

Embden Planning Board – February 13, 2014

Members present were Chairman Leo Mayo, Ann Bridges, Eleanor Ketchum, Jay Wilson, Dwight Barron, and alternate Myles Durkin. Also represent was Robert Dunphy, CEO; Blaine Miller, Don Berry, Bryce Pinkham, Alex Wong and Chuck Taylor.

The meeting was opened by Chairman Leo Mayo at 7:05 p.m.

The minutes of the January meeting were accepted as corrected.

The secretary received TR#263-1 for \$175.00 for the balance of the fee from Blaine Miller for the “After the Fact” Permit #2396 issued December 12, 2013.

Citizens – None

Correspondence – None

Old Business – The Board had previously received a request by Bryce Pinkham to have his property or portions thereof on Black Hill Pond (Tax Map 4, Lot 3) zone changed from resource protection district to limited residential district. Mr. Pinkham was represented by Don Berry who assisted him in outlining the property location and the areas in question. A copy of the plan prepared by Colin Clark of DEP showing those areas that could be re-zoned was submitted by Mr. Pinkham. The plan was reviewed by the Board and several questions were asked by the Board. It was noted that an additional area of wetland should be denoted on the plan. Mr. Pinkham presented the Board with a list of the abutting landowners.

After some discussion it was decided that a public hearing be scheduled for March 6, 2014 at 6:30 p.m. at the Embden Town Office. The Secretary will prepared the required notices to the abutting landowners by certified mail return receipt received; the legal notice to be placed in the local newspaper; and posted in the Town Office.

The Chairman read to the Board a letter from member Jay Wilson indicating that he will no longer be able to serve on the Board as he will be working more hours in the coming year at the hospital which will conflict with the planning board meetings. It was accepted with regret.

The Board next listened to a short presentation by Alex Wong, a representative of the non-profit association, Maine Rural Water Association. Mr. Wong stated that the Madison-Anson Water who had recently received a grant and has asked for assistance from Maine Rural Water to help educate area towns on issues concerning water quality and to find some common ground between the towns and the water district.

The Chairman indicated that there were two remaining items on the agenda. He asked Mr. Miller a couple of questions concerning his application for timber harvesting

on his property located on Hancock Pond (Tax Map 10, Lot 15-8) also the subject of a zone change. Due to the inclement weather, Mr. Miller had no objection to the Board reviewing his application at a continuation meeting.

Therefore, a motion was made by AB and seconded by EK to continue the meeting to February 20, 2014 at 7 p.m. All were in favor.

A continuation meeting was held on February 20, 2014. Present at the continuation meeting were Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron and alternate Myles Durkin along with CEO Robert Dunphy. The Chairman asked Myles Durkin to sit in place of Jay Wilson.

The Chairman delivered a check in the amount of \$99.00 from Blaine Miller for the publication fee for the legal notice for the public hearing on his zone change request.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2397	Richard & Tonya Smith	To construct 20' x 20' one story 12' high accessory building on posts: 250+ feet from HWM; site review completed 02/11/14; 13 Cherry Drive; Tax Map 27, lot 37		\$25.00	TR#160-1
2398	Blaine Miller	To allow timber harvest per Section 5.14 ESZO and to follow applicable codes on Tax Map 10, Lot 15-8; off Second Street; Permit to expire 03/10/14; Tax Map 10, Lot 15-8		\$25.00	#12337

The CEO had a question concerning a request from Beth and Gary Agren concerning the cell tower location on their property on Dunbar Hill Road. He wanted to know if the Board would require a permit for a 6' x 12' cabinet for wire storage which would be located within the confines of the tower. The Chairman indicated that the landowners should forward a letter of intent to the Board.

Next on the agenda was a review of the annual HUD form concerning new buildings permitted during the year. EK reported that there were only 5 new dwellings permitted during 2013. The form was completed and will be forwarded to the proper government entity.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:55 p.m.

Respectfully submitted,

Ann C. Bridges  
Secretary