

Embden Planning Board – September 8, 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; Alan Pinkham and Willie Boynton.

The minutes of the August meeting were accepted as presented.

Old Business

1. Lindsey Burrill – Internal Plumbing permit is #1534.
2. Michael Witham – physical address of new residence will be 247 Kennebec River Road.
3. Richard Metterville – correct tax Map and lot number is 03-25-2-3.

Citizens

The Chairman indicated that Alan Pinkham, who was present, had purchased a building which needed to be removed from its present location as soon as possible and wanted to know if he could move the building on to his lot prior to getting a permit. In discussing the matter, the Board had no objection to his moving the building due to the extenuating circumstances.

Correspondence

The Chairman received a letter from Scott Johnson who wanted to be put on the agenda next month contingent on getting the well issue taken care of.

The Chairman gave the Board members a copy of an e-mail from DEP concerning tornado damaged trees.

Next on the agenda was the Estate of Thomas Gould's request for a revision to Wilderness Acres Lot 2 subdivision. The Secretary indicated that she had receipt TR-#552-1 showing that the \$100.00 fee had been paid. Mr. Boynton, agent for the estate, indicated that the pins had been set; that the print on the plan of the subdivision standards had been enlarged; and that the title had been changed from "preliminary" to "final" plan. The secretary indicated that notice had been published in the newspaper and posted at the Town Office as required. Mr. Boynton indicated that the only certified mail card to be returned was from the Brennans. In tracking the other two letters, it was noted that the letter addressed to the Brunelle had been marked unclaimed. However, the receipt to Joseph Murray had been lost in transit by the post office. After much discussion, a motion was made by AB and

seconded by EK that new certified mail notice needed to be sent to Mr. Murray to satisfy the notice requirement. All were in favor.

A motion was made by DB and seconded by JW to carry this application over to the next week to be held on September 15, 2011 for lack of notices to abutting landowners. All were in favor.

After a review of the application of Jim and Betty Listowich (48 Winter Drive; Tax Map 019, Lot 008; site review 09/06/11; check No. 6277-\$25.00) it was determined that the Board needed more information concerning the site. A motion was made and seconded to table any action on the application to September 15, 2011 so that Board member can visit the site for inspection. All were in favor.

Richard and Theresa Brooks (12 Beech Drive; Tax Map 22, Lot 13; site review completed 09/08/11; check #1003 - \$25.00) wanted to construct a 6' x 10' storage shed to be 85 feet from HWM which was determined to be the fullest possible extent and to remove an existing 4' x 8' storage shed 40' HWM. In reviewing the application it was determined that the size of the new structure was over 30% expansion. A motion was made by JW and seconded by AB to allow Mr. and Mrs. Brooks to construct a 6' x 10' storage shed to be 85 feet from HWM which was determined to be the fullest possible extent and to remove an existing 4' x 8' storage shed 40' HWM. The request was denied. The reason being that the non-conforming structure was being expanded by more than 30%. See section 4.3.5. The secretary will prepare a letter of denial and included all of Section 4 of the ESZO.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2300	Ken Russell	To construct 24' x 26' accessory building on 30' x 30' gravel pad; site review completed 09/08/11; East Shore Road; Tax Map 8, Lot 21-5		\$25.00	TR504-1

The record will reflect that the Chairman asked JW, the vice chairman to handle the next application. The Chairman excused himself as he is working on this project and that Glenn Viles is the dirt contractor.

Next on the agenda is a request by Paul Fortin (21 Balsam Drive; Tax Map 22, Lots 29 & 30; TR #520-1- \$25.00; site review completed 09/08/11) for a final grade of lot; placement of new erosion control measures; hydro-seed all disturbed soil and emplace 1240 sq. ft of pavers. After a review of the application, a motion was made by AB and seconded by DB to table any action until the meeting to be held on September 15, 2011 so that Planning Board members could do a site inspection. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2301	Francis Bedard	To construct 24' x 32' 1 ½ story garage on concrete pad – 24' high; 250' HWM; site review completed 09/08/11; 96 Perkins Road; Tax Map 34; Lot 13		\$25.00	#1403

Due to the late hour and the fact that there were several applications to be reviewed it was voted to continue the meeting to Thursday, September 15, 2011 at the same time.

Present at the continuance meeting on September 15, 2011 were Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, and alternate Alton McClamma. The Chairman ask the alternate to sit in place of Jay Wilson.

Also at the meeting were Robert Dunphy, CEO; Willie Boynton, Jay Raitt, Colby and Judy Dill and Torry and Tim Wahler.

First on the agenda was the Estate of Thomas Gould in connection with Wilderness Acres Lot 2, Revision 2 subdivision. The agent Willie Boynton supplied the missing certified mail verifications indicating that all of the abutting landowners had received the required notice. It was also noted that the line through the box on the final plan listing the restrictions and covenants had been removed. The Board reviewed the requirements set out in Article 1, Section 1.2 Purpose of the Embden Subdivision Ordinance. It was determined that the subdivision met all of the requirements. The lot subdivided is shown on Tax Map 35, Lot 44 which was split in half making two lots with one lot having 5.629 acres and the other lot having 5.3 acres and each lot has 200 feet of frontage and 250 feet in depth. A motion was made by DB and seconded by AM to accept the final plan of Wilderness Acres Lot 2 Revision 2. All were in favor. Permit #2302 was issued pending receipt of the required recorded copies of the plan.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2302	Estate of Thomas Gould	Wilderness Acres Lot 2 Revision 2 subdivision		\$100.00	TR552-1
2303	Estate of Thomas Gould	To construct 24 foot wide gravel driveway to come off Cardinal Drive; no closer than 120' from normal high water mark; site review completed 09/06/11; Cardinal Drive; Tax Map 35; Lot 2-4		\$25.00	TR 556-1
2304	Jim & Betty Listowich	To remove existing 22' x 30' two story camp 37' HWM; to move back 4 feet as determined by CEO & PB to be greatest possible extent and to construct 22' x 25' two story camp; 20 feet high on full foundation – 41 feet from HWM; soil erosion control to be in place prior to any construction; permit contingent upon receipt of internal plumbing permit; site review completed 09/08/11; site inspection had been done by Board members; 48 Winter Drive, Tax Map 19, Lot 8.	Ext. 651	\$25.00	6277

The permit issued to Mr. and Mrs. Listowich was contingent upon receipt of an internal plumbing permit. The secretary will prepare a letter to the Listowichs requesting a copy of their internal plumbing permit along with a copy of their existing septic plan.

Mr. Fortin also requested a permit to construct a walkway 4 feet in wide not to exceed 60 feet in length from the front of the deck. A motion was made by DB and seconded by AB to allow Mr. Fortin to construct a walkway 4 feet in wide not to exceed 60 feet in length from the front of the deck. All were opposed. The request was denied. The Board cited Section 4.3.2 of the ESZO as the reason. The secretary will draft a letter of denial to Mr. Fortin.

The last item on the agenda was an application from Craig Guilmet (49 Mountain View Drive; site review 06/03/11; check #707 - \$25.00 previously received; Tax Map 2, Lot 24) to construction a 24' x 32' 1 ½ story dwelling on daylight basement with 16' x 36' deck and 8' wrap around deck on posts on rest of building and to construct 26' x 36' one story garage on concrete slab. After a review of the application it was determined that there were no plumbing permits. A motion was made by AB and seconded by DB to table any further action on the application until the Board has received the proper external and internal plumbing permits. All were in favor.

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

Respectfully submitted,

Ann C. Bridges
Secretary