

Embden Planning Board – April 13, 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, Tammy Burrill, Dale Mullin and Wes Hupper.

Under Old Business, the CEO indicated that he had talked with surveyor Steve Gould after the March meeting indicating that the Board needed additional information concern Mike Caramihalis’ request to revise Spring Hill Estates Subdivision concerning the turn around. Mr. Gould indicated that they were not ready at this time. The Board decided that if there is nothing by the next meeting, a letter will be sent to Mr. Gould.

The minutes of the March meeting were accepted as presented.

Next on the agenda was an application by Tammy Burrill (Embden Pond Road, Tax Map 24, Lot 005; site review 01/03/17; TR#2642-1 - \$25.00) to emplace a 10’ x 32’ one story 14’ high camper with 4’ x 20’ slide out on a gravel pad 90 feet HWM as determined by the CEO to be the greatest possible extent so as to meet the road setback for up to 120 continuous days as well as emplace 40 yds. of gravel for camper pad.

A great deal of discussion followed concerning setbacks and non-conforming lots. The Board reviewed Section 4.1 Non-conforming Uses and Section 5.3 Campgrounds and Individual Private Campgrounds of the ESZO.

A motion was made by AB and seconded by MD to allow Tammy Burrill to emplace a 10’ x 32’ one story 14’ high camper with 4’ x 20’ slide out on a gravel pad 90 feet HWM as determined by the CEO to be the greatest possible extent so as to meet the road setback for up to 120 continuous days as well as emplace 40 yds. of gravel for camper pad. A vote was taken with three (3) members opposed to the motion and one (1) abstained. The motion was denied. The Chairman instructed the secretary to prepare a letter to Ms. Burrill outlining the procedure for appealing the decision.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2494	Dale & Brenda Mullin	To construct 24’ x 28’ one story 18’ high garage on concrete slab to existing 24’ x 24’ one story garage; site review completed 03/21/17; 30 Hillcrest Drive; Tax Map 2, Lot19-001		\$25.00	TR#404-1
2495	Bruce Belbin	To construct 2 – 7’ high & 8’ wide shed dormers on west side of camp; 125+ ft. HWM; site review completed 04/10/17; 1270 East Shore Road; Tax Map 14, Lot 11		\$25.00	TR#461-1
2496	Tim Story	To remove roof on existing building and replace with 10/12 pitch; 110’ HWM; not to exceed 35’ in height; site review completed 04/04/17; 1177 Embden Pond Road; Tax Map 23, Lot 16		\$25.00	#7246

The Board proceeded with the election of officers for the ensuing year. Elected were the following:

Chairman:	Leo Mayo
Vice Chairman	Dwight Barron
Recording Secretary	Eleanor Ketchum
Secretary	Ann Bridges

Due to the late hour and there was several items remaining on the agenda, it was voted to continue the meeting to April 20, 2017 at 7 p.m.

Present at the continuation meeting were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin and alternate Jan Welch. Also present were CEO Robert Dunphy and Susan Hathaway, the new CEO.

The Chairman indicated that he had received a letter dated March 31, 2017 from Nick Champagne of A. E. Hodsdon, agents for the Michael & Laura Quinn subdivision containing a supplement to the Final Plan. Because of the problem of obtaining a performance bond for the road, the Quinns have modified their request to a new plan for a 55 acre, six (6) lot subdivision. The letter also contained a Memo outlining their responses to the Board's conditions previously discussed. The Board also received \$500.00, the fee for the final plan.

The Board reviewed the various plans submitted by the Quinns including the revised plan for the proposed 6 lot subdivision for Phase 1 and topographical map by Sackett & Brake. Several issues were addressed by the Board including showing the driveways on the plan; GPS coordinates for the level spreaders and driveways. There was also some discussion of the road easement making reference to 12 lot and Phase 1 and Phase 2.

The Chairman also state that he had received a copy of DEP's Findings of Fact and Order for the Stormwater Management Plan for the Quinn Subdivision with conditions which was placed in the subdivision file.

The Chairman instructed the secretary to prepare a letter to the Quinns acknowledging receipt of the Supplement to the Final Plan and indicate that after a review by the Board, several questions have been raised.

The Planning Board continued their work on the proposed Shoreline Zoning Ordinance. Another work session will be needed.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:30 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary