

## Embden Planning Board – June 13, 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; Vincent Gruntmeyer; Dan and Jody Sherman, and Blaine Miller.

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

The minutes of the May meeting were accepted as presented.

A motion was made by DB and seconded by JW to pass over Item #4 on the agenda and proceed with the applications submitted by those present. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2361	Vincent Gruntmeyer	To construct 28' x 32' 1 ½ story 22' high garage on concrete slab with frost wall; site review completed 06/10/13; 623 Fah Pond Road; Tax Map 35, Lot 28		\$25.00	TR894-1
2362	Daniel Sherman	To construct 24' x 48' one story 20' high accessory building on posts – 170' from HWM; outside of flood zone as verified by CEO; site review completed 06/13/13; 21 Philpot Lane; Tax Map 9, Lot 12-2		\$25.00	TR1006-1
2363	Barry Manning	To construct 32' x 42' 1 ½ story 22' high dwelling on full foundation with attached 8' x 8' one story mud room on concrete slab; site review completed 06/13/13; 361 Moulton Road; Tax Map 11, Lot 11-1	Ext. #1577 Int. #1578	\$25.00	TR702-1
2364	Ed Mooers	To construct 21' x 40' 12' high metal/fabric car port on gravel pad; site review completed 06/10/13; 430 Kennebec River Road; Tax Map 6, Lot 39-3		\$25.00	TR917-1
2365	Kristie Burch	To emplace 14' x 70' mobile home on concrete pad on land of Robert Brown per note dated 04/26/13; site review completed 06/13/13; 56 Getchell Road; Tax Map 1, Lot 28-8	Int. #1579	\$25.00	TR1176-1
2366	Robert Diamond	To emplace 14' x 70' one story 10' high mobile home on existing pad; site review completed 06/11/13; 618 Dunbar Hill Road; Tax Map 11, Lot 9-1	Ext. #419 Int. #1580	\$25.00	TR1178-1

Next on the agenda was Blaine Miller (Hancock Pond, Tax Map 10, Lot 15-1) concerning his request to change his lot on Hancock Pond from Resource Protection to Limited Residential District. Along with his letter requesting the

change, Mr. Miller also submitted a letter from Colin Clark of DEP indicating that DEP had no problem with the lot being rezoned. He also included a report from a licensed soils scientist that three sites were tested and that all three were satisfactory to meet rule requirements for a subsurface wastewater disposal system. Mr. Miller had also had two meetings with the Anson Madison Water District who would not give Mr. Miller any formal opinion on his request however; several members of the District did mention that they would rather have the Embden Planning Board make the decision.

Mr. Miller asked the Board what other requirements that the Board would have concerning his request for this zone change. The Chairman indicated that the Board would need 1) a copy of the site map showing the location of the test pits; 2) a signed copy of Mr. Brochu's letter; and 3) a list of the abutting landowners' with addresses including the Water District for the legal notice. The Chairman told Mr. Miller that he would be responsible for the mailing and costs of the notices to the abutting landowners and the cost of the publication of the notice in the newspaper. The Board would be responsible to publication of the notice in the local paper. The notices would be done once the hearing date had been set. Mr. Miller requested that the CEO put him on the agenda for the next Board meeting.

The final item on the agenda was a request by the Town of Embden (Mill Road; Tax Map 22, Lot 22) concerning the spillway removal and replacement on Embden Pond. The Chairman asked the CEO if he had received an application from the Town of Embden and he indicated that did not have one. A motion was made by DB and seconded by JW to taken no action on the request by the Town of Embden for the removal and replacement of the spillway because the Board had no application on which to act. All were in favor.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:45 p.m.

Respectfully submitted,

Ann C. Bridges  
Secretary