

Embden Planning Board April 11, 2024

Members present were Leo Mayo, Ann Bridges, Myles Durkin, Randy Caldwell, Kelly Bragg and alternates Charles Pease and Anthony Sparrow. Also present were CEO Terri Lamontagne; Jeff Lloyd, Marilyn and Steve Meyerhans; Rob Lightbody and Katie Merrow.

The minutes of the March, 2024 meeting and work session were accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2890	Randall Varney	After the Fact – To emplace 10' x 20' shed on gravel pad and posts; Part of Sportsman's Club subdivision; received letter of approval from Association; site review completed 01/03/24; 11 Cherry Drive; Tax Map 025, Lot 011		\$25.00	\$400.00
2934	Justin Lloyd	To pave 2240 sq. ft. of existing parking area; 150+' HWM; site review completed 04/02/24; Tax Map 021, Lot 010 & 010-001		\$25.00	#240460-1
2935	Steven Meyerhans	To construct 8' x 26' addition two story 16' high on slab and frost wall; to change roof line to be no higher than 20'; to rehabilitate 8' x 20' deck and screen-in; 64' HWM; to replace windows with same size; egress windows in bedrooms; site review completed 04/02/24; 16 Parkway Drive; Tax Map 016, Lot 024		\$25.00	#240502-1
2936	James & Katie Merrow	To construct 24' x 34' garage two story on concrete slab; no higher than 35'; 129' HWM; to construct 6' x 24' deck on 2 nd story of garage; site review completed 04/02/24; 1667 Embden Pond Road; Tax Map 025, Lot 011		\$25.00	#240501-1
2937	Daniel Winslow	To construct 8' x 10' mud room on existing deck; part of Sportsman's Club subdivision; received letter of approval from Association; site review completed 04/01/24; 6 Cherry Drive; Tax Map 027, Lot 027		\$25.00	#240431-1
2938	John Dayhoof	To construct 4' high shed dormer on the south side of dwelling to be no higher than existing ridge; replaces Permit #2806 issued 02/10/22; site review completed 04/01/24; 286 East Shore Road; Tax Map 019, Lot 012		\$25.00	#240419-1

The secretary advised the board members that the Chairman of the Selectmen would like to meet with the Board to discuss some issues that have arisen. She also indicated that the board needs to have an election of officer and to review the final draft of the "large dock ordinance" before submitting it to the Selectmen.

Because of the late hour and several remaining on the agenda, the board voted to continue the meeting. The CEO indicated that she would not be available on April 18,

2024. A motion was made and seconded that the meeting be continued to April 25 2024 at 6:30 p.m.

The Chairman asked the secretary to send out reminders to the board members.

Present at the continuation meeting held on April 25, 2024 were Leo Mayo, Ann Bridges, Myles Durkin, Kelly Bragg, Randy Caldwell and alternates Anthony Sparrow and Charles Pease. Also present was Terri Lamontagne, CEO and Select Board Chuck Taylor, Wayne McLaughlin and Jan Welch.

The Chairman asked the secretary what was left on the agenda. She mentioned that the proposed temporary large dock ordinance had been given to the Board for review and comment and if okay deliver to the Select Board to schedule a public hearing. The Board accepted the ordinance as prepared by the town's attorney. Copies were given to the Selectmen. The Chairman requested the secretary to prepare a letter to DEP sending the proposed ordinance to them for approval.

The secretary also indicated that the ordinance for commercial lots needed to be amended to correct a mathematical error in the ordinance. Copies were given to all those in attendance. After review, the ordinance was delivered to the Select Board for further action.

The final item on the agenda was the matter of the election of officers. Since the Selectmen had asked to address the Planning Board, the secretary suggested that we wait until the next meeting to hold the election. All were in favor.

The Chairman turned the meeting over to Chuck Taylor, Chairman of the Select Board. Chuck indicated to the Board that he had received a couple of verbal issues between the Code Enforcement Office and the Planning Board. Several comments were made that there had been some tension at a couple of meetings. The secretary stated that she felt that some of the Board members should follow the CEO and see just how difficult and demanding her job was while maintain her composure. AB indicated that she had first hand knowledge of how people verbally treat Terri on the phone and in person while trying to do her job. Several other members spoke on her half.

The Select Board thanked the Board for its good work. They also thanked three members of the Board on their recent visit to the solar site on the Kennebec River Road with the developers, engineers and various state officials.

AB stated that she and AS were in the process of getting a solar array ordinance in final form. They indicated that after the visit to the solar site there are several areas where they need to do some more research particularly dealing with soil erosion control and storm water management. Chuck Taylor indicated that the Board would extend the moratorium to allow for addition work to be done.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:00 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary