

Embden Planning Board – November 12, 2015

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, and Myles Durkin. Also present were Robert Dunphy, CEO, Jan Welch, Jim Devona and Robert Torno.

The meeting was opened by Chairman Leo Mayo at 7:10 p.m.

The minutes of the October meeting were accepted as corrected.

Correspondence:

The Chairman gave the Board members a copy of a letter dated October 12, 2015 from Jan Welch, President of the Embden Pond Sportsman Club outlining the encroachment on Timber Lane on property owned by Kimerly and David Benes. The Chairman asked the CEO the status of this matter. The CEO indicated that he will issue a violation order to the Benes giving them a time limit to respond. If there is no response the matter will then be turned over to the Selectmen and the Town's attorney for further action. Ms. Welch also supplied a copy of the By-Laws to the Board.

Next on the agenda was a requested by Chester and Debra Hibbard (20 Thistle Drive, Tax Map 14, Lot 19) to amend their Permit #2453 issued on September 17, 2015. On November 3, 2015 the CEO was requested to visit the Hibbard property concerning a problem with the location of the foundation. It appears that the contractor ran into ledge and large rocks in the area of the back foundation wall. In the original permit the front of the camp was to be 67' from normal high water mark. After inspecting the site, the CEO determined that the front of the camp, due to the location of rocks on the lot would be 63 feet from normal high water mark which he determined to be the greatest practical extent. A motion was made by AB and seconded by DB to amend the distance of the front of the camp from 67' from normal high water mark to 63' from normal high water mark determined to be the greatest practical extent. All were in favor to amend Permit #2453.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2455	Robert Torno	To allow timber harvest per Section 5.14 of ESZO and to follow applicable codes on Tax Map 4, Lots 9 and 10; site review completed 11/4/15; 41 Old Farm Road; part of Hunnewell subdivision; Tax Map 4, Lots 9 & 10.		\$25.00	TR3040-1

The Board then discussed changes that needed to be made on the ESZO. The secretary indicated that she had been working on the draft but needed clarification on several items in the new ordinance; i.e. timber harvesting and GPA designation. The Chairman indicated that he would contact DEP for clarification.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:10 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary