

## Embden Planning Board –August 14, 2025

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell, Chuck Pease and alternates Paula Sansouci and George Arab. Also present were Terri Lamontagne, CEO; Shane Clark; Robert Lightbody; Steve Gould and Tom McLaughlin.

The minutes was accepted as presented.

The Chairman received a copy of the letter from the Embden Appeals Board concerning the appeal filed by Dee Grillo concerning the proposed fence of Darren Priest. The appeal was denied due to lack of jurisdiction by the Town.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2996	Matthew Nadeau	To allow storm water maintenance plan Per attached outline of Maine Highlands Development; received copy of DEP Permit By Rule; site review completed 07/02/25; 71 Kings Drive; Tax Map 28, Lot 010		\$100.00	#251443-1
2997	Richard Reicheg	To replace existing roof; to be no higher existing structure; site review completed 07/30/25; 1072 Hancock Pond Road; Tax Map 031, Lot 016 (One Board member Abstained from voting)		\$100.00	#251469-1
2998	Lewis Wills	To emplace camper; 100' HWM to be on of Guy Wuori; received letter from Foss re pumping camper; to be placed 05/15 and removed 10/15; site review completed 07/01/25; 12 Boxberry Drive; Tax Map 033, Lot 001		\$100.00	#251396-1

Next on the agenda was an application submitted by Steve Gould, agent for Rodney Bryer (1211 Embden Pond Road, Tax Map 023, Lot 014) to remove existing structures and rebuild. Also present was the contractor Shane Clark. Several items appeared to be missing during the review process. There was no processing fee, no subsurface waste water disposal permit; no DEP Permit By Rule. The proposed height of the structure was also discussed. Mr. Gould indicated that they were mainly there for feed back from the Planning Board. A motion was made by RC and seconded by CP to have a site visit. All were in favor. A site visit was scheduled for August 21, 2025 at 5:30 p.m. The Board will meet at the town office and ride share.

The secretary told the Board that she had attended the Selectmen's meeting the previous week and there was some discussion about violations. Selectwoman Kayla Starr gave AB a two page document of proposed changes to the shoreland zoning ordinance. The secretary advised the Board that if they wanted changes to the shoreland zoning ordinance concerning violations then they need to have the same for rural violations. That the town as a whole needed to be treated equally. The secretary also told the Selectboard that it was time for a joint meeting as there was a lot of miscommunications between the Selectmen, Planning Board and CEO. Chuck Taylor suggested the Thursday night following the Planning Board's October meeting.

On August 21, 2025 Board members Leo Mayo, Ann Bridges, Randy Caldwell and Chuck Pease along with alternates George Arab and Paula Sanscouci and CEO met with Steve Gould and Shane Clark at 1211 Embden Pond Road to view the Bryer property.

There being no further business to come before the Board, it was voted to adjourn.  
Adjourned at 6:30 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary