

Embden Planning Board – August 11, 2011

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Jay Wilson, Dwight Barron and alternate, Alton McClamma.

Also present was Robert Dunphy, CEO; Torry Whaler, Judy and Colby Dill; Cindy and Jeff Chase; Mike Carey and Michael Witham.

The minutes of the July meeting were accepted as presented.

Under Old Business the Chairman indicated that Permit #2289 issued to Tom Rogers had been held for lack of a copy of the recorded deed. He has since received a copy of the deed in the Somerset County Registry of Deeds in Book 4408, Page 69 and delivered the permit to Mr. Rogers.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2293	Al & Patricia Lorenz	To repair existing driveway with 2 rows of brick or pavers; 36' in length; no closer than 75' HWM per 5.9.1 of ESZO; soil erosion control to be in place prior to any work; site review completed 07/12/11; 10 Elm Drive; Tax Map 13, Lot 20		\$25.00	TR384-1
2294	Roger Gifford/Charles Carpenter	Permit for Timber Harvesting to be done in accordance with section 5.14 of ESZO – 4 acres to be cut; site review 07/06/11; Lockwood Terrace; Tax Map 10, Lot 18		\$25.00	#6508
2295	Richard & Elizabeth Metterville	To construct 24' x 34' one story dwelling on concrete pad with attached 8' x 12' deck on south side on posts and 8' x 20' screened in porch on front; 125' HWM: soil erosion control to be in place prior to any construction; site review complete 08/09/11; 11 Oriole Drive; Tax Map 3, Lot 25-2	Int. #1528 Ext. #1527	\$25.00	TR441-1

Next on the agenda was Willie Boynton, agent for the Estate of Thomas Gould and its request for further subdivision of lot to be designated as Wilderness Acres Lot 2 Revision II. Mr. Boynton submitted a final plan; indicated that the pins has been set; that the Embden subdivision standards were on the plan as well as all of the covenants and restrictions on the original subdivision plan and that Lot 2-5 has an existing septic field and tank.

A motion was made by AB and seconded by DB to classify the subdivision as a minor subdivision since this was only a split of one lot. All were in favor. A motion was made by AB and seconded by DB that since

the subdivision was classified a minor subdivision it is to comply with the minor subdivision process. All were in favor.

A motion was also made by JW and seconded by DB to waive the public hearing and that the applicant notify all abutting landowners by certified mail that the Planning Board would be reviewing the final plan at their next Board meeting to be held on September 8, 2011 at 7 p.m. All were in favor. A copy of the applicant's letter is to be reviewed by the secretary prior to mailing. The secretary will prepare the required legal notice to be published in the local newspaper as well as posting same in the Embden Town Office.

A motion was made by AB and seconded by DB to require a subdivision lot fee of \$100.00. All were in favor.

Mr. Boynton was notified of the requirements needed on the final plan for submission to the Board; i.e. enlarge the print of the Embden subdivision standards; change the working from "Preliminary" to "Final" on the plan; pay the required fee of \$100.00; and prepare and send the notices to the abutting landowners. The matter will be placed on the agenda for the September 8, 2011 Board meeting.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2296	Timothy Kenney	To cut 6 trees and leave stumps; to replant having no cleared opening greater than 250 sq. ft. in the forest canopy; to be overseen by CEO; site review completed 08/09/11; 18 Lily Drive; Tax Map 22, Lot 10		\$25.00	TR456-1

The Chairman was advised by JW that he needed to leave the meeting. The Chairman indicated that AM would sit in his place.

Next on the agenda was an application by James Carey (77 South Shore Road; Tax Map 22, Lot 31) to remove an existing 8' x 12' shed 54 feet from HWM and to construct a 16' x 20' garage 140+ ft. from HWM. There was some discussion between the CEO and Mr. Carey's agent, Mike Carey concerning the distances from property lines; CMP poles; etc. A motion by made by AB and seconded by DB to table any further action on the application under the applicant and the CEO have resolved the issues on concerning property line set back, CMP pole set back, etc. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2297	Jeff & Cynthia Chase	To do 20' wide and 30' back area with 2-inch thick of loam and cut sod starting 2 ft. HWM; DEP Permit by Rule required; site review completed 08/01/11; 3 Oak Drive; Tax Map 18, Lot 7		\$25.00	TR487-1
2298	Lindsey Burrill	To construct 12' x 30' addition to existing 12' x 30' camp; site review completed 08/09/11; 94 Getchell Road; Permit to be held until receipt of internal Plumbing permit; Tax Map 1, Lot 28-15	Ext. #1537	\$25.00	TR486-1
2299	Michael Witham	To construct 32' x 40' 2 story dwelling on daylight basement with attached 12' x 40' covered porch on east side; attached 12' x 40' porch on west side; attached 10' 32' covered porch on south side; porches to be on frost wall; site review completed 08/09/11; Kennebec River Road; Tax Map 3, Lot 60	Ext. #1531 Int. #1532	\$25.00	Cash

There being no further business to come before the Board, it was voted to adjourned. Adjourned.

Respectfully submitted,

Ann C. Bridges
Secretary