

Embden Planning Board – January 9, 2014

Members present were Chairman Leo Mayo, Ann Bridges, Eleanor Ketchum, Jay Wilson, Dwight Barron, and alternates Alton McClamma and Myles Durkin. Also represent was Blaine Miller.

The meeting was opened by Chairman Leo Mayo at 7:08 p.m.

The minutes of the November meeting were accepted as corrected.

Citizens – None

Old Business:

1. The Chairman indicated that he had received pertinent information concerning Permit No. 2396 issued to Blaine Miller at the December, 2013 meeting. He presented a picture of the site dated November 14, 2013 showing that one of the lean-tos listed on the permit had been partially constructed prior to the issuance of the permit. A motion was made by JW and seconded by DB that a portion of Permit #2396 was determined to be an “After the Fact” permit and that an additional fee of \$175.00 needs to be collected from Mr. Miller. All were in favor. The matter was discussed with Mr. Miller and he had no objection. A letter will be sent to Mr. Miller with the Board’s decision.
2. The Chairman indicated that he had not received anything concerning Netherland and Pomerleau. Since the CEO was not present, LM was not able to inquire to see if the CEO had received anything.
3. Next was Blaine Miller’s request to have his lot on Hancock Pond identified as Tax Map 10, Lot 15-1 zone designation changed from resource protection to limited recreational residential district. It was noted that Mr. Miller had supplied the Board with all of the requested information including fee, soils tests, abutting landowners, and a letter from DEP indicating that no specific wetlands were identified. Mr. Miller inquired as to whether the Board could now set a date for the public hearing. After a review of the calendar the Board set Thursday, February 13, 2014 at 6:30 p.m. for the public hearing. Mr. Miller will prepare the necessary notices to be sent by certified mail return receipt requested to the abutting landowners informing them of the public hearing. The Chairman indicated that the secretary would prepare the necessary notice for publication in the newspaper as well as the posting of the notice at the town office. Mr. Miller will be responsible for the fees incurred in having the notice published in the newspaper as well as the certified mail. The Chairman requested the secretary to draft a letter to Colin Clark setting

forth DEP's position on the zone change. Mr. Miller asked the Chairman of the procedure of bringing this before the town at a special town meeting. The Chairman explained that the Selectmen would set the date and time for the special town meeting.

4. Next was the request by Bryce Pinkham to have his lot on Black Hill Pond rezoned from Resource Protection to Limited Recreational Residential District. The Board had previously received a written request from Mr. Pinkham. The Chairman gave the Board members a copy of an e-mail with attached map which he had received from Colin Clark, Shoreland Zoning Coordinator at DEP indicating that he had inspected the property with the Chairman and the CEO. It was noted that the map is a model for guidelines for use by the Town in changing the zone designation.

The abutting landowners were identified as Map 4, Lot 38 - Blood Timberland; Map 4, Lot 64 – Raymond and Denise Gagnon; Map 4, Lot 57 – William and Jan Uhler;

Map 4, Lot 53 Edward & Mary Keenan; and Map 10, Lot 13 – Blaine Miller.

The Chairman indicated that Mr. Pinkham requested an estimate of the costs involved in the process; i.e. certified mailings; publishing legal notices; Planning Board processing fees; and fee associated with the public hearing and special town meeting. The costs were estimated to be between \$400-\$500. The Chairman will give this information to Mr. Pinkham.

The Chairman also indicated that the Board will need a letter from Colin Clark of DEP addressed to the Planning Board of their position to the zone change as it relates to Mr. Pinkham's lot only and any associated wetlands. The secretary will draft a letter to Mr. Clark.

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 8:15 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary