

## Embden Planning Board – March 13, 2025

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell, Chuck Pease and alternate Paula Sansouci. Also present were Terri Lamontagne, CEO; Kris Bragg. Kathy Clement and Cody Clement.

The minutes was accepted as presented.

Correspondence: The Chairman gave the board members copies of the correspondence from the Appeals Board concerning Sean and Cindy Hunt's request for a variance dealing with their camper on Sand Pond within the Shoreland Zone.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2976	Kris Bragg	To rehabilitate existing garage roof with new pitched roof – 192'HWM; to pave existing driveway 13, 500 sq. ft; to be no closer than 100; HWM; to allow 16 cu. yds. stone to maintain driveway within 100' HWM; site review completed 02/10/25; 2047 Embden Pond Road; Tax Map 027, Lot 014		\$100.00	250230-1
2977	Cody Clement	To construct 14' x 20' shed one story on pad; to construct 12' x 60' stone driveway and pad; Part of Sand Pond Subdivision; site review completed 02/10/2025; 40 Loon Road; Tax Map 034, Lot 051		\$100.00	250182-1

The CEO gave the board members a copy of an email she received Brandon Binette of SME Engineers concerning a proposed solar array located at 610 Kennebec River Road. He requested a meeting with the CEO to discuss the project and zoning issues. The CEO indicated that she felt that the planning board should review the site in question. She told Mr. Binette that she along with the planning board would view the site once the roads were unposted and when the ground was dry.

There was also a great deal of discussion concerning the Appeals Board decision on the Hunt appeal. Some of the board members that it was still a camper and since several other campers around the various bodies of water in Embden had to get pumpers agreements or septic system that we needed to be consistent.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:45 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary