

Embden Planning Board – June 9, 2016

At 6 p.m. prior to the regular Planning Board meeting, Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin and alternate Frank Nile visited the site of the proposed Quinn subdivision off the Pine Bluff Road. Also present were Ruth and Bruce Blake, Attorney Sarah McDaniel, Engineers Al Hodsdon and Nick Champagne, property owner Michael Quinn and Brian Ricker. The Board viewed the location of the property lines and the proposed road into the subdivision.

The Board members returned to the Embden Town Office. The meeting was opened by Chairman Leo Mayo at 7:00 p.m.

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin and alternate Frank Nile. Also present was Robert Dunphy, CEO; Bruce and Ruth Blake, Rob Olsen, Mike Quinn, Attorney Sarah McDaniel, Brian Ricker, Nick Champagne, Al Hodsdon, Patricia Howe, Shane Nichols, Dan Champany, Chad Parker and Yvonne Montpelier.

The minutes of the May meeting were accepted as presented.

Correspondence: The Chairman indicated that he had a letter from the town attorney that would be addressed later in the meeting as well as a letter from the Maine Forestry Department.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2464	Robert & Mary Miller	To construct 16' x 16' one story 14' high addition to bunkhouse on posts; 130" HWM; to construct 16' x 16' screened in porch on posts on NW side of bunkhouse; site review completed 06/08/16; 1209 Embden Pond Road; Tax Map 27, Lot 10		\$25.00	TR#899-1
2465	Shane Nichols	To construct 12' x 24' one story 12' high accessory building on posts 114' HWM; all setbacks to be met; site review completed 05/12/16; 1589 Embden Pond Road; Tax Map 25, Lot 1		\$25.00	#6462

At the May 19, 2016 Shane Nichols had requested a 6' x 24' deck 19 ½ feet from the HWM attached to the north side of the dwelling. The request had been denied due to the fact that expansions of any portion of a structure lying within 50' of the normal high water mark are not permitted. Mr. Nichols discussed this matter further with the Board. The Board told Mr. Nichols that he would be allowed to construct a platform with a ramp at the entry furthest from the HWM. The platform measurements to be one foot wider on either side of the entry and five feet out with a ramp.

2466	Dan Champany	To construct 8' x 12' entry way with attached 28' x 31' one story 18' high garage on frost wall; site review completed 06/04/16; 414 Dunbar Hill Road; Tax Map 11, Lot 42		\$25.00	TR#780-1
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Next on the agenda was the Michael and Laura Quinn subdivision. The Chairman indicated that MD was excused from the Board and asked that FN sit in his place. The Chairman asked that only one representative of the Quinns address the Board at a time. Nick Champagne, engineer, indicated that the right of way on the preliminary plan had been changed to 66' wide as requested by the Board and that the total length of the road was approximately 2520 feet in length. It was also noted that the Note re section of Embden Subdivision ordinance was on the plan as well as the test pits. They also submitted a letter requesting waivers for water supply and street length along with an updated list of abutting landowners. However, it was noted that they need to add the landowners in the Embden Sportsman's Club as well.

The Chairman indicated that the subdivision was classified as a major subdivision since it had five or more lots. The name of the subdivision was discussed and Mr. Quinn indicated that he would like to call it the Michael & Laura Quinn Subdivision and that the road name would be Evergreen Drive which had been approved by the E911 Officer.

Attorney McDaniel presented the Board with copies of the proposed Easement and Agreement for Road Maintenance of Evergreen Drive along with a copy of the proposed Quitclaim Deed with Covenant. Ms. McDaniel explained to the Board the workings of the Road Maintenance agreement. The attorney also raised the issue of whether the Board would allow the construction of the road be done in stages as the lots were sold. The Chairman advised them that the Board would require that the whole road be completed as the Board had had problems in the past with similar situations. A Board member inquired as to why the landowner would only be giving a quitclaim deed with covenant when the Quinns received a warranty deed for the property. The Board indicated that they would require the deed be a Warranty Deed.

The Board also indicated that there would be a restriction that no further subdivision of any lot would be allowed.

There being no further discussion it was determined that a public hearing would be set for July 21, 2016 at 6 p.m. at the Embden Community Center and that the landowner and/or his representatives would be responsible for preparing and mailing by certified mail, return receipt requested to all the abutting landowners. The form of the letter to be approved by the secretary prior to mailing. The Chairman stated that the Board secretary would arrange for the publishing of the legal notice in the local newspaper.

The Board then had a letter from Kenneth Lexier, attorney for the Town of Embden addressing the issues; i.e. easement to use the common areas of Snowshoe Village and the Embden Sportsmen's Club, etc.

The Chairman indicated that MD back on the Board now that the Board was continuing with its agenda.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2467	Jason Metivier	To construct 35' x 50' one story 26' high garage on slab; site review completed 05/26/16; 579 Embden Pond Road; Tax Map 2, Lot 25		\$25.00	TR#876-1

Due to the late hour and there were several items on the agenda, it was voted to continue the meeting to June 16, 2016 at 7 p.m.

Present at the continuation meeting were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, and alternate Jan Welch along with CEO Robert Dunphy. The Chairman indicated that JW would sit in place of MD who was absent.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2468	Daniel Longley	To construct 24' x 36' one story 13' high garage on slab; site review completed 05/24/16; 472 Wentworth Road; Tax Map 1, Lot 17-1		\$25.00	TR#866-1

Next on the agenda was a request by Phillippe Laurendeau (Tax Map 23, Lot 6; 1271 Embden Pond Road; TR#900-1 - \$25.00) to remove 15" x 123" portion of deck and replace with crushed stone and patio block; to construct 5' x 9.5' addition to deck attached to the NE side of dwelling; and to construct 3' x 16' addition to deck on camp. During the review of the application and fact finding, it was noted that over 20% of the lot was occupied with structures and/or impervious areas. A motion was made by AB and seconded by DB to return the application to the DEO for further action. All were in favor. A letter will be sent to Mr. Laurendeau outlining the Board's decision.

Correspondence: The Chairman read a letter which he received from Doug Denico, Director of the Maine Forest Service which indicated that Embden needs to update the forestry provisions in the shoreland zoning ordinance. The secretary was directed to prepare a letter to Mr. Denico indicating that the Board was in the process of amending the forestry provisions so that all forestry issues will be handled by the Maine Forest Service. Also, that the Board was in the processing of updating its shoreland zoning ordinance to comply with all of the recent changed made by the Maine Legislature.

The secretary indicated that she had received an e-mail from Michael Quinn stating that the date for the proposed public hearing was not convenient and that it would need to be scheduled at a later date. Dates for the public hearing will be discussed at the July meeting.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:40 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary