

Embden Planning Board –April 9, 2026

Members present were Leo Mayo, Ann Bridges, Kelly Bragg, Randy Caldwell alternates Paula Sansouci and George Arab. Also present were Charles Pease, CEO; Henry Barrett, Thomas Norton, Anders Olarson, Mike Dolan, Henry Barrett and Bruce Dow. The Chairman indicated that there was a quorum.

The minutes was accepted as presented.

The secretary noted that there was to be a meeting between the Planning Board and the Selectmen on May 21, 2026 at 6 p.m. at the town office.

The Chairman advised the Board that the Selectmen had voted to declare a 180 day moratorium on an ordinance dealing with cannabis to give the Board sufficient time to draft an ordinance.

Old Business: Mr. Henry Barrett who represents Embden Solar LLC asked the Board if they had any questions about the revised application and plans that had been submitted. The secretary indicated that the Selectmen requested that they be named on the Decommissioning Bond and required a copy of the bond. Randy Caldwell gave the CEO the required letters from the local fire department and EMS with a copy to Mr. Barrett. It was noted that the Board still needs a copy of the MEDEP Stormwater Permit by Rule. The Chairman indicated that there were several other abutters that he felt should be notified including Jotham Witham, Jack Kaplan and Danny Burns. It was also discussed that the Selectmen felt that an informational meeting prior to the public hearing should be considered. The CEO will talk with the Selectmen about a date. One Board member asked if the edge of the Resource Protection Area would be physically marked on the lot and Mr. Barrett indicated that it would be.

Next on the agenda was an application by Mike Dolan (148 Perkins Road; Tax Map 021, Lot 011; TR#260554-1 - \$100.00; site review 04/07/2026) to replace the existing metal roof with a new metal. After much discussion a motion was made by AB and seconded by RC that this was maintenance only and does not require a permit and that the fee of \$100.00 should be returned to Mr. Dolan. All were in favor.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3016	Jeffrey Homan	To construct 12' x 12' addition on posts and pads to existing toilet building – 100+’ HWM; not to exceed current height of existing structure; site review completed 04//07/2026; 53 Fourth Street; Tax Map 032, Lot 002		\$100	#260470-1
3017	Kathy Harris	To construct 20’ x 13’ one story addition 24’ high on existing concrete slab – 158’ HWM’ to construct 13’ x 8’ wrap around deck on posts 150’ HWM; site review completed 04/07/2026; 8 Fawn Drive; Tax Map 034, Lot 033		\$100.00	#260456-1

Next on the agenda was Bruce Dow concerning stormwater issues on this lot on the Embden Pond Road. The CEO gave the Board members a copy of a letter from Maine Environmental Solutions outlining the issues and possible solutions. Mr. Dow is looking for guidance as to what he can do to remediate the issues. It was noted that any equipment within 75’ of the water would require a DEP Permit by Rule. After much discussion, the CEO indicated that he would contact the State as to what can be done and any permits that would be required.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
3018	Paulette Michener	To replace old screens with new windows on existing porch; site review completed 04/072026; 1365 Embden Pond Road; Tax Map 024, Lot 006		\$100.00	#260520-1
3019	Robert Godere	To construct 28’ x 24’ 1 ½ story addition 19’ high on frost wall and concrete slab with 6’ x 24’ deck on concrete slab; site review completed 04/07/2026; 43 Eames Road; Tax Map 003, Lot 024-011		\$168.00	#260452-1

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:10 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary