

Embden Planning Board – January 11, 2024

Members present were Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg and alternates Charles Pease and Anthony Sparrow. Also, present was CEO Terri Lamontagne. The Chairman asked Anthony Sparrow to sit in place of Randy Caldwell.

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

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2929	Jeffrey Hill	After the Fact – to construct 3 retaining Walls: 1) 25’ long & 10’ high; 2) 25’ long & 5’ high; 3) 25’ long & 3’ high on north side of structure; no closer than foundation; to construct retaining wall 32’ long & 2’ high on east at shore; DEP Permit by Rule received for shoreline stabilization; also to construct arced retaining wall on south side of structure 18’ high and 40’ long – no closer than foundation; all constructed of precast blocks; site review completed 09/14/22; 4 Woodside Drive; Tax Map 024, Lot 002		\$375.00 \$25.00	#233120-1 #233053-1
2930	Judy Rayburn	To remove 10’ x 16’ deck; to construct 6’ x 24’ two story addition to existing structure on north side; to construct 2 – 24’ x 13’ shed dormers; one on east side and one on west side; all windows shall be energy efficient windows; ridge no higher than 20’ to construct 4’ x 16’ deck on posts on north side of existing deck; site review completed 04/04/21; 29 Snow Drive; Tax Map 024, Lot 001-006		\$25.00	#233010-1

The Chairman asked the Vice Chairman Myles Durkin to sit in his place and asked Chuck Pease to sit in place of MD.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2931	David Parmigiane	To construct 40’ x 40’ two story garage 35’ high on concrete slab & frost wall; 125’ HWM; site review completed 12/14/23; 1867 Embden Pond Road; Tax Map 026, Lot 014		\$25.00	#233026-1
2932	Lee Fortin	To emplace 20 cubic yards of gravel for driveway ruts; site review completed 01/03/24; 21 Deer Drive; Tax Map 034, Lot 041		\$25.00	#233174-1

Next on the agenda was an application from Randall Varney (11 Cherry Drive; Map 027, Lot 038; TR#233072-1 - \$25.00; site review completed 01/03/24) to construct a shed. In reviewing the application, the Board determine that the shed was already on the lot prior to receiving a permit. A motion was made by AB and seconded by ME to table any further action on the application until the Board has received the fee of \$375.00 for the After the Fact permit and a letter from the landowner’s association. All were in favor.

The remaining item on the agenda was an application from Patrick Downey (518 East Shore Road; Tax Map 018, Lot 024; TR#233107-1; site review completed 01/03/24)

to construct a garage on the property. After reviewing the application, a motion was made by AB and seconded by KB to table any action on the application until spring to allow the CEO to do a proper site review as the lot was snow covered. The CEO was unable to locate the side boundary markers; measure the distance from high water mark, etc., and determine the lot coverage. All were in favor.

At the end of the meeting the Chairman allowed Anthony Sparrow outline his comments concerning the solar array ordinance.

It was voted to adjourn the meeting. Adjourned at 9:00 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary