

Embden Planning Board – March 10, 2016

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, and Myles Durkin. Also present was Robert Dunphy, CEO, Charles Haberek, Clayton Cooley, Karen Piper, Lowell Piper, Kerry Hebert, Attorney Sara McDaniel, Engineer Nick Champagne and Engineer Al Hodsdon.

The meeting was opened by Chairman Leo Mayo at 7:07 p.m.

The minutes of the February meeting were accepted as presented.

Citizens: None

Correspondence: None

Old Business: It was noted that the CEO needed to sign Permit No. 2458 issued to Justin Lloyd et al. The Chairman will deliver the permit to the Lloyds.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2459	Charles Haberek	To construct 28' x 40' 1 ½ story 28' garage on concrete slab – 220+ ft. HWM; to emplace 300 yds gravel; to construct 30' x 40' gravel work area 250+ ft. HWM; to emplace 400 yds. gravel; site review completed 02/27/16; 2455 Embden Pond Road; Tax Map 29, Lot 15		\$25.00	TR#311-1
2460	Clayton Cooley	To remove 12' x 60' mobile home; to be removed by Nov. 1, 2016; to construct 28' x 40' one story dwelling on concrete Slab; site review completed 03/08/16; 918 Embden Pond Road; Tax Map 5, Lot 28	Int. 1639	\$25.00	TR#339-1

Next on the agenda was a request by Lowell Piper (Tax Map 6, Lot 47-5; 40 Piper Road; TR#325-1 - \$25.00; site review completed 02/26/16) for possible timber harvesting with the shoreland zone. Mr. Piper was represented by Forester Kerry Hebert. Mr. Hebert indicated that the purpose of the cutting was to reclaim agricultural land which was being encroached upon by numerous trees making for a hazardous farming activities. There was discussion about setbacks from the channels and whether this fell under conversion back to agriculture versus timber harvesting. A motion was made by AB and seconded by DB to table any further action on the application until the Board received more detailed information concerning the areas involved; buffer zones; distances from HWM; and number of trees involved. All were in favor.

Next on the agenda was an application submitted by Mike and Laura Quinn for a 12 lot subdivision off Pine Bluff Road (Tax Map 7, Lot 1-20; 55+ acres). Mr. and Mrs. Quinn were represented by Attorney Sara McDaniel, Engineer Nick Champagne and Engineer Al Hodsdon from A. E. Hodsdon. They indicated that this would be a major 12 lot subdivision with access off Pine Bluff Road. They stated that the road into the subdivision would have a 50 foot right of way with 24' gravel travelled way. It was discussed that the Board would probably require the apron of the road to be paved. The engineers also discussed storm water, etc. with regard to the roadway. According to the prior deeds, it appears that these lots would have a possible easement to the beach area. The Board raised the issue of lot size as under Section 5.8.4 of the EZSO lots within the shoreland shall have 5 acres. Since these lots are associated with the shoreland zone, clarification of this issue will need to be made. The engineers discussed whether the abutting landowners would need to be notified and if a performance bond would be required. The Chairman indicated that these would be requirements of the Board. Mr. Champagne submitted to the Board the required sketch plan. A motion was made and seconded to accept the sketch plan.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:50 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary