

Embden Planning Board – January 9, 2025

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell, and alternates Chuck Pease. Also present were Terri Lamontagne, CEO; Selectmen Charles Taylor and Wayne McLaughlin; and resident Paula Sansouci.

The minutes was accepted as presented.

Correspondence: The CEO asked the Chairman permission to read a letter from Sandra Hanson concerning the fact that she received a violation fine for work in the shoreland zone without a permit.

A discussion of fees and violations ensued and the problem the CEO was having in reporting the violations since the Selectmen meet only once a month causing a delay in getting letters out to the violators. There was also discussion concerning the different kinds of violations; i.e. those done without a permit and those violating the conditions on an existing permit. The CEO was asked to come up with some ordinance relating to the difference in fee structure.

The CEO also indicated that the State of Maine already had in place a Land Use Ordinance and indicated that unless the Town made changes nothing needed to be done.

The Chairman indicated that there was some discussion about the need for an ordinance defining a commercial business. AB read to those in attendance the definition of “commercial” and “commercial facility” in the State of Maine Statutes. After discussion it was determined that simple is best. Chuck Taylor asked AB to draft the ordinance for review by the town’s attorney.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:41 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary