

Embden Planning Board – May 12, 2022

Members present were Chairman Leo Mayo, Ann Bridges, Bill Gassert and alternates Randy Caldwell and Aaron Crocker. The Chairman asked Randy Caldwell to sit in place of Kelly Bragg until she arrives. The Chairman noted that Star Ferrin had resigned and that Kelly Bragg will take Star Ferrin’s place as a regular board member. Aaron Crocker had been appointed by the Select Board as the new alternate. Also present were CEO Terri Lamontagne, Seth Goucher, Jeff Hill and Terri Hinkle and Steve Govoni.

Old Business:

The CEO indicated that she had completed the site review on Permit #2815 issued to Vanessa Sandon on May 3, 2022. She also completed the site review on Permit #2808 issued to Ralph Jordan. The CEO signed the permits and they will be delivered to the parties.

The minutes of the April meeting were accepted as presented.

Correspondence:

The Chairman delivered to the board members a copy of a letter from Tom Saviello concerning the permit issued to NECEC concerning the possible renewal of any permits that the Town has issued to NECEC. No action was required.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2821	Seth Goucher	To emplace 60 cubic yards gravel to widen existing driveway; 100’ HWM; site review completed 05/09/22; 16 Cherry Drive; Tax Map 027, Lot 029		\$25.00	#22577-1
2822	Jeff Hill	To construct 26’ x 30’ two story dwelling on full foundation 19’ 11 3/4” high from average grade height of building with 8’ x 29’ and 10’ x 3’ wrap around deck; deck to be 32’ HWM; determined to be the greatest practical extent; to remove existing foundation and chimney with area to be revegetated with shrubs; DEP Permit by Rule has been received; best management practices to be used; site review completed 06/06/21; 4 Woodside Drive; Tax Map 024 Lot 002	Ext. #1872	\$25.00	#24392-1
2823	U.S. Cellular	To modify existing antenna equipment on leased land of Gary Agren; site review completed 05/09/22; 262 Dunbar Hill Road; Tax Map 008, Lot 012-ON		\$25.00	#22439-1
2824	Emanuel Rodrigues	To construct 58’ x 48’ 1 1/2 story garage 37’ high on frost wall and concrete slab; no habitation without plumbing permit; site review completed 05/09/22; 133 Loon Road; Tax Map 034, Lot 029		\$25.00	#22443-1

Next on the agenda was an “After the Fact” application of Michael Aitken (726 East Shore Road; Tax Map 017, Lot 026; site review completed 05/09/22; TR#22419-1 - \$25.00; TR#22522-1 - \$400.00) to construct a 12’ x 20’ carport 10’ high 36’ from the center of the road.

A motion was made by AB and seconded by MD to allow Michael Aitken to construct a 12' x 20' carport 10' high 36' from the center of the road. All were opposed.

During fact finding the Board reviewed the ESZO Section B. Principal and Accessory Structures concerning setbacks.. The section reads as follows:

(1) All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of great ponds classified GPA and rivers that flow to great ponds classified GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in the General Development District the setback from the normal high-water line shall be at least twenty five (25) feet, horizontal distance. In the Resource Protection District the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply. Structures shall be at least 48 horizontal feet from the centerline of roadways and 15 horizontal feet from property lines.

The secretary will prepare a letter of denial to Mr. Aitken.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2825	Richard Godin	To construct 26' x 32' one story 16' high garage on concrete slab; site review completed 05/09/22; 63 Shady Lane; Tax Map 003, Lot 024-002-001		\$25.00	#22553-1
2826	Barry Manning	To construct 48' x 50' one story garage 23' high on concrete slab; site review completed 05/09/22; 361 Moulton Road; Tax Map 011, Lot 011-001		\$25.00	#22576-1

Due to the late hour and several applications remaining on the agenda it was voted to continue the meeting to May 19, 2022 at 7 p.m.

Present at the continuation meeting on May 19, 2022 were Leo Mayo, Ann Bridges, Myles Durkin, and alternated Randy Caldwell and Aaron Crocker along with CEO Terri Lamontagne. The Chairman asked RC to sit in place of KB and AC to sit in place of BG.

The Chairman turned the meeting over to the Vice Chairman.

Next on the agenda was an application from Daniel Winslow (6 Cherry Drive; Tax Map 027, Lot 027; TR# 22452-1 - \$25.00; site review completed 05/09/22) to install natural large filed rock wall 30' x 4' wide beside garage and to pave driveway. In reviewing the application it was noted that there were no measurements for the area to be paved and the height of the rock wall. A motion was made by RC and seconded by AC to table any action on the application pending more information concerning the height of the wall and the square footage of the area to be paved. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2827	Tyler Garass	To construct frost wall 30' long on the north side of existing structure; to be no higher than existing dwelling on front; site review completed 05-05-22; 6 & 8 Water's Edge Drive; Tax Map 24, Lot 001-037		\$25.00	#22554-1
2828	Judith Gould	To emplace 12' x 12' manufactured shed on posts; 200+' HWM; to construct 8' x 20' deck on posts on front of existing building 135' HWM; to construct 16' x 16' one story Bedroom on posts on rear of existing dwelling 150+' HWM; to remove existing camper; site review completed 05/10/22; 196 Cardinal Drive; Tax Map 35, Lot 44		\$25.00	#22583-1

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