

Embden Planning Board – June 13, 2024

Members present were Leo Mayo, Ann Bridges, Myles Durkin, Randy Caldwell, and alternates Charles Pease and Anthony Sparrow. Chuck Pease to sit in place of KB. Also present were CEO Terri Lamontagne; Tom Breinger; Mark Nichols; Charlene Lamphere; Richard Moulton; Darren Richards; Lori Knowlton; Brian Lippold; Keith Woodman and Leo Woodman.

The minutes of the May, 2024 meeting was accepted as presented.

Lisa and Patrick Downey (518 East Shore Road, Tax Map 18, Lot 24; site review – 01/03/24) requested a permit to construct 24’ x 24’ two story garage 20’ high on concrete slab 105’ HWM. It was determined by the CEO that the 20% of lot coverage had been exhausted. The CEO’s figures were reviewed by the Planning Board. A motion was made by RC and seconded by MD to allow the Downeys to construct 24’ x 24’ two story garage 20’ high on concrete slab 105’ HWM. All were opposed. The motion does not carry. A letter of denial will be sent to the Downeys.

Keith Woodman, representative of Snowshoe Village, submitted an application for storm water run off plan. The application stated that the current drainage system was not working properly; to repair the problem 3 culverts would need to be replaced; ditching of the roads with check dams and catch basins along the stabilization of the shore line. He indicated that Dana Labbe, DEP certified contractor would be doing the work. A motion was made by AB and seconded by RC to table any action on the application until the Board has had an opportunity to review the complex application with exhibits and do a site visit. The Board will do a site visit on Wednesday June 19th to meet at the town office and 6 p.m. and go as a group.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2861	Lisa & Patrick Downey	To rehabilitate existing 12’ 24’ deck on water side and to move stairs from the north side of the deck to the south side of deck; to rehabilitate existing 4’ x 22’ rear deck; decks not to exceed dimensions of original decks; site review completed 01/03/24; 518 East Shore Road; Tax Map 18, Lot 24		\$25.00	
2862	Thomas Breinger	After the Fact – to emplace 8’ x 32’ camper with 6’ x 9’ unattached port; on land of Deborah Marston; site review completed 05/29/24; 887 Kennebec River Road; Map 9, Lot 15		\$100.00	#241000-1
2863	Mark Nichols	To pave 4296 sq. ft. of existing driveway and parking area; to be no closer than 100 feet from HWM; site review completed 06/05/24; 2027 Embden Pond Road; Tax Map 27, Lot 16		\$100.00	#241009-1
2864	Darren Richards	After the Fact – to remove existing 24’ 32’ dwelling; to construct 29’ x 35.5’ one story dwelling on full foundation with 9’ x 29’ deck; deck to be no closer than 100’ HWM; roof to be no higher than 35’ from lowest point on ground; site review completed 05/29/24; 24 Parkway Drive; Tax Map 16, Lot 27		\$250.00 \$1500.00	#241008-1 Fine

2865	Richard Moulton	To construct 14' x 28' canopy one story 13' high on posts; 249' HWM; to rehabilitate 24' x 28' one story garage by removing 2 windows & installing 2 new windows; to construct 3' x 5' landing in front of door & replace 32" door with 36" door; site review completed 06/04/24; 1679 Embden Pond Road; Tax Map 25, Lot 10 06/27/24 permit amended to include roof over 3' x 5' landing	\$100.00	#241001-1
2866	Brian Lippold	To remove crushed stone/dust from high water mark back 25'; to construct 3' high by 1' high erosion control much berm and plant shrubs; site review completed 05/15/24; 67 Kings Drive; Tax Map 28, Lot 12	\$100.00	#240727-1

Due to the late hour and several items remaining, it was voted to continue the meeting to June 19th at 6 p.m. to do the site view at Snowshoe Village.

Present at the site visit were Leo Mayo, Ann Bridges, Myles Durkin, Randy Caldwell and alternates Anthony Sparrow and Charles Pease. Also present were Terri Lamontagne, CEO and Ed Levesque, President of Snowshoe Village. Mr. Levesque showed everyone where the culverts were, proposed ditching and the shore line stabilization. Mr. Levesque answered everyone's questions.

After the site visit, the Board returned to the town office. Terri told the Board about the appeals hearing concerning the permit she issued to Snowshoe Village for their north dock. The hearing is to be held on June 26, 2024 at 6:30 p.m. at the town office.

A motion was made by AB and seconded by RC to continue the meeting to June 27, 2024 at 7 p.m. due to the hot humid weather. All were in favor.

Present at the continuation meeting June 27, 2024 were Leo Mayo, Ann Bridges, Myles Durkin, Randy Caldwell and alternates Chuck Pease and Anthony Sparrow. Also present were CEO Terri Lamontagne and Richard Moulton.

Mr. Moulton stated that he would like to amend his permit No. 2865 issued on June 13, 2024 to allow roof over 3' x 5' landing. A motion was made by RC and seconded by MD to amend his permit to allow a roof over 3' x 5' landing. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2868	Emanuel Rodrigues	To extend Permit #2824 issued 05/12/22; site review completed 04/12/21; 133 Loon Road; Tax Map 34, Lot 029		\$666/00	#240999-1

Next on the agenda was an After the Fact application submitted by David McKenney (14 Fall Drive; Tax Map 26, Lot 021; site review 05/01/2024; TR#240768-1 - \$100.00; Fine \$500.00) to replace existing stairs on front of deck. In viewing the pictures, it was noted that there was a new overhanging shown. A motion was made by AS and seconded by MD to table any action on

the application until the board receives more information concerning the stairs and overhang. All were in favor.

David Hodgdon (994 East Shore Road; Tax Map 015, Lot 016; site review completed 05/28/24; TR#240915-1 - \$100.00) wanted a permit to install and culvert 77' HWM and to backfill and extend his driveway by 53' long and 20' wide' 77' HWM. A motion was by AB and seconded by MD to table the application for more information concerning amount of gravel to be used. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2869	Gabe Steward	To emplace 31' camper; no closer than 100' HWM; site review completed 05/28/24; 3 Finch Drive; Tax Map 016, Lot 023		\$100.00	#241026-1

Next on the agenda was an After the Fact application submitted by Kerrie Pensiero (74 Eames road; Tax Map 003, Lot 020; TR#241021-1 - \$100.00; Fine \$500.00) to construct 12' x 25' roofed and screened in deck 67' HWM. A motion was made by AB and seconded by MD to allow Ms. Pensiero to construct a 12' x 25' roofed and screened in deck 67' HWM. All were opposed. The reason being that all new construction shall be no closer than 100' from HWM. A letter of denial will be prepared.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2944	Snowshoe Village Assn.	To do culvert work & ditching as Detailed in letter of 03/18/24 from Ed Levesque, President of Assn. to Maine DEP outlining storm water run off plan; See attached copy. Permit by Rule approved by Karen McNeil, Environmental Specialist II, ME Bureau of Land Resources; Dana Labbe, DEP certified contractor; site review completed 06/19/24; Embden Pond Road; Tax Map 024, Lots 001 thru 037		\$100.00	TR#241003-1

Correspondence: The CEO received an email from Judy Gould concerning her Permit #2941 issued on 05/09/24. It appears that they were not requesting to cover a 14' x 14' section of the existing deck. They were requesting a 14' x 14' covered deck. Due to the confusing information the Board made a motion and seconded it to request a new application with appropriate fee for the deck. All were in favor. A letter will be sent to Ms. Gould.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:45 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary