

Embden Planning Board – October 10, 2024

Members present were Leo Mayo, Ann Bridges, Randy Caldwell, Myles Durkin and alternate Anthony Sparrow. Also present were Terri Lamontagne, CEO, Tom McLaughlin. The Chairman asked Anthony Sparrow to sit in place of Kelly Bragg. The chairman requested the secretary to give alternate Chuck Pease credit for the meeting as he was attending a seminar for planning board members.

The minutes was accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2944	Richard Reicheg	To construct 16' x 20' shed 100' HWM to jack up and level existing camp, replace sill, replace roof with metal roofing and replace existing windows; also replace log walls with 2' x 4' framed walls; structure 6' HWM; site review completed 09-23-24; 1072 Hancock Pond Road; Tax Map 031, Lot 016		\$180.00	#241788-1
2965	William Uhler	To reclaim existing runoff drainage system including reclaim 2 sediment pools and possibly create 3 rd pool; to redo 160 feet of ditching; sediment pools and ditch to be rip rapped with approximately 16 yds of stone; to emplace 48 yds of gravel to raise the elevation of lower half of ditch; to replace 20 foot x 12" culvert with 20 foot x 18" culvert – 200" HWM; received DEP Permit by Rule #80803; site review 08-20-24 19 Uhler Drive; Tax Map 027, Lot 011		\$100.00	
2966	Tyler Warren	To construct 30' x 40' single story 14' high dwelling on concrete slab; site review completed 10-01-24; 1274 New Portland Road; Tax Map 004, Lot 025 & 026		\$300.00	#241785-1
2967	Kerry Kimball	To replace wooden retaining wall 60' long x 2' wide X 4' high with redirock/blocks 60 feet long x 3 feet wide by 4 feet high; 200+ ft. HWM; to emplace 100 yds. stone or gravel; site review completed 10, 202 10-10-24; 1705 Embden Pone Road; Tax Map 025, Lot 008		\$100.00	#241859-1

The next item on the agenda was Sarah Bedard (22 North Ed Drive; Tax Map 011, Lot 036 and 037). The CEO indicated that the Bedards were interested in subdividing their lot. A review of the Embden Shoreland Zoning Ordinance Section 15. Land Use Standards A. Minimum Lot Standard (6) states that “lots within subdivisions shall have at least five (5) acres for development with at least 200 feet straight-line frontage on the road between the side boundaries”. The CEO will relay this information to the Bedards.

The Chairman delivered a copy of an email from Attorney Ken Lexier concerning the proposed duck ordinance submitted by Ernie Falcone on behalf of the Embden Pond Association. A motion was made by AB and seconded by RC to reject the duck ordinance presented to the planning board based on the recommendation of the town's attorney that it was not practical or reasonably enforceable and to advise the selectmen of the Board's decision.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:10 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary