

Embden Planning Board –November 13, 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; Kelly and Jeff Patnaude; Henry Barrett of Nexamp; Jeffrey Hagerty; D. Mariah Smith and Carol and Randy Venn.. The Chairman asked George Arab to sit in place of Kelly Bragg.

The minutes was accepted as presented.

The CEO indicated that Cory and Kim Conklin’s application was not received by the cutoff deadline; therefore, she removed it from the agenda.

The CEO indicated that she had received a copy of the Permit by Rule for the Bryer property located on the Embden Pond Road.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3008	Jeff Patnaude	To construct 28’ x 48’ two story dwelling with deck on concrete slab; 180’ HWM; to in stall 250 cu. yds clean material; part of Sand Shore Subdivision; site review completed 11/11/25; 113 Edgar Avenue; Tax Map 035, Lot 014	Ext. #25031	\$336.00	#253051-1
3009	Jeffrey Hagerty	To remove existing 405 sq. ft. bunkhouse; to construct 20’ x 20’ two story garage on concrete slab with 6’ concrete knee wall on west side; height of structure to be no more than 20’ high; back to be 33’ from center of road and front to be 82’ from HWM; setbacks determined by CEO are the greatest practical extent due to lot size; site review completed 11/11/25; 3 Fern Drive; Tax Map 026, Lot 005		\$100.00	#253011-1

The Chairman turned the meeting over Randy Caldwell, the vice Chairman for the next application and that Paula Sansouci take Randy’s place.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3010	Randy Venn	To construct two bakers 12’ x 36’ on concrete Slab one on each side to existing garage; to install 60 cu. yds. of material; site review completed 11/11/25; 13 Hertzberg Road; Tax Map 029, Lot 004		\$100.00	#242943-1

Next on the agenda was an application of Kivalene Starr (13 Fall Drive; Tax Map 026, Lot 022; TR#252886-1 - \$100.00; site review 11/11/25) who requested a permit to address drainage issues on her lot. In reviewing the application there was no information as to where and length of the ditching; size and location of the culvert; and amount of material to be required. Chuck Pease and Randy Caldwell explained to the Board what was needed; however, several board members indicated that the applicant and/or contractor had not included this information. A motion by made by GA and seconded by AB to table any further action until more detailed information is received from the contractor or landowner. All were in favor.

Next on the agenda was an application from Embden Solar, LLC for a solar array to be located at 610 Kennebec River Road (Tax Map 006, Lot 060) on land of D. Mariah Smith. Henry Barrett of Nexamp submitted the application along with several copies of the plans along with the filing fee in the amount of \$9,828.00. The Chairman asked the secretary to prepare a receipt for the application, plans and fee. Due to the size of the application and time to allow the Board members to review it and the solar ordinance, a motion was made by AB and seconded by RC to table an action until such time as the board has had a chance to review it. All were in favor.

The Board will take up the matter at their continuation meeting to be held Wednesday, December 3, 2025 at 6:30 p.m. at the town office.

The Chairman gave the Board members a copy of an email which he received from Lisa Downey concerning her previous application for a garage located at 518 E. Shore Road with measurements of her structures and property. She stated that these were measurement taken by her husband, Leo and her myself. She will be reapplying for a building permit.

Present at the continuation held on December 3, 2025 were Leo Mayo, Ann Bridges, Randy Caldwell, Chuck Pease and alternates Paula Sansouci and George Arab. Also present were D. Mariah Smith and Michael Roy, who represented the Solar.

The purpose of the meeting was to give the board members an opportunity to ask questions and/or concerns they have concerning the proposed solar array to be located on the property of D. Marian Smith on Kennebec River Road.

The Chairman delivered a receipt for the application, set of plans and fee to Mr. Roy. Both the Chairman and Mr. Roy signed a receipt for each party. A motion was made by AB and seconded RC to accept same. All were in favor.

Mr. Roy indicated that MEDEP had approved the stormwater permit by rule. He indicated that they were waiting for approval from MEDEP on the solar decommission application and from MEDOT for the entrance permit. He stated that they would arrange to get a letter from the local fire department. The Board advised Mr. Roy that a public hearing would not be scheduled until such time as he has received all the required state permits and provided same to the planning board. Once these have been received he will contact the CEO to be placed on the next agenda.

A great deal of discussion followed concerning the location of the solar array in connection with an area marked on the town's map as resource protection area. The array would be within 100' of the resource protection area, not the required 250' from this area. Several members argued that the array would have not impact on the resource proportion area. Others argued that our shoreland zoning ordinance stated that any construction was required to be 250' from the resource protection area. Members asked about variances or going to the appeals board for a variance. The Chairman stated that the planning board does not issue variances and this did not come under the jurisdiction of the appeals board. The Chairman was asked who and when this area was classified as such and he said that it was done back in 1972 and possibly by aerial survey. It was noted that to take the area out of resource protection would require going to the town to vote on removing it. The Board recommended that the developer contact DEP concerning this matter.

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 7.15 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary