

Embden Planning Board – November 14, 2024

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell, Myles Durkin and alternates Chuck Pease and Anthony Sparrow. Also present were Terri Lamontagne, CEO; Tracey and Charles Rotondi, Paula Sansoni; and Wade Chipman.

The minutes was accepted as presented.

Old Business: The CEO read an email from Sarah Bedard stating that due to a family emergency she would not be able to attend the meeting. She stated that she would get back to the board in the spring with regard to splitting their lot in North End Camps subdivision.

Before the Board started to review the various applications on the agenda, the CEO asked the Chairman if she could address the Board concerning two “After the Fact” permit requests. The Chairman allowed her to speak.

She stated that during her site reviews, she found two of the projects and been commenced and were in violation of the ESZO. She brought the matters to Selectmen with her recommendation as to the amount of the fine for the violations. The Selectmen indicated that fines to be assessed would be \$1,500.00 overriding the CEO’s recommendation. The Planning Board discussed this matter at great length about what the duties of the Planning Board were in regard to the fines. The Chairman indicated that it was the duty of the Board was to review each application to make sure that the processing fee had been received and other required documentation was in order and make their determination on whether to approve it or not. It was the consensus of the Board that it was not the duty of the Board to collect the fines.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2963	Charles Rotondi	To place 10’ x 16’ storage building one story 10’ high; 110+’ HWM; to emplace 16 yds. gravel; site review completed 11/06/24; 29 Cranberry Drive; Tax Map 003, Lot 013		\$100.00	#242631-1
2867	Craig Hodgdon	After the Fact to place 16 yds of material & rehab existing driveway 15’ wide & parking area 27’ x 32’; 60’ HWM; to plant shrubs, native grasses & mulch bed for soil erosion; silt fence to be properly installed; site review completed 11/06/24; 620 East Shore Road; Tax Map 017, Lot 013		\$100.00	#242468-1
2968	Eugene Armbrister	To construct 24’ x 24’ dwelling 2 story 38’ high on posts with 10’ x 12’ breezeway on posts attached to existing 12’ x 16’ building. To construct 10’ x 24’ deck on posts attached to south side of new structure; site review completed 11/06/24; Pine Bluff Road; Tax Map 007, Lot 001-002	Ext. 24028	\$144.00	#242643-1
2969	Tracy Charpentier	To construct A-frame roof over existing entry door on north side; to raise garage roof for second story 14’ x 28’ 25’ high; site review completed 11/06/24; 61 South Shore Drive; Tax Map 022, Lot 033		\$100.00	#24255-1

2970	Spencer & Elex Shaw	To construct 22' 22' pole barn on post; 12' high site review completed 11/06/24; Barron Road; Tax Map 002, Lot 007-002	\$121.00	#242656-1
2971	Steven Meyerhans	To continue original permit to remediate black mold & rotten sills; site review completed 11/01/24; 16 Parkway Drive; Tax Map 016, Lot 024	\$100.00	#242638-1

Next on the agenda was an application from Cindy and Sean Hunt (113 Edgar Avenue; site review completed 11/06/24; TR#242486-1 - \$100.00; Tax Map 035, Lot 014) requesting an “After the Fact” permit to convert the existing camper to a storage unit. A motion was made by MD and seconded by RC to allow the Hunts an “After the Fact” permit to convert the existing camper to a storage unit. All were opposed. The reason being that this is a camper located within the shoreland zone. If the camper is to stay on the property permanently, you will need to install a waste water disposal system for the camper to remain.

Next on the agenda was an application from Sandra Hanson (494 East Shore Road; Tax Map 018, Lot 022; site review completed 11/06/24; TR#242572-1 - \$100.00) for an “After the Fact” permit to rehab existing driveway and add 15yds of 3” stone and 45 yds. of top soil for an area of about 30’ x 103’ within 30’ HWM. A motion was made by AB and seconded by MD to table any action on the application until the Board has received a DEP permit by rule. All were in favor.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:18 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary