

Embden Planning Board – May 9, 2013

Members present were Chairman Leo Mayo, Ann Bridges, Eleanor Ketchum, Dwight Barron, and alternates Alton McClamma and Myles Durkin. Also present were CEO Robert Dunphy; Bill and Jane McQuillan; Ken Towne and Blaine Miller.

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

The minutes of the April meeting were accepted as presented.

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

Mr. and Mrs. Bill McQuillan requested an update on the issue of the deeds relating to property owned by Jay Strickland. The Chairman reported that the property deeded to Mr. Strickland’s son to the center of the road had been deeded back to Jay Strickland by his son and that a new deed had been prepared and recorded in the Registry of Deeds which should the property to the sideline of Loon Road. Mr. and Mrs. McQuillan were satisfied with the results by the Planning Board.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2357	Kenneth Towne	To construct 24’ x 26’ 2 story garage on concrete slab; site review completed 05/07/13; 3 Lockwood Terrace; Tax Map 10, Lot 20-14		\$25.00	TR#656-1
2358	Dale & Brenda Mullin	To construct 20’ x 36’ one story garage on posts; site review completed 05/07/13; 30 Hillcrest Drive; Tax Map 2, Lot 19-001		\$25.00	TR#798-1
2359	Douglas Ainsworth	To construct 12’ x 22’ one story addition to existing dwelling with 8’ x 8’ attached deck; all on posts; site review completed 05/07/13; 18 Concord Corner Road; Tax Map 11 Lot 18-001		\$25.00	TR#759-1
2360	Blaine Miller	To construct 24’ 32’ one story garage/storage building on concrete slab; site review completed 05/07/13; Kilowatt Drive; Tax Map 12, Lot 25-002		\$25.00	Cash

Blaine Miller reported that he had heard nothing back from the Anson-Madison Water District concerning his request to remove his property on Hancock Pond from resource protection. He indicated that he had a soils test completed with report and that the DEP has indicated that they have no concerns. Once he has heard from the Water District he will ask to be on the agenda next month.

The Chairman discussed with the Board about re-zoning areas around Black Hill Pond. The Board instructed the secretary to draft a letter to Bryce Pinkham indicating that if he wished the Board to review his property for a possible change that he do so in writing.

The Chairman indicated that he had received a letter from Wright & Mills, town attorney, with the original recorded Affidavit concerning Laurel Place which had been recorded in the Somerset County Registry of Deeds in Book 4643, Page 64.

Next on the agenda was a request by Donlan Family Trust who was represented by Mike Malesky to review its request to split its property located on Raymond Street (Hancock Pond; Tax Map 30, Lots 9 and 10) into two separate lots. The property was originally in three deeds but was consolidated in one deed showing three parcels to the Trust from Mr. and Mrs. Donlan in October 21, 2008.

The Donlan Family Trust would like to split the lot into one lot (Lot A) having 140 feet of shore frontage with more than 40,000 square feet of lot area and the second lot (Lot B) would have 198 feet of shore frontage and about 32,600 square feet of lot area. The Board proceeded to discuss the matter further and to do fact finding. The Board proceeded to review and discuss Section 4.4.2 – Contiguous lots of the Embden Shoreland Zoning Ordinance. It was determined that each lot contains principal structures and have waste water systems as required by ordinance. The Board also reviewed a letter from Stephenie MacLagan of DEP Shoreland Zoning. Discussion followed. A motion was made by AB and seconded by DB to confirm that Section 4.4.2 – Contiguous Lots of the Embden Shoreland Zone Ordinance does not prohibit the re-establishment of the former lot line for Lot B owned by the Donlan Family Irrevocable Trust. All were in favor. Mr. Malesky requested that the Board put their determination in writing.

Due to the late hour, a motion was made and seconded to continue the Board meeting to May 16, 2013 at 7 p.m. to continue work on revising the Shoreline Ordinance. All were in favor.

A continuation meeting was held on May 16, 2013 at 7 p.m.

Members present were Chairman Leo Mayo, Ann Bridges, Eleanor Ketchum, Dwight Barron, and alternates Alton McClamma and Myles Durkin.

The Chairman indicated that he had received an e-mail from Deirdre Schneider of DEP concerning the differences in the timber harvesting portion of the ordinance and that the State was again in the process of making further changes within the ordinance.

The Board proceeded to work on the current draft of the ordinance. In reviewing the section on General Development it was decided that the section General Development II did not affect the Town. Therefore, the General Development II section was deleted from the draft and the "I" was removed from the General Development I section. The Board also determined that there were currently no business with the shoreland zone and decided to remove the section "Limited Commercial" as well as. The secretary was instructed to review the remainder of the ordinance for any references to General Development II and Limited Commercial Districts by striking threw those sections in the copy to be sent to DEP. The word "recreational" was also added to the "Limited Residential District" throughout the ordinance. After much discussion concerning the timber harvesting sections the Board decided to strike the section on timber harvesting designated as the statewide standards section.

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

Respectfully submitted,

Ann C. Bridges
Secretary