

Embden Planning Board – December 13, 2012

Members present were Chairman Leo Mayo, Ann Bridges, Eleanor Ketchum, Jay Wilson, Dwight Barron, and alternates, Alton McClamma and Myles Durkin. Also present were CEO Robert Dunphy; Bill and Jane McQuillan; Craig Guilmette; Lee and Starla Fortin; Bruce Danforth; and Paul Hammock.

The meeting was opened by Chairman Leo Mayo at 7:00 p.m.

The minutes of the November meeting were accepted as presented.

Citizens Mr. and Mrs. McQuillan wanted to know if the Chairman had an update concerning the revised deed regarding a lot on Loon Road. The Chairman indicated that it was in the hands of Mr. Strickland's lawyer but that he would make a follow-up call.

Mr. and Mrs. Fortin addressed an issue to the CEO on concerning runoff in the same area caused by one of the lot owners. The CEO indicating that he was working the DEP on this matter.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2347	Craig Guilmet	To construct 24' x 32' 2 1/2 story 24' high barn on concrete slab; site review completed 11/20/12; 49 Mountain View Drive; Tax Map 4, Lot 24		\$25.00	TR#2424
2348	Tammy Goodrich	To construct 24' x 24' single story 12' high garage on concrete slab; to remove 30' x 30' 2 story bar from the property; site review completed 10/14/12; 342 Bert Berry Road; Tax May 12, Lot 16		\$25.00	TR#1684

At this point in the meeting, the Chairman asked the Vice Chairman Jay Wilson to take over the meeting and requested MD to sit in his place.

Next on the agenda was an application by Ernest Falcone to renew Permit No. 2255 which was issued on August 12, 2010 to construct 15' x 16' one story dwelling and 27' x 37' 1 1/2 story swelling on existing capped frost wall (1292.5 sq. ft.) 32' HWM and to construct 36' x 48' one story garage on existing concrete slab on north side of the lot – 175' HWM. It was noted that the first part of Permit No. 1799 issued on October 16, 2003 concerning the garage/guest house had been completed. After reviewing all of the facts supplied and the original permits issued, a motion was made by AB and seconded by DB to renew Permit No. 2255. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2349	Ernest Falcone	To renew Permit #2255 issued on 08/12/10 to construct 15' x 16' one story dwelling and 27' x 37' 1 1/2 story dwelling on existing capped frost wall (1292.5 sq. ft) 32' HWM; to construct 36' x 48' one story garage on existing concrete slab on north side of lot; 175' HWM; site review		\$25.00	#1126

completed 12-8-12; 1137 Embden Pond Road;  
Tax Map 23, Lots 18 & 19

Next on the agenda was an application by Bruce Danforth (Tax Map 1, Lot 28-12; 114 Getchell Road; site review completed 11/13/12; TR#2514-1 - \$25.00) to construct 28' x 28' pole type bar 24' high. After reviewing all of the facts and the various issues concerning ownership of the lot, a motion was made by AB and seconded by DB to table any further action on the application for lack of ownership of the lot described as Tax Map 1, Lot 28-12 until the January meeting in order to give Mr. Danforth an opportunity to get a recorded deed from the current landowner. All were in favor.

The next application on the agenda was submitted by Paul Hammock (Part of Tax Map 1, Lot 28-12; 94 Getchell Road; site review completed 11/13/12; TR #2510-1 - \$25.00) to construct 24' x 48' one story dwelling on a concrete slab. Considering the fact that the dwelling is to be constructed on a portion of the lot that Mr. Danforth is trying to prove ownership, a motion was made by AB and seconded by DB to table any action on Mr. Hammock's application until such time as Mr. Danforth has a recorded deed from the current landowner. All were in favor.

Correspondence: The Chairman received a letter from DEP indicating that the Department had reviewed the Town's amendment to the laterally split district and the change had been approved.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:10 p.m.

Respectfully submitted,

Ann C. Bridges  
Secretary