

Embden Planning Board – May 8, 2025

Members present were Leo Mayo, Ann Bridges, Randy Caldwell, Chuck Pease and alternate Paula Sansouci. Also present were Terri Lamontagne, CEO, Bonnie Bemis and Mariah Smith..

The minutes was accepted as presented.

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

The Chairman indicated that he had some correspondence but would deal with it at the end.

Mrs. Smith wanted to know about setting up a time for the Planning Board to do a site visit on her property where she proposes to have a solar array constructed. It was determined that the Board would meet on May 15, 2025 at 1 p.m.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2983	Bonnie Bemis	To remove existing upper deck and put put back to original roof line; to replace existing door with window; site review completed 05/08/25; 1321 Embden Pond Road; Tax Map 023, Lot 002		\$100.00	#250675-1
2984	Tim Bardsley	To install 12' x 16' prebuilt storage shed on 16 yds. crushed stone; to construct 8' x 8' observation deck; site review completed 05/08/25; 144 East Shore Road; Tax Map 020; Lot 009-01		\$100.00	#250678-1
2985	Charles Pease	To construct 18' x 24' addition 16; high on concrete slab; site review completed 05/08/25; 1216 New Portland Road; Tax Map 004, Lot 023		\$108.00	#250672-1

The Chairman gave the Board a copy of a letter from Attorney Lori Blaisdell to her client Lisa Downey and her issues concerning her request for a building permit that was denied.

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

A motion was made by AB and seconded by RD to rescind the motion to adjourn and to continue the meeting to May 15, 2025 at 1 p.m. to meet at the site of the proposed solar array on the Kennebec River Road. All were in favor.

Present at the continuation meeting held on May 15, 2025 at 1 p.m. were LM, AB, RC and CP along with Mariah Smith, Rebecka Smith and two representatives from the solar company. The Board was mainly interested in the location of the wetlands shown on the plan of the proposed site. The actual area of the wetland was much smaller than shown on the plan. Location of the proposed access road was also discussed. The representative of the solar company indicated that they would like to get things moving as quickly as possible. It was also discussed that possibly their application should be taken up at a continuation of any Planning Board meeting. The CEO

stated that they would have to get their application with all the necessary documentation to her by May 29, 2025 in order to be on the July agenda.

A motion was made and seconded to adjourn.

Respectfully submitted,

Ann C. Bridges, Secretary