

Embden Planning Board – January 12, 2017

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin and alternate Jan Welch. Also present were CEO Robert Dunphy and Tammy Burrill.

The minutes of the December meeting were accepted as presented.

First on the agenda was Tammy Burrill (Embden Pond Road, Tax Map 24, Lot 5) concerning the letter of violation she received from the CEO with regard to the camper that had been placed on her lot without a permit. She asked permission to leave the camper on the lot until she was able to get it out because of the snow. The Board explained to Ms. Burrill that she would need the permission of the Selectmen for an extension of time to remove the camper since the CEO had issued a letter of violation. A great deal of discussion followed concerning her request to emplace the camper on the lot 94± feet from HWM, to be left there only 120 days each year. A motion was made by AB and seconded by EK to take no action on her application to emplace 10' x 36' camper until an extension has been approved by the Selectmen. All were in favor. After further discussion the applicant decided to withdraw her application to emplace the camper on her lot until an agreement is received from the Selectmen about an extension of time to remove the camper. The CEO will send a letter to the Selectmen outlining the issues.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2491	Brian & Johanna O'Connor	To rehabilitate existing 24' x 24' one story 14' high gazebo on pads and posts; 40' HWM; site review completed 01/10/17; 24 Timber Lane; Tax Map 27, Lot 32		\$25.00	TR3612-1
2492	Eric & Amanda Morrill	To construct 20' x 20' one story accessory building on posts; site review completed 01/10/17; 935 Embden Pond Road; Tax Map 5, Lot 30		\$25.00	TR1-1

The Chairman indicated that he had received a call from the engineers in connection with the Quinn Subdivision and that they were in the process of preparing a proposal for the Selectmen concerning the bond for the road.

The Chairman delivered to the Board a copy of a letter from Robert Kozlowski indicating that the change of use of his property on Waters Edge Drive would have less of an impact on the environment than the previous use as a restaurant.

The Board worked on the HUD statement for new construction within the town for the 2016 year.

The Chairman gave the Board members a draft of the proposed shoreland zoning ordinance for their review. A work session was scheduled for Thursday, January 19, 2017 at 6 p.m. weather permitting.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:20 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary

On January 19, 2017 the Embden Planning Board held a work session. Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin and alternate Jan Welch.

The Planning Board reviewed the proposed Shoreland Zoning Ordinance comparing the current ordinance with the changes proposed by the State of Maine.

The Board indicated that they will probably need one more work session before the draft would be ready to submit to the State of Maine.