

Embden Planning Board – November 16, 2023

Members present were Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and Randy Caldwell. Also present were CEO Terri Lamontagne, proposed alternate Anthony Sparrow; Starla and Lee Fortin; Steve Govoni; Keith Woodman; Tracy and Charles Rotondi, Bradley Withers; and Michael and Karyn MacLeod.

The minutes of the October, 2023 meeting were accepted as presented.

The secretary reported that the Selectmen will be approving the new fee schedule at their meeting in December to become effective on January 1, 2024.

Citizens: Mr. and Mrs. Lee Fortin told the board of the intentional diversion of water on their property located on Deer Drive by an adjacent landowner, Jay Strickland. They wish to be notified of any applications submitted to the Board by Mr. Strickland. The CEO indicated that the agenda is posted at the town office. The CEO indicated that DEP had visited the site with her. The Fortins gave the board permission to inspect their property. The Chairman stated that the CEO should be with any board member who wishes to view the site.

Next were citizens Mr. and Mrs. Michael MacLeod concerning Permit #2887 issued 02/09/23 to construct a 996 sq. ft. two story addition on frost wall to their existing dwelling. Mr. MacLeod felt there was some confusion as to whether this included the two decks that were on the front of the dwelling. The CEO indicated that it was for a 996 sq. ft. addition and that they had exhausted their 30% expansion. A great deal of discussion followed with the board explaining what was issued, etc. and that they should apply for the walkway for ingress and egress. A motion was made by AB and seconded MD to cease any further discussion on this issue with the MacLeods until they have met with the CEO to review her documents. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2920	Bradley Withers	To remove existing 5' x 10' bathroom; to construct 8' x 10' addition on posts on south side of dwelling; to be no higher than existing ridge; 30% has been exhausted but due to American Disabilities Act P.B. agreed to addition due to need for wheelchair access; site review completed 11/02/23; 16 Ela Drive; Tax Map 021, Lot 17		\$25.00	232810-1
2922	Charles Rotondi	To emplace 70 cu. yds. gravel to resurface existing driveway; 100' HWM; site review completed 11/0/23; 29 Cranberry Drive; Tax Map 3, Lot 013		\$25.00	232824-1
2923	Keith Woodman	To place existing 714 sq. ft. dwelling on full foundation; to construct 180 sq. ft. addition on full foundation on west side; to construct 127 sq. ft. deck on posts; to construct 40 sq. ft. stairs on south of deck; to be no higher than 20'; to be no closer than 39.29' HWM; 30% rule has been exhausted; DEP Permit by Rule has been received; site review Completed 11/16/23; 38 Boat Point Road; Tax Map 024, Lot 001-028		\$25.00	232825-1

The Board had some discussion about the issues that the MacLeods had with their permit. The Board suggested that the CEO email them that they should apply for the two decks in question and for the walkway.

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