

Embden Planning Board – August 13, 2015

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, and Myles Durkin. Also present were Robert Dunphy, CEO; Kelvin Friend, Jennifer Stratton, Debra and Chester Hibbard, James DeVona, Craig Guilmet, Robert D. Lightbody, Jeff Lloyd and Cynthia Fletcher.

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

The minutes of the July meeting were accepted as presented.

The Board reviewed an application by Dorothy Friend (Tax Map 18, Lot 4; 15 Oak Drive) to jack and level her camp and replace the posts and pads as needed 15' HWM and to jack, level and replace rotten material on shower house. It was determined by the Board that this was maintenance only and no permit was required.

| Permit # | Issued to | Construction Type | Plumbing Permit # | Amt. | Check # |
|----------|------------------------------------|---|-------------------|---------|-----------|
| 2448 | Dorothy Friend | To rehabilitate existing wrap around deck; front being 7' HWM; to rehabilitate bunkhouse to jack, level, replace sills, roof board and roofing; plumbing permit required for holding tank and any plumbing; site review completed 07/07/15 & 07/16/15; 15 Oak Drive; Tax Map 18, Lot 4 | | \$25.00 | #1730 |
| 2449 | Richard Collins (Zane Fletcher) | To construct 26' x 44' 2 story 24' high dwelling on existing full foundation with attached 12' x 16' deck on pads and posts; to construct 20' x 40' single story 16' high garage on existing slab; to use existing subsurface waste disposal system; site review completed 06/30/15; 84 Dunbar Hill Road; Tax Map 5, Lot 5. | Int. #1631 | \$25.00 | #1395 |
| 2450 | Renee Emery | To construct 10' x 20' one story barn on posts; Site review completed 08/07/15; 29 Ellis Road; Tax Map 6, Lot 15-1 | | \$25.00 | TR#1313-1 |
| 2451 | Craig Guilmet | To construct 24' x 32' 2 ½ story 30' high barn on concrete slab; site review completed 07/18/15; 49 Mountain View Drive; Tax Map 4, Lot 24 | | \$25.00 | TR#1383-1 |

The next application was submitted by Justin Lloyd who was represented by Jeff Lloyd and Robert Lightbody. The property is located at 146 Perkins Road. Mr. Lloyd wanted to rehabilitate the existing 29' x 29' dwelling by removing it and adding a 29' x 34' addition. It was explained to Mr. Lloyd and Mr. Lightbody that if the existing dwelling was removed the structure could not be added to as there was now no existing dwelling. After much discussion with the gentlemen, they

decided to request an addition at this time and request any rehabilitation of the existing structure at a later time. It was also determined during fact finding that the point of attachment of the addition was more than 50 feet from the high water mark.

| Permit # | Issued to | Construction Type | Plumbing Permit # | Amt. | Check # |
|----------|--------------|--|-------------------|---------|----------|
| 2452 | Justin Lloyd | To construct 29' x 34' two story 21' high addition on full foundation to existing dwelling with 6' x 19' deck; closest point of deck being 90' HWM; area in front of existing dwelling to be loamed and seeded; to plant and maintain 9 deciduous trees; site review completed 07/21/15; 146 Perkins Road; Tax Map 21, Lot 10. | | \$25.00 | TR1279-1 |

Next on the agenda was an application by Chester and Debra Hibbard who were represented by James DeVona (Tax Map 14, Lot 19; 20 Thistle Drive; Tax Map 14, Lot 19; TR#1921-1 - \$25.00) to remove 16' x 24' 1 1/2 story 20' high camp with attached 8' x 16' deck on posts and a 8' x 12' one story 13' high accessory building and 8' x 16' deck on posts 50+ feet from HWM and to construct a 20' x 24' 1 1/2 story 20' high dwelling on full foundation and an 8' x 10' one story 13' high accessory building on full foundation. During a review of the application by the Board members, there appeared to be a discrepancy in the figures in the application. A motion was made by AB and seconded by DB to table any further action pending receipt of accurate figures. All were in favor.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 9:37 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary