

Embden Planning Board – May 8, 2014

Members present were Chairman Leo Mayo, Ann Bridges, Eleanor Ketchum, Dwight Barron, and Myles Durkin. Also present was Robert Dunphy, CEO; Mark and Fran Tibbetts and Mike Malesky.

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

The minutes of the April meeting were accepted as presented.

Correspondence - None

The Chairman advised the Board that the Special Town Meeting concerning the two zone changes has been scheduled for June 2, 2014 at 6 p.m. at the Embden Town Office.

Old Business

Next on the agenda was the request by the Donlan Family Trust to split its existing lot into two separate lots (Tax Map 30, Lot 009; Hancock Pond). The Trust is represented by Mike Malesky. The original lots were conveyed to the Trust in 2008; there are buildings on each lot which were built prior to the effective date of the ordinance; and each lot has its own septic system. The Board reviewed Sections 4.4.2 – Contiguous Built Lots and 4.4.3 – Contiguous Lots of the ESZO concerning contiguous building lots. Mr. Malesky also presented the Board with an updated letter from Colin Clark of DEP indicating that any division must be so that each lot conforms to the lot standards in the ESZO as much as possible. The Board reviewed a copy of the plan showing how the lots were to be split and the various ordinance sections.

A motion was made by AB and seconded by DB to allow the Donlan Family Trust to split the existing lot into two lots. Lot B is to have 198' shore frontage with 29886 square feet of lot area and Lot A is to have 140' shore frontage with more than 40000 square feet of area and contingent upon receipt of a final plan from Mike Malesky. Final plan to be recorded in the Registry of Deeds. An administrative fee of \$25.00 is required. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2401	Mark & Frances Tibbetts	To move existing 24' x 24' garage 10 ft. southerly; to construct 12' x 24' addition to garage on frost wall with concrete slab 68' HWM; raise roof pitch to match existing dwelling; to remove 10' x 24' concrete slab; volume and square footage exhausted; 20% exhausted; permit to be recorded in the Somerset Registry of Deeds; site review completed 04/29/14; 788 East Shore Road; Tax Map 16, Lot 9		\$25.00	TR#456-1

Next on the agenda was an application by Debbie Kilmartin (12 Cottage Lane, Tax Map 24, Lot 1-12; site review 04/29/14; TR #446-1 - \$25.00; Snowshoe Village) for a permit to rehabilitate the existing 30.5' x 20.4' one story dwelling and to increase the structure to 45.5' x 30' two story dwelling 100+' HWM. After a review of the application and input from Ruth Blake, a member of the association, a motion was made by DB and seconded by AB to table any further action on the application until the Board has received the required letter from the association concerning the expansion. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2402	Jeanette Kimball	To replace existing 8' x 8' deck with 8' x 10' covered deck on posts with stairs on road side of dwelling; 100+ ft. HWM; site review completed 04/29/14; 1705 Embden Pond Road; Tax Map 25, Lot 8		\$25.00	TR#783-1

A motion was made and seconded that the Board elect the following slate of officers for the year. The following slate was voted on by the Board:

Chairman	Leo Mayo
Vice Chairman	Dwight Barron
Secretary	Ann Bridges

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