

Embden Planning Board –September 11, 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; Charlene and Randall Dean; Tim Bergeron; Shane Clark; and Steve Gould.

The minutes was accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2999	Sandra Hanson	To install 20 yds. loan and 35 yds. of sand and stone; 75' HWM; soil erosion control to be properly installed and maintained; site review completed 09/09/25; 494 East Shore Road; Tax Map 18, Lot 22		\$100.00	

Next on the agenda was an application by Rodney Bryer to remove an existing structure and construct a new dwelling. A great deal of discussion followed. During the findings of fact, it was noted that the existing buildings covered more than 20% of the lot as allowed by ordinance; that it was a non-conforming structure; that a portion of the structure was within 25' of HWM; whether a DEP Permit by Rule was applied for; and what structures were being removed. The height of the new structure was also discussed in detail. Following the discussion the Board proceeded to issue a permit

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3000	Rodney Bryer	To construct 1350 sq. ft. dwelling on full foundation – 16.5 HWM; to construct 672 sq. ft. garage to be attached to dwelling; height to be no higher than 15' on driveway side and no higher than 20' on lake side; to meet boundary line set backs; site review completed 08/21/25; 1211 Embden Pond Road; Tax Map 023, Lot 014		\$384.00	#251939-1

Next on the agenda was an application by Randall Dean (Tax Map 021, Lot 031; 42 Winter Drive) to remove existing permanent 8' x 16' dock and to construct a new dock. After much discussions, a motion was made by AB and seconded by CP to table any action until the Board has received a copy of the DEP Permit by Rule for the dock system and rip rap. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3001	Randall Dean	To construct 12' x 20' storage shed on posts and pads – 110' HWM; to install concrete block retaining wall for stabilization 8' x 20' – 110+ ft. HWM; to construct 6' x 6' wood deck on north side of camp; to construct steps on front of camp; not to encroach any closer than existing steps; site review completed 09/09/25; 42 Winter Drive; Tax Map 021, Lot 031		\$100.00	#251677-1
3002	Penelope Denis	To pave 1720 sq. ft. of existing driveway; site review 09/09/25; 6 Eagle Drive; Tax Map 021, Lot 013		\$100.00	#251524-1

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:24 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary