

Embden Planning Board –February 12, 2026

Members present were Leo Mayo, Ann Bridges, Randy Caldwell, Chuck Pease and alternates Paula Sansouci and George Arab. Terri Lamontagne, CEO was also present. The chairman asked Paula Sansouci to sit in place of Kelly Bragg.

The minutes was accepted as presented.

The Chairman reported that he had a census form to be completed. He asked the secretary to get him the information on the number and size of the new homes permitted in 2025.

The CEO had previously forwarded to the Board members a copy of a response from Colin Clark, Shoreland Zoning Coordinator, concerning the definition of “essential services”. The Solar Company felt that it comes under the essential services definition of the ESZO. He brought the matter to the Attorney General’s office and they agreed that these projects do not fall under that category but rather a commercial use. Terri indicated that the Embden Solar, LLC requested that they be put on the March agenda as they will be coming with revised plans for review by the board. The Board also discussed who was responsible for determining the 250’ mark. The Board indicated that the CEO should have copies of required permitted from the various state and town agencies before a public hearing be scheduled by the Selectmen.

Next on the agenda was an application by Michael Opachinski to construct a garage on an existing concrete slab. In reviewing the written portion of the application and the drawings of the garage to be built, it was noted that there was a 12’ x 36’ carport shown on the drawing. The Board called Mr. Opachinski and asked if it was his intention to include the carport on his application. He stated it was and he would send the CEO an email to indicate same. Any permit will be held by the Chairman until the email has been received by the CEO.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3014	Michael Opachinski	To construct 26’ x 30’ two story garage on existing concrete with 12’ x 36’ carport 165’ HWM; site review from previous permit in 2008; 796 Fahi Pond Road; Tax Map 35, Lot 5		\$195.00	#260145-1

Chuck Pease told the Chairman that the Selectmen were under the impression that the Planning Board was working on a Marijuana Ordinance for the town. He

gave the Board members copies of ordinance from the Towns of Newport and Readfield and the secretary supplied a copy of Skowhegan's. The Chairman stated that he had not received any request from the Selectmen.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 7:17 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary