for long. It is now a month later, and we are looking at 90-degree weather and many, many swimmers.

The Village has excavated and graveled the parking area at the base of Ruggles Park to better define it.

Enjoy the glorious summer season.

*Craig Brigham, Wharfmaster*



## Bayside Arts

Within the hallowed frame of Community Hall, or out and about in the Village, you'll discover the many talents of Bayside Arts. With the help of members, donors and volunteers, we work year after year to provide our residents and visitors with effervescent entertainment.

Last year, 2025, that included presentations by authors Rich Cohen and Steven Rea, and sound artist Aaron Rosenblum. A night of magic with Peter Boie. Classical music with the Lake Trio. The play *Love Letters* by A.R. Gurney. Dancing Under the Stars, on the basketball court. A trio of movies for kids and families. And, for the first time, our "Porch Parties," a quartet of short folk concerts, all at the same time, on four Bayside porches.

Now it's 2026, and our calendar is just as exciting. We're bringing back the Lake Trio and the Porch Parties. We're also scheduling Springtide, with their fiddle, guitar, and cello interpretations of New England folk music. Liz Thorpe with her acclaimed wine-and-cheese pairings. Jazz singer Ali Webb. Poet Maya Stein. Movies and more for the kids and families.

Want to be involved? Help to choose next year's performers, present an evening's program, or join our Board? Maybe you have some ideas for what we should be producing. Bayside Arts is always looking for new people to join our merry band. Maybe you'd like to learn more about publicity or running a sound or lighting board. You don't need the know-how, just the passion! If you'd like to contribute your time and talent or just want to learn about what goes on backstage to bring a performance to life, get in touch, [spritzjohn@gmail.com](mailto:spritzjohn@gmail.com).

*John Spritz, President*



## **Bayside Historic Preservation Society**

The BHPS continues to thrive with the support of members and volunteers. Helen Peletier, with the help of Amro El Jaroudi, continues to manage our website. The BHPS continues to collaborate with Bayside Arts and the NYC whenever possible. Lisa Webster has once again made the yard at the Shady Grove Museum look outstanding. Watch the old entrance to the museum for an installation to be created by Cis Lincoln. It will be historic! We especially want to thank Art Hall for maintaining our historical markers around the Village and creating a new marker on the cement block at Ruggles Park.

BHPS had four main activities planned, in addition to the opening of our Museum on Pleasant Street in July and Beverly Crofoot's cottage moving exhibit in the downstairs meeting room at the Community Hall. That exhibit is about the history of picking cottages up and moving them either for construction or to a different location.

Vicki Nelson volunteered to organize the 8th annual "Collector's Day" held upstairs at the Community Hall on August 4. Friends and neighbors brought their personal collections to share with one another. As usual, it was a wonderful get-together!

Megan Pinette, President of the Belfast Historical Society, presented two talks for our second and third BHPS-sponsored activities. Her first presentation on July 22 was about the "bold stand taken by the people of Belfast to support liberty" during the American Revolution. A great topic considering that this is our nation's 250th anniversary! On August 4, she explored the many and varied items made in Belfast during the last 250 years! The list is very diverse! Both talks were held in the Community Hall.

The last event, Dancing Under the Stars, was organized by Sharon McCulloch. Once again, BHPS and Bayside Arts co-sponsored this popular event.

BHPS was given a wonderful photograph by Don Taylor this winter. It is featured on the first page of our newsletter and in Beverly's cottage-moving exhibit. Don is from the Scarborough Maine Historical Society, and the photo was found in one of their collections. He reached out to Helen Peletier and donated it to the BHPS. This is something that all the historical societies regularly do for each other. Thank you to Don.



This past winter, I read in the New York Times about the death of Charles Norman Shay. I remembered that David Crofoot met him and asked David to write about his visit and his connection to Mr. Shay. David's important story appears in the BHPS newsletter. Charles Shay was a D-Day decorated World War 2 combat medic and member of the Penobscot Nation. The connection was that David's father served as a doctor during the war, including on D-Day. In this 250th year of our Democracy, David's account is a wonderful way to celebrate those who fought, lived, and died in support of all of our freedoms.

This summer, our Museum at Shady Grove on Pleasant Street features a special display of photographs of our Bayside Dock from the 1870s to the present. Featured with the display is one of Dick Brockway's amazing models. Dick's widow, Marge, gave the model to the BHPS – it even has the initials carved into the building. We also have a display of Rob Sherman's wooden toys and objects.

**Mailing address:** P.O. Box 48, Belfast, ME 04915 or [www.baysidehps.org/](http://www.baysidehps.org/)

*Officers:*

Joe Reilly, President  
Beverly Crofoot, Vice President  
Helen Pelletier, Treasurer  
Robyn Tamura, Secretary

*Board of Directors:*

Marjorie Crowley  
Fred Lincoln  
Harry Rosenblum  
Joy Sherman  
Bob Stetser  
Lisa Webster  
Vicki Nelson

*Joe Reilly, President*



## **Bayside Library**

The Bayside Library is a seasonal library located on the corner of George and Griffin Streets. The Library has both Children's and Adult Reading Rooms connected by a brick courtyard. It is open daily 10:00 a.m. to 5:00 p.m. from Memorial Day in May to Indigenous People's Day in October.

Books circulate on an honor system. The collections are made up of books donated by members of the Bayside community. Most of the books available are fiction, and good for summer reading.

The Library is managed by a group of volunteers who open and close each day, shelve books, and keep the rooms clean and neat. Jen Lannan offers a Story Hour for school-aged children on Wednesday mornings. Many thanks to volunteers Heidi Van Bergan, Jennika Lundy, Jen Lannan, and Vicki Nelson for the time they gave during the 2025 season.

A special thank you goes to Jennika Lundy who has overseen the Library for several years. With her help, the Library has provided the Bayside community with a well-used and enthusiastically supported resource.

Special thanks also go to the Samway family whose generous contributions keep the gardens looking beautiful.

### **Changing Times**

As of April 2026, the Library has new directors. Martha Beiser and Marnie Reeve, both year-round residents of Bayside, have taken on the responsibility for running the Library. With volunteer help, we are reorganizing the books in the adult reading room to make things more cohesive. There are many volunteers, both experienced and new, who are taking care of the daily tasks.

So come and enjoy the Library. There is a lot of good reading to be had.

*Martha Beiser and Marnie Reeve*



## Northport Yacht Club

### *Board of Directors*

Jim Facey – Commodore (as of 8/25, then Lisa Berry – Commodore)  
Lisa Berry – Vice Commodore (as of 8/25, then Steve Kazilionis – Vice Commodore)  
Emerson Smith – Rear Commodore (as of 8/25, then Jim Facey – Rear Commodore)  
Gordon Fuller – Fleet Captain  
Karen Trasatti – Secretary  
Craig Brigham – Treasurer (as of 2026, then Paul Hamlin – Treasurer)  
Lisa Webster – Director (as of 8/25, then Jen Lannan – Director)  
Bryan Field – Director (as of 8/25, then Karen Newman – Director)  
Dave Leaming – Director  
Chris Lewton – Director  
Erik Ekberg – Director

In our 87th year, the Northport Yacht Club (NYC) continues to be a social hub for the Village and to fulfill its mission of encouraging boating, promoting seamanship and navigation, and providing a welcoming clubhouse for over 200 active single and family memberships. Our programs thrive because of the dedication of community volunteers, committee leaders, and instructors across Bayside. We look forward to strengthening our partnership with the other Village organizations towards greater enhancement of community cohesion.

The 2025 NYC fleet consisted of 13 sailboats (nine day sailors, three 420s, and one Sonar keelboat), one motorized inflatable dinghy for the boat float, and three other motorized boats. Spring upkeep and repair of the fleet, boat launching, and sailing instruction are all activities that bond the more seasoned sailors with the younger, often more limber sailors; an integral piece of what makes Bayside the special place it is during the spring work parties. Volunteer contributions are always greatly appreciated in getting the fleet prepped and in the water.

A major focus of the NYC is training future sailors through the Sailing School, a program that continues to thrive and unites and integrates the various generations of the Bayside community. The 2025 Sailing School, which enrolled a robust number of 52 young sailors, was led by the Sailing



Program Committee (Gordon Fuller, Emerson Smith, Ben Webster and Lisa Webster), Head Instructors Nate Cohen, Jonah Berry Brown and Lulu Trasatti, and additionally supported by parents and boat owners alike. The Sailing School had a packed calendar of events, on and off the water, from the end of June into August, including many Junior Yacht Club events and another successful adventure on Warren Island.

The NYC oversees various races for the larger community through the John Short Series, the Walter Downs Series, the Rhodes 19 Series, the Performance Handicap Racing Fleet Series, and the iconic Around Islesboro Race. These on-the-water activities are exciting for the community and a welcoming beacon to attract people from beyond Bayside. Craig Brigham, Jim Coughlin, Dan Doucette, and Lindsay Huntoon were integral parts of this year's Racing Committee. The season culminated with the Annual Meeting on August 9th which was full of awards for our successful sailors of all ages, campers, and Member of the Year: Celine Bewsher and Unsung Hero: Bill Eastty.

The NYC goes beyond sailing to contribute to the larger Bayside community by providing a wide range of social opportunities that enable the community to come together, kindle friendships, discover commonalities, play games, share a meal, and more. Social events included the Kickoff Celebration, Fourth of July Games, Thursday night Potlucks, the Cocktail Party, and Donuts on the Deck. Thanks so much to Lisa Webster and Jen Lannan for making sure each of these events was staffed, and all the volunteers who stepped up and stepped in to make these events happen.

Our events remain volunteer-run and typically potluck-style, promoting community cohesion while keeping costs low. Even with all the potlucks and volunteer work, our low membership dues and the proceeds from our Sailing School Program and donations don't cover all our expenses, especially when larger expenses and repairs arise. Our fundraising activities have become Bayside community builders, such as the iconic Mother of All Yard Sales, which in 2025 was one of our best, handily overseen by Celine Bewsher and her amazing team of helpers. Additional fundraising was overseen by Diana Eastty, who organized, purchased, and sold Bayside merchandise with her crew of salespeople, and the Pancake Breakfast was ably run by Rob Smit with an efficient team of flippers and servers. Even our youngest members are pitching in to raise money for their annual trip to



Warren Island by hosting a car wash and selling real maple syrup at Pancake Breakfasts. Our income just topped our expenses: both over \$60,000. Thanks to Craig Brigham for all his calculations to keep us afloat, and to all the other volunteers who worked tirelessly to make the fundraising events happen.

Our goals for the future include: update of NYC bylaws and articles of incorporation for presentation and vote of acceptance by membership; replacement of the current Whaler with updated motorboat; update and improve our website; expand merchandise sales; expand social media presence; improve member benefits; protection of board members with directors' and officers' insurance; work on clubhouse structural and roof issues.

## **Acknowledgments**

Thank you to all volunteers, committee members, officers, and supporters who sustained the Club this year, especially Craig Brigham, Erik Ekberg, Jim Facey, Bryan Field, Gordon Fuller, Paul Hamlin, Steve Kazilionis, Jennifer Lannan, Dave Leaming, Chris Lewton, Karen Newman, Karen Trasatti, Emerson Smith, and Lisa Webster for their work on the Board, without all of whom none of this would have been possible.

*Lisa Berry, Commodore*



## Northport Town Administrator Report

So many exciting things happened in 2025 and have continued into 2026. What a great time to be in Northport!

The new Town Office and Community Center remains the lead story. At the June 2025 Town Meeting, residents authorized borrowing up to \$3.5 million, with the balance to come from grants and donations. In November, the Town secured \$2.325 million in federal funding, and the fundraising committee has raised more than \$200,000 to help reduce the amount we need to borrow.

In March 2026, voters approved the purchase of a house and nearly three acres at 8 Beech Hill Road, which will provide a temporary Town Office and additional land for future use. The Town continues working through state and federal permitting requirements, bringing this important project closer to reality. If you'd like to support this effort, please contact me.

The Town is also installing a solar array to reduce electricity costs. Thanks to several generous donations – including an anonymous gift of more than \$80,000 – the Town can install a solar array at the former sand shed on Beech Hill Road at no cost to taxpayers. The project is expected to save approximately \$450,000 over the next 30 years.

The Town and NVC continue to collaborate on grant-funded shoreline stabilization projects in and around the Village. Two years ago, the Town built a wall to support Shore Road near 590 Shore Road, preventing the road from falling into the bay. Earlier this year, the Town extended the seawall at Kelly Cove, protecting Shore Road along the entire length of the cove. This fall, the Town and Village will construct a seawall in Bayview Park, with new landscaping planned for next spring.

The Town has also completed its first comprehensive property revaluation in more than 20 years. Updated property values will be reflected in the 2026 tax bills mailed in August.

To stay informed, sign up for the Town's monthly email newsletter at [northportmaine.org](mailto:northportmaine.org).

Please don't hesitate to reach out with any questions, comments, or suggestions. Thank you for helping make Northport such a wonderful place to live, work, and play!

*James Kossuth, Town Administrator*



**CLERK'S REPORT OF THE 2025 ANNUAL MEETING  
OF THE NORTHPORT VILLAGE CORPORATION  
AUGUST 12, 2025**

The Annual Meeting of the Northport Village Corporation was held on Tuesday, August 13, 2025 at 6:00PM in Ruggles Park with 104 registered voters present. The Clerk opened the meeting by reading the Call and Return on the Warrant. The Annual Warrant had been posted in five locations within the Village and in the newspapers. The Warrant and Clerk's report of the 2024 Annual Meeting had been included in the Annual Report, which was published more than two weeks before this meeting.

Elia Cohen led us in the Pledge of Allegiance To The Flag.

Prior to the nomination of a Moderator, the Clerk asked that we take a moment to remember those family members, friends, and neighbors who had passed away in the last year.

Nancy Lightner Abersold  
Paul Edward Bartels  
Katherine J. Brown  
Dianne "Deedee" Rice Conover  
Tony Field  
Jayne Parsloe Haverty  
Joan Kosel  
Ralph Flanders Robinson

Please let me know if there are any additional names that should be added to this year's Clerk Report.

**Article 1:** To choose a Moderator, by written ballot, to preside at said meeting.

Blair Einstein, representing the Nominating Committee, nominated Lee Woodward. There were no nominations from the floor. Lee Woodward was elected Moderator of the meeting. The Moderator took the Oath of Office from the Clerk.

The Moderator welcomed everyone to the Annual Meeting and reminded them that, to vote at this meeting, they must register and receive a blue voting card.



## **Article 2: President's Report**

Welcome to the 110th Annual Meeting of the Northport Village Corporation, held on this second Tuesday of August, as required by our Village Charter.

I can report to you that the Village is healthy and thriving – due in large part to the unstinting work of volunteers.

The committee reports in the Annual Report, prepared by your Board of Overseers and officers, describe the accomplishments, challenges, and ongoing work required to keep this Village functioning. These reports cannot truly convey the amount of time, work, and energy your elected representatives, committee members, and staff members devote to the business of the Village. Each brings their professional expertise, considerable experience, and unique perspectives to their work on your behalf. And we are supported by our excellent staff, including Bill Paige and Trish Parker.

The efforts supporting the Village extend far beyond your elected officials and Village staff. As I did last year, I want to remind you about what makes Bayside unique, so, as I identify a group that includes you, please stand and stay standing:

First, everyone present here today who serves on a Village Corporation committee or volunteers for the Village in any other way – setting up for the annual meeting today or painting the dock house – to stand up. Have you pulled weeds in a park? Stay standing, please.

The efforts supporting the Village extend far beyond your elected officials and Village staff. As I did last year, I want to remind you about what makes Bayside unique, SO, as I identify a group that includes you, please stand and stay standing:

- First, everyone present here today who serves on a Village Corporation committee or volunteers for the Village in any other way – setting up for the annual meeting today or painting the dock house or pulling weeds in a park.
- All those present who volunteer in any way, no matter how small, with the Northport Yacht Club – holding the plastic sheet for the 4th of July water slide or preparing food for the Around Isleboro Race, not to forget Board members.



- The Bayside Historical Preservation Society – volunteers staffing the museum, participating in Collector’s Day, maintaining the archives.
- Bayside Arts Board and volunteers, artists, authors, and performers.
- Library volunteers.
- Anyone who has stayed to put away chairs after an event in Community Hall.
- Authors and publishers of The Bayside Seabreeze.

Please stand and stay standing.

Now look around and thank yourselves. You all are the reason we remember and preserve Village history. We enjoy a uniquely vibrant and rich community life each summer and look to the future with confidence that the Village will be here for our children, grandchildren, and great-grandchildren. Thank you, community, for all that you do for our Village .

Please remember that the need for volunteers across our community is ongoing. At the recent Yacht Club annual meeting, I was struck by the number of vacancies for leaders of next year’s traditional activities – like the July 4th kids’ games – that we all enjoy. So, please keep volunteering!

As we celebrate our Village community, we remember that we are also part of the larger Northport community. Grateful for those who attended our “Why a Village in a Town” and our recent Donuts and Dialog. Our larger community needs a new Town hall. Their Town hall is structurally unsound, with insufficient meeting and storage space, and a community center. We are fortunate to have seasonal space – Community Hall, Yacht Club for our community gathering spaces. The Town has no community gathering space or space for an emergency shelter. Also, the Fire Station needs upgrades to better serve us. While pursuing federal and state funding to reduce the impact on taxpayers, the Town is also embarking on a fundraising drive for the new Town Hall/Community Center/Fire Station project and would welcome contributions from the Bayside community.

Finally, I want to recognize three people: Celine Bewsher is leaving the Board and assuming a seat she recently won on the Northport School Board. During her term on the Board, she has worked tirelessly and passionately with the Town and Town Climate Resiliency Committee – researching funding



opportunities, writing grant applications, and collaborating with engineers. Her work with the Town resulted in a grant that funded an engineering study to understand and mitigate shoreline damage at Kelly Cove, Bayview, and Auditorium Parks. Most recently, her work with the Town resulted in a grant to fund a substantial portion of the actual shoreline stabilization work on Bayview Park. We will miss you, Celine. Northport children will benefit from your dedication and energy, which we will miss. Thank you. And, now, Celine is excused to attend her first school board meeting!

I hope you all have read the annual report dedication to Rob and Joy Sherman, and I invite them to stand to be recognized for their many decades of contributing to our community.

Thank you. Now on to the business of this meeting.

## **Article 3: Treasurer's Report**

Wendy Huntoon referred the Village rs to her written report on Page 19 of the Annual Report.

**Article 4:** To see what sums of money the Northport Village Corporation will raise and appropriate for the following accounts for the fiscal year 2026.

### **OVERSEERS PROPOSED BUDGET**

#### **Expenses**

|                                       |                  |
|---------------------------------------|------------------|
| Contracted Services                   | \$49,900         |
| Auto Expense                          | \$21,850         |
| Employee Wages and Benefits           | \$105,930        |
| Administration (ref. Note 1)          | \$33,420         |
| Legal and Professional Services       | \$29,500         |
| Repairs and Maintenance               | \$149,400        |
| Protection and Safety (ref. Note 2)   | \$1,150          |
| Utilities                             | \$38,500         |
| Long Term Debt Service (Bond Expense) | \$91,833         |
| Other Expenditures (ref. Note 3)      | <u>\$30,700</u>  |
| <b>Total Expenses</b>                 | <b>\$552,183</b> |
| <b>Total Funds to be Raised</b>       | <b>\$552,183</b> |



Note 1: Administration category includes: Community Events, Information and Notices, Insurance, Membership Dues, Office Supplies, Postage, Software and Tax Collection Fees.

Note 2: Protection and Safety category includes: Safety Committee Operations, Police Training, and Police and Lifeguard Uniforms/ Equipment/Supplies.

Note 3: Other Expenditures category includes: Reserves, Contingency/ Other Misc., and Personnel Salary Adjustments.

The money will be raised as follows: At the Town of Northport Annual Town Meeting on June 16, 2025, as part of the warrants of the Town's Annual Meeting, the Town voted to raise, appropriate and expend, and commit funds for the Northport Village Corporation for municipal services provided by the Village that benefit the Town in the amount of \$30,000. The NVC also expects to raise \$12,360 from other revenue (Community Hall rental, Watercraft Registration fees, and interest income). The balance (\$509,823) is to be raised from the Northport Village Corporation property tax.

The Moderator said he would entertain a motion to adopt Article 4 as printed. Joe Reilly moved, seconded by Cynthia Stuen, that Article 4 be adopted as printed.

Voted – Article 4 was overwhelmingly adopted as printed.

**Article 5:** To see if the Northport Village Corporation will vote to appropriate and authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation and/or expend funds from accumulated surpluses, a principal amount not to exceed \$509,727 in anticipation of 2025 taxes and to issue and sell for that purpose general obligation bonds, notes, or other financial instruments of the Northport Village Corporation, the proceeds to be used for the purpose of providing working capital for governmental activities of the Corporation, such bonds, notes or other financial instruments to be issued upon such further terms or conditions as may be determined by a majority at least of the Overseers of the Northport Village Corporation.



## Financial Statement

### 1. Total Village Indebtedness

|                                                                            |                    |
|----------------------------------------------------------------------------|--------------------|
| A. Total bonds outstanding and unpaid as of 12/31/2024                     | \$1,958,989        |
| B. Total debt authorized and unissued                                      | \$1,509,727        |
| C. Debt to be issued if this article is approved                           | \$509,823          |
| {NOTE: This debt would replace \$509,727 of the<br>sum included in line B} | <u>\$(509,727)</u> |
| <b>TOTAL</b>                                                               | <b>\$3,468,812</b> |

### 2. Costs

At an estimated rate of 7% (seven percent) for a term of one year, the estimated costs of this bond issue will be:

|                           |                  |
|---------------------------|------------------|
| Principal:                | \$509,823        |
| Interest:                 | <u>\$35,688</u>  |
| <b>Total Debt Service</b> | <b>\$545,511</b> |

### 3. Validity

The validity of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue differs from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Wendy Huntoon explained Article 5.

The Moderator said he would entertain a motion to adopt Article 5 as printed. Bill Weisenbach moved, seconded by Carl Oberg, that Article 5 be adopted as printed.

Voted – Article 5 was overwhelmingly adopted as printed.

**Article 6:** To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation a principal amount not to exceed \$1,000,000 and to issue and sell general obligation bonds, notes or other financial instruments of the Northport Village Corporation for that purpose and/or to expend funds from accumulated surpluses (the



combined borrowing and use of surplus funds not to exceed \$1,000,000) for replacement and repair of Community Hall and Wharf/Floats as needed, repairs to utilities operated by the Village Corporation, for reconstruction of shoreline damage to property owned by Northport Village Corporation or repair of roads owned by the Village, such bonds, notes or other financial instruments to be issued upon such further terms or conditions as may be determined by a majority of the Overseers of the Northport Village Corporation, and further to authorize the Overseers to accept and expend federal or state grants, execute any and all contracts and documents and take any and all actions necessary or convenient to issue the bonds, notes or other financial instruments of the Northport Village Corporation and accomplish the Project.

**Financial Statement**

**1. Total Village Indebtedness**

|                                                                                         |                    |
|-----------------------------------------------------------------------------------------|--------------------|
| A. Total bonds outstanding and unpaid as of 12/31/2024                                  | \$1,958,989        |
| B. Total bonds authorized and unissued                                                  | \$1,509,823        |
| C. Debts to be issued if this article is approved                                       | <u>\$1,000,000</u> |
| {NOTE: This bond would replace \$1,000,000 of the (\$1,000,000) sum included in line B} |                    |

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$3,468,812</b> |
|--------------|--------------------|

**2. Costs**

At an estimated rate of 7% for a term of 20 years, the estimated costs of this debt issue will be:

|            |                  |
|------------|------------------|
| Principal: | \$1,000,000      |
| Interest:  | <u>\$860,717</u> |

|                           |                    |
|---------------------------|--------------------|
| <b>Total Debt Service</b> | <b>\$1,860,717</b> |
|---------------------------|--------------------|

**3. Validity**

The validity of the voters’ ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue differs from the estimate, the ratification by the electors is nevertheless conclusive, and the validity of the bond issue is not affected by reason of the variance.



Fred Lincoln explained Article 6.

The Moderator said he would entertain a motion to adopt Article 6 as printed. Bill Weisenbach moved, seconded by Bill Cressey, to adopt Article 6 as printed.

Voted – Article 6 was adopted as printed.

**Article 7:** To fix a rate of interest on taxes delinquent after September 1, 2025, equal to that charged by the Town of Northport, which is seven and one-half percent (7.5%).

The Moderator said he would entertain a motion to adopt Article as printed. Bill Weisenbach moved, seconded by Barb Christin, to adopt Article 7 as printed.

Voted – Unanimous

**Article 8:** To see if the Northport Village Corporation will vote to authorize a majority of the Overseers to use the balance of revenues in excess of expenses at the end of 2026 for improvements to Village infrastructure and/or for support in providing entertainment and cultural events and the facilities in the Village.

The Moderator said he would entertain a motion to adopt Article 8 as printed. Blair Einstein moved, seconded by Carl Oberg, to adopt Article 8 as printed.

Voted – Unanimous

**Article 9:** To see if the Northport Village Corporation will vote to authorize the Overseers to establish rules and regulations, from time to time, addressing the use, protection, and preservation of Village-owned assets in the interest of the Village and public safety of its residents, after public hearings on any such rules and regulations.

The Moderator said he would entertain a motion to adopt Article 9 as printed. Bill Cressey moved, seconded by Carl Oberg, to adopt Article 9 as printed.

Voted – Unanimous



**Article 10:** To see if the Northport Village Corporation will vote to authorize the overcollection of 2023 Village taxes, in the amount of \$32,769, be held in General Government reserves. These funds will be earmarked for NVC capital improvements, including, but not limited to, swim float replacement and shoreline stabilization.

Treasurer, Wendy Huntoon, explained the article.

The Moderator said he would entertain a motion to adopt Article 10 as printed.

Dan Webster moved, seconded by Carl Oberg, to adopt Article 10 as printed.

Voted – Unanimous

**Article 11:** To see if the Northport Village Corporation will vote to authorize that \$15,000 be allocated from general government reserves toward expenses associated with the Bayview Park shoreline stabilization project.

President Janae Novotny explained the Article.

The Moderator said he would entertain a motion to adopt Article 11 as written. Bill Weisenbach moved, seconded by Jim Huning, to adopt Article 11 as printed.

Voted – Unanimous

**Article 12:** To see if the Northport Village Corporation will vote to authorize that \$25,000 be allocated from general government reserves toward the replacement of the swim float.

The Moderator said he would entertain a motion to adopt Article 12 as printed. Bill Weisenbach moved, seconded by Gina Cressey, to adopt Article 12 as printed.

Voted – Unanimous



**Article 13:** To see if the Northport Village Corporation will vote to authorize the Board of Overseers to dispose of the NVC-owned police cruiser, a 2010 Ford Crown Victoria Police Cruiser, VIN #2FABP7BV9AX137789, under such terms and conditions as the Board of Overseers deems advisable and to deposit the proceeds from any sale of that vehicle into the General Government reserves.

The Moderator said he would entertain a motion to adopt Article 13 as printed. Cynthia Stuen moved, seconded by Mark Stelmack, to adopt Article 13 as printed.

Voted – Article 13 was overwhelmingly adopted as printed.

**Article 14:** To elect by written ballot two Overseers for the NVC for three-year terms and a Clerk for a term of three years.

Judy Metcalf, representing the Nominating Committee, nominated Diana Eastty and Frederic Lincoln for Overseers. The Moderator asked if there were any nominations from the floor. Hearing none, Diana Eastty and Fred Lincoln were elected Overseers for three-year terms.

The Moderator asked the Nominating Committee if there was a nomination for Clerk. Bill Cressey, representing the Nominating Committee, nominated Maureen Einstein. There were no nominations from the floor. Moderator Woodward asked the Committee to cast three written ballots for Maureen Einstein, who was elected for a three-year term.

**Article 15:** Reports of Committees

President's Report: Janae Novotny's report begins on Page 17.

Treasurer's Report: Wendy Huntoon's report begins on Page 19.

Finance: Fred Lincoln's report begins on Page 20.

Infrastructure: Celine Bewsher's report begins on Page 21.

Governance: Elaine Moss's report begins on Page 24.

Parks and Tree: Vicky Matthew's report begins on Page 26.

Personnel Committee: Janae Novotny's report begins on Page 27.

Safety: Michael Tirrell's report begins on Page 29.

Utilities: Jeffrey Wilt's report begins on Page 31.



Waterfront: Jeffrey Wilt's report begins on Page 34.

Village Agent: Bill Page's report begins on Page 36.

Wharfmaster: Craig Brigham's report begins on Page 38.

Bayside Arts: Bill Cressey's report begins on Page 39.

Bayside Historic Preservation Society: Joe Reilly's report begins on Page 40.

Bayside Library: Jennika Lundy's report begins on Page 41.

Northport Yacht Club: Jim Facey's report begins on Page 42.

## Adjournment

Moderator Woodward entertained a motion to adjourn. Bill Weisenbach made a motion, seconded by Cynthia Stuen, to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 7:04 p.m.

*Maureen Einstein, Clerk*



**Outstanding Taxes**  
**As of May 31, 2026**  
**Tax Year 2025**

|                                      |                   |
|--------------------------------------|-------------------|
| Andrews, Linda M.                    | \$20.07 *         |
| Butters James 50% Butters Sandra 50% | \$1,162.57        |
| Cates, Lindsey T.                    | \$1,869.99        |
| Desmarais, Stephen M.                | \$1,442.24        |
| Ocean View Associates, LLC           | \$1,815.66 *      |
| Toulouse, Martine – Estate           | <u>\$74.19</u>    |
| <b>6 Accounts Total</b>              | <b>\$6,384.72</b> |

**Tax Year 2024**

|                                        |                   |
|----------------------------------------|-------------------|
| Butters James (50% Butters Sandra 50%) | \$1,162.57        |
| Toulouse, Martine – Estate             | <u>\$128.29</u>   |
| <b>2 Accounts Total</b>                | <b>\$1,290.86</b> |

*\* Denotes payment made after 05-31-2026*



**Building and Plumbing Permits**

Here listed are the permits issued for the NVC in the Town of Northport:

The breakdown is as follows:

- 1 – Accessory
- 3 – Additions
- 1 – Deck
- 2 – Seawall
- 1 – Solar Panels

**8 – Total Building Permits**

Respectfully submitted,

Toupie Rooney  
Code Enforcement Officer  
Licensed Plumbing Inspector  
Addressing Agent  
Town of Northport



### **In Memoriam**

We remember the following people – family and friends – who passed away in the last year:

Pat Kavage

Robert M. Staples

Violet Goldblum

Harris “Pete” J. Bixler

Bruce Smith

Frank Leslie Banks

May they rest in eternal peace.

[illegible]



**NORTHPORT VILLAGE CORPORATION**  
**BAYSIDE**  
**813 SHORE ROAD**  
**NORTHPORT, MAINE 04849**  
**338-0751**