

Embden Planning Board –January 8, 2026

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell, Chuck Pease and alternate George Arab. Also, present were Terri Lamontagne, CEO and Shane Clark, agent for Corey Conklin.

The minutes was accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3012	Corey Conklin	To rotate roof line 90° - HWM 43' Height to be no higher than 20 from ground to ridge; site review completed 01/06/2026; 109 Lake Front Drive; Tax Map 024, Lot 001-017		\$100.00	#253184-1

The secretary asked the Chairman if she could relay to the Board what she found concerning the State of Maine’s definition of “essential services” with regard to a proposed solar array. A portion of the solar array is in a resource protection zone. Under Maine Shoreland Zoning “essential services’ primarily refer to utility infrastructure like power lines, pipelines, water/sewage systems . . . . . allowing for their maintenance and sometimes installation with permit while balancing broader goals of preventing pollution, protecting wildlife and conserving natural beauty. These services, while vital, are still subject to zoning rules (like setbacks and clearing limits) to minimize environmental impact with the protected shoreland areas.

The Board discussed the possibility of reducing the number of panels and cutting of trees to move the portion of the array out the of the resource protection area. The Board determined that it was up to the solar company to come up with a proposal of moving a portion of the array out of resource protection area. The CEO will relay this information when Embden Solar, LLC gets back to her with all the required permits.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7.25 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary