

## Embden Planning Board – June 8, 2017

Members present were Chairman Leo Mayo, Ann Bridges, Dwight Barron, Myles Durkin and alternate Jan Welch. Also present was CEO Susan Hathaway, Wayne McLaughlin, Robert Donovan, Elizabeth Lindsay, Durwood Beckwith, Tammy Burrill and Stephen Gould.

The meeting was opened by Chairman Leo Mayo at 7:02 p.m.

The minutes of the May meeting were accepted as presented.

The Chairman asked JW to sit in for EK who was unable to attend due to illness.

First on the agenda was a request by Durwood Beckwith and Elizabeth Lindsay to review Permit No. 2445 which was issued on 07-09-15. A motion was made by DB and seconded by AB to renew Permit #2445 issued on 07-9-15. All were in favor. It was noted that they will need to obtain an internal plumbing permit.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2500	Durwood Beckwith & Elizabeth Lindsay	To renew Permit #2445 issued 07-9-15; Permit #2445 to be attached herewith; 74 Eames Road; Tax May 3, Lot 20		\$25.00	TR#751-1
2501	Greg Haberland	To construct 20' x 28' 1 1/2 story dwelling 18' high on full foundation with attached 8' x 20' porch on posts; Part of Pine Bluff Subdivision; soil erosion control to be in place prior to construction; site review completed 05-09-17; 43 Pine Bluff Drive; Tax Map 7, Lot 1-18	Ext. 1616	\$25.00	TR#636-1
2502	Robert Donovan	To construct two 18' x 18' 12' high single story storage sheds on posts; site review completed 05/23/17; 547 Dunbar Hill Road; Tax Map11, Lot 6		\$25.00	TR#743-1
2503	Wayne McLaughlin	To replace existing 14' x 76' single story residence with 60' x 28' single story residence on concrete slab; site review completed 05-30-17; 507 Wentworth Road; Tax Map 1, Lot 11	Ext. existing Int. 1674	\$25.00	TR#877-1
2504	Tammy Burrill	To place 8' x 30' 15' high camper with 2' slide out 72' HWM to be the greatest possible extent as determined by the CEO for up to 120 continuous days from Memorial Day to September 30 <sup>th</sup> ; received copy of grey water disposal plan. Grey water dumping to be receipted to LPI; soil erosion control to be in place; Variance issued by Appeals Board on 05-18-17 to be recorded in the Somerset County Registry of Deeds; site reviewed Completed 05-23-17; 1403 Embden Pond Road; Tax Map 24, Lot 5	privy	\$25.00	TR#856-1

Next on the agenda was a request by Mike Caramihalis (106 Spring Hill Drive; Tax Map 1, Lot 20-11) to make a revision to Spring Hill Estates Subdivision concerning the cul de sac. Steve Gould of Sackett & Brake Survey is the agent representing Mr. Caramihalis. Mr. Gould told the Board that the Embden Pines Roads and Common Area Association own the road and cul de sac. The parties have decided to do an exchange of deeds. The cul de sac will be deeded to Mr. Caramihalis in exchange for 0.29 acres of Lot 20-11 owned by Mr. Caramihalis. After much fact finding the Board indicated that they would require a document signed by the majority of the Embden Pines Roads and Common Area Association as well as a copy of the Association By-laws and proposed deeds for the swap. The Board indicated that they would not require a public hearing if the By-laws indicated that a decision could be made by and signed by a majority of the members. The Board indicated that the fee for a revision would be \$100.00. A motion was made by AB and seconded by DB to table any further action until all the requirements were met.

Because of the late hour and there were still several items on the agenda, it was voted to continue the meeting until June 15, 2017 at 7:00 p.m.

Present at the continuation meeting were Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin, and alternate Jan Welch. Also present were Susan Hathaway, CEO; Leslie Jordan, Jamie Robinson for Jeff Patnaude; Steve Andrews, Melanie Steward and Steve Gould.

Citizens: Melanie Steward (Kennebec River Road) had some questions concerning the flood zone and her application for a flood zone permit. The CEO indicated that the application appeared to be in order and she would meet with Mr. Steward to finalize the permit.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2505	Jeffrey Patnaude	To construct 38' x 28' 1 1/2 story 24' high garage on concrete slab with 12" concrete frost wall; 108' HWM; permit to be held pending receipt of certified contractor number; site review completed 05-23-17; 121 Edgar Avenue; Tax Map 35, Lot 11		\$25.00	TR#678-1

Next on the agenda was the revision to Spring Hill Estates subdivision requested by Michael Caramihalis who is represented by Steve Gould of Sackett & Brake Survey. Mr. Gould presented the Board with the requested proposed legal descriptions for the land swap which was reviewed by the Board members along with copies of the By-laws for the Embden Pines Roads and Common Area Association. He also delivered a letter from the Association indicating that 50% of the property owners were represented at the meeting either in person or by Proxy. A review of the By-Laws indicated that attendance of 20% of the property owners is required for annual association meetings and 25% are

required for special meeting. The resolution for the swap was agreed to by those present. Mr. Gould delivered to the secretary a check in the amount of \$100.00 for the fee. A motion was made by MD and seconded by DB to allow the revision to Spring Hill Estates subdivision in connection with the cul de sac by exchange of deeds between Michael Caramahalis and the Embden Pines Roads and Common Area Association being Tax Map 10, Lot 20-11. All were in favor. The required mylar and copies of the Revision I of the Spring Hill Estates subdivision was signed by the Board members. The mylar will be recorded in the Somerset County Registry of Deeds and a certified copy will be delivered to the Board.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2506	Steve Andrews	To construct 26' x 36' 23" High 1 ½ story dwelling on a frost wall 140' HWM; part of Sandy Pond Subdivision; Bruce Obert #1297 certified contractor; soil erosion control to be in place immediately; site review completed 05-24-17; 19 Squirrel Drive; Tax Map 34, Lot 38	Ext.#1673	\$25.00	TR#875-1
2507	Leslie Jordan	To clear 7500 sq. foot area for future construction; 100' HWM; area to be stabilized; soil erosion control to be in place prior to clearing; Leslie Jordan #276 certified contractor; site review completed 06-06-17; Embden Pond Road; Tax Map 28, Lot1-3		\$25.00	TR#949-1
2508	Jack Frost, Jr.	To construct 24' x 32' 24" High dwelling on concrete slab; to be constructed on land of Jack Frost, Sr.; site review completed 05-30-17; 150 Dunbar Hill Road; Tax Map 8, Lot 8-3	Ext. #1675 Int. #1676	\$25.00	TR#902-1
2509	Tiffany Frost	To construct 44' x 32' one story 16' high garage on concrete slab; site review completed 05-30-17; 174 Barron Road; Tax Map 1, Lot 27-4		\$25.00	TR#870-1
2510	David Strickland	To replace existing 20' x 17' patio stones with new pressure treated lumber; area to be same size; 7' HWM; DEP Permit by Rule required; soil erosion to be in place; site review completed 05-30-17; Leo Mayo certified contractor #981; 23 Oak Drive; Tax Map 18, Lot 1		\$25.00	TR#896-1

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:53 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary