

Embden Planning Board – August 8, 2024

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Myles Durkin, Randy Caldwell, and alternate Charles Pease. William Uhler; Paula Sansouci; Davis and Teresa Bugay; and John and Cyndia Tierney.

The minutes of the June, 2024 meeting was accepted as corrected.

Citizens: John and Cyndia Tierney wanted to know the procedure to splitting their lot to deed a one-acre lot to a family member. The chairman noted that this lot was part of the North End Subdivision. He stated that the plan would need to be revised for the lot split and that the town had an ordinance that subdivision lot if within the shoreland zone needed to be five acres.

Next on the agenda was William Uhler (19 Uhler Drive; Tax Map 027, Lot 011; site review – 07/07/24; paid \$100.00) whose application was tabled at the July meeting because the board requested that he obtain a DEP permit by rule and the name of a DEP certified contractor. Mr. Uhler indicated that he determined that the project was about 79’ from high water mark and therefore didn’t need a DEP Permit by Rule. It was also discussed that he could be his own contractor. Mr. Uhler requested that the full planning board do a site review of the project. A motion was made by RC and seconded by MD to make a site visit. All were in favor. The planning board will meet at the town office on August 15, 2024 at 5:30 p.m. to go to the site.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2954	David & Teresa Bugay	To rehabilitate existing bunkhouse with new roof, siding, windows, doors & deck boards; 100+’ HWM; to page 950 sq. ft. of existing driveway – 100+’ HWM; to page 1635 sq. ft. of upper driveway & to install French drain at start of driveway – 250+’ HWM; site review completed 08/05/24; 77 South Shore Road; Tax Map 022, Lot 013-001		\$100.00	#241452-1
2955	David Hodgdon	To install 53’ culvert – 77’ HWM; to emplace 48 cu. yds. gravel to cover and grade new culvert; site review completed 05/28/2024; 994 East Shore Road; Tax Map 015, Lot 006		\$100.00	#240915-1
2956	David McKenney	After the Fact – to replace stairs off existing deck; 30’ HWM; to replace steps and canopy on south side entrance; site review completed 05/01/2024; 14 Fall Drive; Tax Map 026, Lot 021		\$100.00 \$500.00	#240768-1 Fine

Correspondence: The Chairman gave the Board, for review, a copy of the letter dated July 31, 2024 from Attorney John E. Baldacci, Jr., who is representing Dean and Lisa LePage (32 Blue Jay Drive; Tax Map 003; site review 07/07/2024) in their appeal of the Board's decision to deny their request for an After the Fact permit.

Also for the board's review was a letter dated August 5, 2024 from Attorney Thomas B. Federle who represents Darren Richards (24 Parkway Drive; Tax Map 16, Lot 24) concerning the "rescinded stop work order".

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 9:00 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary