

Embden Planning Board – September 8, 2016

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin, and alternate Jan Welch. Also present were Robert Dunphy, CEO, and Sarah McDaniel, Esquire, representing the Quinns.

Minutes of the August meeting were accepted as presented.

Old Business: The chairman stated that the Planning Board had written a letter to the CEO concerning 6 and 8 Water Edge indicating that there was no building permit for a change of use. The CEO indicated that he had sent Mr. Koslowski a 30-day notice of violation concerning the change of use and no plumbing permits.

Next on the agenda was the Mike & Laura Quinn Subdivision represented by Attorney Sarah McDaniel who were requesting approval of their preliminary plan with changes which she was submitting. Ms. McDaniel submitted to the Board copies of the proposed Warranty Deed and an Easement and Agreement for Road Maintenance of Evergreen Drive. She explained that the right of access across Pine Bluff Road and the right to use the common elements of Snowshoe Village Resort that were included in the deed as well as the various provisions in the road maintenance agreement. Ms. McDaniel indicated that the Quinns had not yet received approval from DEP of the stormwater management plan but hopefully would have it at the time of approval of the final plan.

After much discussion the Board determined that the following deficiencies were found: 1) need to see and compare the certified mail receipts; 2) that the following wording needs to be on the plan “no further subdivision of any lot” and “one single family dwelling on each lot”; 3) GPS coordinates for level spreaders locations need to be shown; 4) pins to be set; and 5) a performance bond re road.

There being no further discussion, a motion was made by MD and seconded by DB to accept the preliminary plan per data collected. All were in favor. Ms. McDaniel indicated that they would probably be ready with all of the requirements for the November meeting.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2484	Rodney Duane	To create a vegetative buffer area 10' x 30' 8' HWM; soil erosion control to be in place; DEP Permit by Rule; Lynch Landscaping #119; site review completed 09/06/16; 14 Thistle Road; Tax Map 14, Lot 17		\$25.00	TR#1862-1
2485	Richard & Sharon Moulton	To construct 8' x 12' porch on posts; 100+ feet HWM attached to existing dwelling; to enlarge 6' x 8' bulkhead in height; site reviews completed 08/23/16 & 09/06/16; 1679 Embden Pond Road; Tax Map 25, Lot 10		\$25.00	TR#2317-1
2486	James Butters	To construct 24' x 24' one story 16' high garage on concrete slab with footings; site review completed 09/06/16; 759 Fahi Pond Road; Tax Map 35, Lot 7		\$25.00	#1561

Next on the agenda was a request by Tammy Burrill (TR#2318-1 - \$25.00; site reviews completed 08/23/16 & 09/06/16; Embden Pond Road; Tax Map 24, Lot 5) to emplace an 8' x 32' camper on the lot. After a review of the application, a motion was made by AB and seconded by DB to table the application for more information particularly the location of the camper from the high water. All were in favor.

There being no further business to come before the Board, it was voted to adjourn. Adjourned.

Respectfully submitted,

Ann C. Bridges, Secretary