

Embden Planning Board – June 12, 2025

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell, Chuck Pease and alternate Paula Sansouci. Also present were Terri Lamontagne, CEO; Kelly and Jeffrey Patneude; Darren Priest; Jenna Almquist; Evin Fortin; Troy Johnson; Tasha Robinson and Terri Bugay. George Arab was sitting in a possible alternate to the planning board.

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

The minutes was accepted as presented.

A motion was made by AB and seconded by CP to table Old Business until the end of the meeting. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2986	Darren Priest	To construct privacy fence on north side of property line 120' x 8'; to repair retaining wall on north side of dwelling 12' x 4'; to construct retaining wall 18' x 4' 2 feet wide on south side of garage using precast blocks; to replace stairs on north side of house; site review completed 06/03/25; 472 East Shore Road; Tax Map 018, Lot 019		\$100.00	#250756-1
2987	Troy Johnson	To replace complete roof and turn 180° to Change runoff away from lake with 18' ridge line; to clear out existing ditch on upper driveway to prevent runoff; to install 3 yds. of rock; site review 06/03/25; 8 Fall Drive; Tax Map 026, Lot 020		\$100.00	#250679-1
2988	Evin Fortin	To construct 24' x 32' garage one story 18' high on concrete slab and frost wall; site review completed 06/03/25; 67 Perkins Road; Tax Map 034, Lot 020		\$192.00	#250699-1
2989	Raymond Guillaume	To roof over and screen in existing 28' x 12' deck; ridge to be no higher than existing roof line; site review completed 06/03/25; 1245 Embden Pond Road; Tax Map 023, Lot 009		\$100.00	#250803-1
2990	Maynard Hinkley	To construct 28' x 32' garage one story 16' high on concrete slab and frost wall with 12' x 32' lean to one story 10' high on posts; 218'HWM; to place 240 yds. material; site review completed 06/03/25; 1098 East Shore Road; Tax Map 015, Lot 018		\$224.00	#250881-1

Next on the agenda was an application from David and Terri Bugay (77 South Shore Road; Tax Map 022, Lot 031; site review completed 06/03/25; TR#250913-1 - \$100.00) to construct a 10' x 16' accessory building one story 15' high on gravel 200 feet from HWM. The CEO stated that in reviewing the file, she determined that both the house and camp were on the same lot. She indicated that she will need to review the file to determine whether the 20% lot coverage had been exhausted. A motion was made by AB and seconded by RC to table any action on the application until the CEO has had a chance to figure the lot coverage. Three members were in favor and one was opposed. The motion carried.

Old Business: Sean Hunt

A motion was made by AB and seconded by RC to reconsider the Planning Board's previous decision of 11/14/24 concerning Mr. Hunt's request for a change of use from camper to a storage shed. A letter was sent to the Hunts indicating that this matter would come before the Board tonight. The Chairman has not heard from the Hunts or received any documentation from the supporting their request; i.e. before and after pictures as suggested by the Appeal Board.

The consensus was that a camper is still a camper. An inspection indicated that nothing had been done as far as removing the sinks, bathroom fixtures or holding tank. It was also noted that the camper was over 200 sq. ft. and required a permit.

The Patneudes who own property in the subdivision indicated that other camper owners had complied with the rules regarding septic systems or pumpers agreements. They were adamant about the Hunts complying with the rules. They also noted that a pop up camper had been brought on the lot.

A motion was made by AB and seconded by CP to allow the Hunts request for a change of use of their camper to a storage building. All were opposed. After findings of fact, the Planning Board upheld their previous ruling of denying the mater because this camper is located within the shoreland zone. If a camper is to stay on the property permanently and contains the existing plumbing, you will need to install a waste water disposal system with minimum design flow of 2 bedrooms and not use porta-potties or holding tanks for disposal for the camper to remain.

The secretary will draft a letter to the Hunts.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:15 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary