

Embden Planning Board – September 14, 2017

Members present were Chairman Leo Mayo, Eleanor Ketchum, Ann Bridges, Dwight Barron, Myles Durkin and alternates Jan Welch and Kelly Bragg. Also present was CEO Susan Hathaway, Kerry Hebert, Lowell Piper, Karen Piper and Gary Latuscha.

The meeting was opened by Chairman Leo Mayo at 7:00 p.m.

The minutes of the August meeting were accepted as presented.

Under Old Business, the Chairman advised the Board that the Selectmen returned \$375.00 of the After the Permit fee to Joseph Flynn due to the fact that Mr. Flynn had been penalized for several thousands of dollars by the Assessors.

The Chairman also asked the CEO the status of the previously reported violations concerning the following properties:

1. Property owned by Chouinard concerning a platform that had not been removed.
2. Property owned by Hewett concerning trees that were cut on the shoreline and not replaced.

The CEO indicated that she would review these matters.

It was also brought to the attention of the CEO that driveway entrances had been placed on several lots owned by Mainely Trees in the subdivision known as East Shore View. Board members inquired as to whether the landowner had received entrance permits from the Road Commissioner and if not, the matter should be looked into.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2525	Piper Farm LLC	To reclaim land previously used as farm land by reducing the over growth of trees and to place cement pads for stream crossing; DEP Permit by Rule Required; Flood Hazard Permit Required; Jason Tayler, certified Contractor #1314; site review completed 09-12-17; Route 201A; Tax Map 3, Lot 36-1		\$25.00	TR#2450-1

Next on the agenda was an application for an “after the fact” permit by Gary Latuscha (Tax Map 5, Lot 58; 35 Mill Road) to construct the following: 1) to construct a 9’ x 13’ shed located 45 feet from HWM of Mill Stream and 35 feet from the centerline of the road; 2) to construct a rear expansion of 3’6” x 11’ single story addition 8’ high; and 3) to construct a 3’ x 11’ overhang on the front of the existing 11’ x 11’ single story structure.

A great deal of discussion followed concerning setbacks and non-conforming structures. The Board reviewed Section 4.5 Non-conforming Structures and Section 5.13 - Structures of the ESZO.

Motions were made by DB and seconded by AB to allow Gary Latuscha to construct a 9' x 13' shed located 45 feet from HWM of Mill Stream and 35 feet from the centerline of the road and to construct a 3' x 11' overhand on the front of the existing 11' x 11' single story structure. Motion was denied.

A motion was made by MD and seconded by DB to construct a rear expansion of 3'6" x 11' single story addition 8' high. The motion was denied.

The Chairman instructed the secretary to prepare a letter to Mr. Latuscha setting out the procedure for appealing the Board's decision.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	Check #
2526	Gary Latuscha	After the Fact – to construct 3'6" x 11' deck; to change roof pitch from 4/12 pitch to 12/12 pitch increasing overall height of structure to 13'; 30% expansion has been exhausted; site review completed 08/05/17; 35 Mill Road; Tax Map 5, Lot 58		\$400.00	TRE#2438-1

Next on the agenda was an application by Russell Wellinger (4 Hemlock Drive; Tax Map 32, Lot 10; site review 08/05/17; TR#2111-1 - \$25.00) to construct 8' x 6' x 8' high single story accessory building on posts to be used as a pump house 60' HWM. After a review of the application a motion was made by AB and seconded by DB to table any further action on the application for lack of information; i.e. measurements and locations. All were in favor.

The Chairman indicated that the Board will have a work session next month after the regular meeting to work on the details of the shoreland zoning ordinance.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 9:00 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary