

Embden Planning Board – April 10, 2025

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell, Chuck Pease and alternate Paula Sansouci. Also present were Terri Lamontagne, CEO; Natasha Robinson, Troy Johnson and Ernest Erickson.

The minutes was accepted as presented.

Citizens: Troy Johnson (Tax Map 26, Lot 20; 8 Fall Drive) would like to replace the roof and change the roof line. He wanted to know if he needed a new application for the roof change. He was advised that a new application would be required.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2978	Ernest Erickson	To construct 30/ x 30/ accessory building one story 17'6" on concrete slab on existing gravel pad 290' HWM; site review completed 04/07/25; 32 Erickson Lane; Tax Map 35, Lot 8		\$225.00	250485-1
2979	U.S. Cellular	To modify existing antenna equipment on leased land of Gary Agren; site review completed 05/09/2022; 262 Dunbar Hill Road; Tax Map 008, Lot 012-ON		\$250.00	250515-1
2980	Kimberly Day	To construct 24' x 24' one story 22' high garage on concrete slab; 375' HWM; site review completed 375' HWM; site review completed 04/07/25; 194 Loon Road; Tax Map 34, Lot 30		\$144.00	250499-1

Old Business:

The Chairman asked Paula to sit in place of Kelly Bragg.

The Chairman supplied the Board with an email concerning existing driveways. After further research and decision from Colin Clark of Maine DEP concerning the paving of existing driveways, AB made a motion and seconded by RC to revisit permits issued to Kris Bragg (Permit #2976 issued on 03/13/25) and Mark Nichols (Permit #2863 issued 06/13/2024). All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2981	Kris Bragg	To revoke portion of Kris Bragg's Permit #2976 dealing with paving driveway; to pave existing driveway; site review completed 02/10/25; 2047 Embden Pond Road; Tax Map 027, Lot 014			
2982	Mark Nickels	To revoke Permit #2863; to pave existing driveway and parking area ending 15' from existing dwelling; site review completed 06/04/24; 2037 Embden Pond Road; Tax Map 027, Lot 016			

Election of Officers

The following were elected for the coming year:

Chairman	Leo Mayo
Vice Chairman	Randy Caldwell
Recording Secretary	Charles Pease
Secretary	Ann Bridges

There was some discussion about the camper that the owners want a change of use from a camper to a storage shed. The consensus was that a camper is still a camper. The Chairman gave the Board an email from Colin Clark of DEP stating that if the camper is storage he saw no reason to have a septic system; however, we could require them to remove bathroom fixtures and sinks.

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 8:00 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary