

Embden Planning Board –October 9, 2025

Members present were Leo Mayo, Ann Bridges, Randy Caldwell, Chuck Pease and alternates Paula Sansouci and George Arab. Also, present were Terri Lamontagne, CEO; Charlene and Randall Dean, Peter Smith and Keith Stephens. The Chairman asked George Arab to sit in place of Kelly Bragg.

The minutes was accepted as presented.

First on the agenda was a request from Randall Dean (Tax Map 019, Lot 006; 42 Winter Drive) is amended his Permit #3001 issued on 09/11/2025. Mr. Dean explained that due to the size of the concrete blocks being used for stabilizing the retaining wall, he would like to change the size of the wall from 8’ x 20’ to 10’ x 36’. A motion was made by AB and seconded by RC to amend Permit #3001 to change the size. All were in favor. The amendment was noted on the permit.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3003	Randall Dean	To remove existing 8’ x 16’ permanent dock; Install rip-rap 66.7 ft. not to exceed 100’; rip-rap not to exceed HWM; to install dock access stairs, not to exceed 4’ in width at shoreline, above HWM, fixed within stairs will be 2 structural steel beams which will cantilever over water. Beams will support structural frame and new 8’ x 16’ dock; dock will be installed in same location as original dock; dock will be constructed of structural steel, pressure treated lumber and composite materials; site review completed 09/09/25; 42 winter Drive; Tax Map 019, Lot 006		\$100.00	#251677-1
3004	Peter Smith	To replace existing 9’ x 6’ dock on posts and stairs Site review completed 09/29/25; 155 Second Street; Tax Map 032, Lot 015		\$100.00	#252425-1
3005	Sam Stickney	To build 12’ x 20’ metal shed; 150+’ HWM; site review completed 10/07/25; Walker Road; Tax Map 021, Lot 020-001		\$100.00	#252090-1
3006	Snowshoe Village Unit Owners Assoc.	To reditch and regrade parking lot runoff behind 75 Lakefront Drive in accordance with detailed statement from the Owners Association; site review completed 10/05/25; Tax Map 024, Lot 001-037		\$100.00	#252194-1
3007	Snowshoe Village Unit Owners Assoc.	To reditch and regrade area to prevent further erosion in accordance with detailed statement from the Owners Association; site review completed 10/05/25; Tax Map 024, Lots 001-037		\$100.00	#252194-1

The CEO stated that she had received an email from Mark Nichols that he was withdrawing his application for a building permit which had been previously tabled pending receipt of additional information.

The Chairman reminded the Board that the meeting would be continued to October 16, 2025 at 6:30 p.m. for the workshop with the Selectboard.

Present at the continuation meeting held on October 16, 2025 were Leo Mayo, Ann Bridges, Randy Caldwell, Kelly Bragg, Chuck Pease and alternates Paula Sansouci and George

Arab. Also present were Terri Lamontagne, CEO; Selectboard members Kayla Starr, Wayne McLaughlin and Charles Taylor; and citizens Beth Boudreau and Keith Stephens.

There was a great deal of conversation concerning the treatment of violations around town that were brought to the Selectboard's attention by the CEO. In the past the Selectboard indicated that they would stand behind the CEO's recommendations. There was a lot of comments about the fact that the Selectboard had waived some fines. Everyone felt that there needs to be a structured fine system for both rural and shoreland. The CEO brought to everyone attention that rural violations are covered under Title 30-A, §4452 Enforcement of land use laws and ordinance Section 3. Civil penalties. There was some question as to whether this covered Shoreland Zoning or there was a need to amend the ESZO to include an ordinance. This should be run by the Town's attorney for clarification.

Everyone agreed that the Boards should meet after the town meeting in March, 2026. A tentative meeting was set for March 26, 2026.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7.19 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary