

Embden Planning Board –December 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; Shane Clark, Patrick and Lisa Downey and Henry Barrett of the Solar Company.

The minutes was accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3011	Patrick Downey	To construct 20' x 24' garage on concrete slab; No higher than 20' ; 105' HWM; to emplace 80 yds. gravel; to remove 4' x 4' shed; to remove 9' x 13' shed; to be 15' from north and south boundary lines; to be 48' from center line of road; site review completed 05/2024; 518 East Road; Tax Map 018, L06 024		\$120.00	#253136-1

Next on the agenda was an application from Corey Conklin (109 Lake Front Drive; Tax map 024, L0t 001-007; TR#253184-1) to rotate roof 90° with one roof line; to be no higher than 19' 6". The Conklins have received a letter of approval from Snowshoe Village Association. After a review of the application, it was noted that the CEO had not been able to do a site review as she is unable to determine the normal high water mark due to the snow cover. Ater much discussion between the Board and the Conklins' contractor, Shane Clark, a motion was made by AB and seconded by RC to table any further action on the application until such time as the CEO is able to do a site visit to determine the distance from normal high water mark and the present height of the structure. All were in favor

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3013	Kivalena Starr	To rehabilitate existing driveway and parking area; to ditch 200' west side of driveway with stone and seed & hay; to emplace 100 yds. stone for ditches; to emplace 200 yds. material for surfaces; culverts as needed; site review completed 11/11/25; 13 Fall Drive; Tax Map 026, Lot 022		\$100.00	#252886-1

Henry Barrett, representing Embden Solar, LLC, ask the Chairman if he could address the Board concerning the Board's issue that a portion of the solar array was within 100 feet of an area designated on Embden's Shoreland Zoning Maps as resource protection which under the Town's ordinance requires 250' set back. A great deal of discussion followed including can the site be reconfigured to move the array out of the resource protection area; reduce the size of the array, etc. Mr. Barret referred to the Table of Uses in the ordinance stating that they felt it was allowed under the "essential services" and Section 15 L (2). Several of the Board members disagreed and some felt that it would not impact the Resource Protection area. Board members also asked about the procedure to take the area out of Resource Protection. The Chairman explained that it was a

lengthy process and that there would have to be a public hearing on the matter and a vote by the town. Mr. Barrett stated that he would get back to the Board once all of the required permits were received.

Next on the agenda was an application by Gary Orlando requesting an After the Fact permit (Raymond Street; Tax Map 030, Lot 015; site review completed 07/03/25; TR#253023-1 - \$100.00 filing fee and \$1,000.00 After the Fact fine) for a deck which was replace in the spring of 2025. The CEO advised the Board that DEP had inspected the property for this violation. It was determined that Mr. Orlando had not submitted the required DEP Permit by Rule. After a review of the application, a motion was made by AB and seconded by CP to table any action on the application until such time as Mr. Orlando had submitted an approved DEP permit by Rule to the CEO and have the secretary prepare a letter to Mr. Orlando about the DEP Permit by Rule. All were in favor.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7.50 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary