

Embden Planning Board – February 14, 2013

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; Linwood Doble, William Megarry, Bill and Jane McQuillan; Lee and Starla Fortin; and Blaine Miller

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

The minutes of the January 10, 2013 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 reported that he had talked with Attorney Corson and that the surveyor had completed the field work and that the deeds were in the processing of being drafted.

Mr. and Mrs. Fortin requested an update from the CEO about the runoff in the same area caused by one of the lot owners. The CEO indicated that he was waiting for a meeting with DEP.

First on the agenda was an application by William Megarry to rehabilitate his existing structure on Hancock Pond. In reviewing the application it was determined by the Board that the rehabilitation had been completed and that this was to be an “after the fact” permit, if granted. After much discussion, the CEO indicated that the improvements to the building were less than 50% of the value as per the ordinance.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2353	William Megarry	After the Fact – to rehabilitate existing 24’4” x 30’; 4’ x 8’; 8’6” x 18’ camp with attached 9’11” x 24’ deck – all on posts; existing deck 12” from HWM; site review completed 02/13/13; 1094 Hancock Pond Road; Tax Map 31, Lot 20		\$400.00	2104

Next on the agenda was Blaine Miller who owns property on Hancock Pond (approximately 7 acres) which is all in resource protection and can’t be build on because of the contour of the lot in relation to the resource protection zone. He indicated that he would like to request the Town to

rezone the property taking it out of resource protection and changing to a 100 foot laterally split district. He is in the process of discussions with DEP as to whether the lot still meets the criteria of resource protection as far as the State is concerned. He will also be having discussions with the Madison-Anson Water District at their next meeting in March to see if they objected to having this section removed from resource protection. Mr. Miller told that Board that he was only asking to have his property taken out of resource protection. He wanted to know what the Town would require of him before taking it to the town for public hearings and vote at a special town meeting. The Board indicated that they would require letters from both the Water District and DEP as to whether the change in zoning would meet their requirements as well as a survey of the property showing soil types, wetlands delineated and contours. Mr. Miller indicated that once he had all this information he would contact the CEO to be put on the agenda for possibly the April meeting.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2354	Donna LeBlanc	To emplace 26'8" x 48' modular home on slab with 10' x 48' deck on posts on land of Michael Witham; site review completed 02/11/13; Kennebec River Road; Tax Map 3, Lot 61	Ext. #1572 Int. #1573	\$25.00	TR280-1

The CEO indicated that he had a letter of permission from Mr. Witham for the modular home to be placed on his property. The Chairman indicated that there were no pictures of the site and that the plumbing permit had not been finalized as there were insufficient funds paid by the applicant. A motion was made by EK and seconded by DB to grant a building permit to Ms. LeBlanc with the condition that the permit be held until the appropriate funds were received by the LPI. All were in favor.

There being no further business to come before the Board, it was voted to adjourned. Adjourned at 8:25 p.m.

Respectfully submitted,

Ann C. Bridges
Secretary