

Embden Planning Board – January 13, 2022

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin, Star Ferrin and alternate Bill Gassert. Also present were CEO Terri Lamontagne and Steve Govoni, agent for Jeff Hill. The Chairman asked BG to sit in place of DB.

The minutes of the December meeting were accepted as presented.

Correspondence: None

Old Business:

The CEO indicated that she had corresponded with the owner of the property on Barron Road concerning the junk yard and will be in touch with them in April.

The CEO stated that she sent a letter on December 16, 2021 to Randall & Pamela Varney stating that the Planning Board required additional information to take any action on their application for a building permit. To date she had received no response.

A Planning Board member inquired as to whether the ordinance pertaining to building permits and “after the fact” building permits had been delivered to the Selectmen. The CEO indicated that it had not been. The Planning Board also inquired about the denial letters sent Judy Rayburn (Snow Shoe Drive); Justin Castagna (Squirrel Drive) and Jeff Homan (Fourth Street). The Chairman indicated that possibly Ms. Rayburn will be filing an appeal.

Next on the agenda was an application from Jeffrey Hill (4 Woodside Drive; Tax Map 24, Lot 22; site review 06-06-21; TR#24392-1 - \$25.00). Mr. Hill is represented by Steve Govoni of Wentworth Partners. Mr. Hill would like to construct a 26’ x 30’ two story dwelling on full foundation 19’ 11 3/4” high from the average grade height of building with an 8’ x 29’ and 10’ x 3’ wrap around deck. The deck is to be 32’ HWM determined to be the greatest possible extent. During the fact finding a great deal of discussion followed. It was noted that no subsurface waste water permit had been issued. Mr. Govoni indicated that there were currently two holding tanks on the property. The Board brought to his attention that under Section K. Subsurface Waste Disposal (1) of the ESZO states “b) a holding tank is not allowed for a first-time residential use in the shoreland zone”. The Board also asked the following: 1) was the existing foundation and chimney going to be removed and area revegetated; 2) detailed description of the retaining wall on the south side of the dwelling; and 3) a soil erosion control plan. Mr. Govoni indicated that they would be applying for a Tier I permit. A motion was made by AB and seconded by MD to table any action on the application until a Subsurface Waste Disposal permit had been issued along with the other requested information. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2804	Steven & Donna Norcross	To jack up existing structure and place on 6 foot frost wall (4' in ground and 2' above ground) to be moved back 13'; deck to be 13' HWM determined to be the greatest possible extent; structure to be no high than 20'; Partridge & kids – DEP certified contractor; site review completed 01-12-22; 11 Beech Drive; Tax Map 22, Lot 12		\$25.00	24412-1

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