

Embden Planning Board – April 12, 2012

Members present were Chairman Leo Mayo, Eleanor Ketchum, Jay Wilson, Ann Bridges, Dwight Barron, and alternates, Alton McClamma and Myles Durgin. Also present were CEO Robert Dunphy, CEO and Beth Agren.

Old Business: The Chairman noted for the record that Permit #2316 was released to Judith and Colby Dill on March 16, 2012 as the CEO completed the site review on March 10, 2012.

Also under old business was the status of Laurel Place subdivision. The chairman requested that the Board table any action until after completion of the agenda. All were in favor.

A motion was made and seconded that the Board elect the same officers as the previous year. The following slate was voted on by the Board:

Chairman	Leo Mayo
Vice Chairman	Jay Wilson
Secretary	Ann Bridges
Recording Secretary	Eleanor Ketchum

It was voted by the Board to take the agenda out of order and take care of Beth Agren's request since she was present. Mrs. Agren (Tax Map 24, Lot 5) presented the Board with correspondence from the Board of Selectmen concerning her request for an abatement due to the size of the lot; a copy of a letter from Friedrich K. Buschmann, licensed site evaluator, indicating that the lot cannot accommodate a septic system due to the size of the lot; and a letter from the Board of Appeals. Mrs. Agren indicated that she and her husband would like a determination from the Planning Board as to whether their lot is a buildable lot or not. After doing fact finding, the Board determined that the lot does not meet the building set back requirement; that it does have sufficient frontage on the lake; but does not meet the first time criteria for a septic system. After much discussion on the matter, the Planning Board advised Mrs. Agren that before they can determine whether the lot is a buildable lot or not, that the Agrens should submit an application for a building permit and go through the process. Mrs. Agren asked to be put on the agenda for the May meeting.

The next application on the agenda was a request by Ken Pomelow (1975 Embden Pond Road; Tax Map 26, Lot 2; site review completed 04/01/12; check no 4955 - \$25.00) to emplace 4 to 5 yds. of loam and to seed and mulch a 20x 20 area; repair a 5' x 5' area and a 3' x 17' area

closest being 5' HWM. The Board reviewed the ESZO Section 5.5 which states that any activities to fill earth or soil shall follow the natural contours as closely as possible and that a written soil erosion and sedimentation control plan was required. A motion was made by JW and seconded by EK to table any further action on the application until the Board received a soil erosion plan and that any fill to be emplaced would follow the natural contours of the lot as possible. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2317	Larry Costa	To construct 30' x 36' 2 story dwelling on full foundation with 12' x 30' deck on posts – 262' HWM; to construct 26' x 36' 2 story garage on frost wall – 300' HWM; silt fence to be properly installed 255' HWM; site review 04/01/12; Entrance Permit #8668; 647 Kennebec River Road; Tax Map 6, Lot 65-1	Ext. 1552 Int. 1553	\$25.00	#457
2318	Richard & Tonya Smith	To construct 26' x 28' 2 story dwelling on daylight basement with 24' x 24' one story garage on daylight basement with 12' x 26' deck attached to both structures; part of Embden Pond Sportsman's Club; site review completed 03/24/12; 13 Cherry Drive; Tax Map 27, Lot 37	Ext. 1174 Int. 1551	\$25.00	#7967

Next on the agenda was an application by Ann Roosevelt. A motion was made and seconded to remove the Roosevelt application from the agenda since the application was incomplete as there was no application fee.

With regard to Laurel Place, the Chairman indicated that he was waiting for a call back from DEP concerning the time limits on incomplete subdivisions and that he was also waiting for a call back from the engineer as to the status of the original subdivision in the Registry of Deeds and that the matter would be brought back before the Board once the Chairman had received the necessary information.

The Chairman also indicated that the Secretary would not be at the next Board meeting and asked JW if he would take the minutes of the next and he agreed.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:35 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary