

## Embden Planning Board – August 13, 2026

Members present were Randy Caldwell, Ann Bridges, George Arab, Paula Sansouci and alternate Myles Durkin. Also present were Charles Pease, CEO; Mike Dolan, Dave Adams, Kevin Tebay, Robert Leahy, and Logan Brunneau. Randy Caldwell, Vice Chair indicated that Leo would not be able to attend the meeting. Randy asked Myles Durkin to sit in Randy's place.

The minutes was accepted as presented.

It was noted that an abutting landowner of the Embden Solar array had filed an appeal of the Planning Board's decision to approve the application for the solar array and that the hearing had been set for August 26, 2026 at 6:30 p.m.

| Permit # | Issued to       | Construction Type                                                                                                                                                                                                                                                                                                                                                     | Plumbing Permit # | Amt.     | TR #    |
|----------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------|---------|
| 3036     | Robert Leahy    | To remove existing 705 sq. ft. dwelling 10' HWM; to construct 960 sq. ft. dwelling 1 ½ story 20' high on frost wall 25' HWM; CEO determined to be greatest possible extent; nothing to be closer than 25' HWM; Permit By Rule #0102166; site review completed 08/05/26; 13 Lily Drive; Tax Map 022, Lot 010                                                           |                   | \$100.00 | #261425 |
| 3037     | Tyler Garaas    | To install concrete frost wall under existing dwelling 54' HWM; to replace 4' x 76' porch and extending roof over porch on west side; to replace 4' x 36' porch on south side' to replace stairs from Parking lot with concrete stairs' Permit by rule #0102074; site review completed 08/05/26; 6 Waters Edge; Tax Map 024, Lot 001-037                              |                   | \$100.00 | #261408 |
| 3038     | Logan Bruneau   | To construct 32' x 40' dwelling two story 26' high on concrete slab; site review completed 08/11/26; 188 Barron Road; Tax Map 001, Lot 027-003                                                                                                                                                                                                                        |                   | \$320.00 | #261389 |
| 3039     | Daniel McGuire  | To remove existing 1300 sq. ft. structure and existing deck; to construct 1245 sq. ft. structure 15' high on frost wall 28' HWM; to construct 8' x 44' deck 20' HWM; to clear and gravel 40' x 40' area using 150 yds gravel; 180' HWM; to install 20' culvert; Permit by Rule 30100938; site review completed 08/11/26; 1065 Hancock Pond Road; Tax Map 031, Lot 015 |                   | \$100.00 | #261422 |
| 3040     | Donald Hartford | To construct 28' x 52' dwelling two story 32' high on full foundation; to construct 8' x 52' covered porch; to construct 21' x 4' open porch; site review completed 08/05/26; 19 Chestnut Street; Tax Map 008, Lot 021-003                                                                                                                                            |                   | \$495.00 | #261336 |
| 3041     | Lee Dezan       | To construct 28' x 36' two story 23' high dwelling On concrete slab; part of river Bend Estates Subdivision; site review completed 08/11/26; 1 Katie Crotch Road; Tax Map 004, Lot 002-001                                                                                                                                                                            | Ext. #26-019      | \$252.00 | #261383 |
| 3042     | Raymond Dugthy  | To construct 8' x 16' addition one story 12' high on posts attached to existing structure; 175' HWM; site review completed 08/11/26; 62 Cranberry Drive; Tax Map 003, Lot 001-001                                                                                                                                                                                     |                   | \$100.00 | #261337 |

|      |               |                                                                                                                                                                                                                            |          |         |
|------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|
| 4043 | Steven Brooks | To install 42 yds. gravel to reshape existing driveway;<br>to install rubber raisers to divert water and 3" diameter<br>settling pool; 80' HWM; site review completed<br>08/05/26; 464 East Shore Road; Tax Map 18, Lot 18 | \$100.00 | #261386 |
|------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|

Due to the late hour and that there were still several applications on the agenda, it was voted to continue the meeting to August 20, 2026 at 6:30 P.M.

Present at the continuation meeting were Leo Mayo ,Randy Caldwell, Ann Bridges, George Arab and Paula Sansouci. Also present were Charles Pease, CEO; and Mike Dolan. Leo Mayo, the Chairman, asked Randy Caldwell, Vice Chairman to hold the meeting. Randy Caldwell indicated that Leo would sit in his place

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|----------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|--------------------|
| 3044     | Russ Burns              | To replace roof 21' high and change dormers to dust pan dormers on both sides 8' HWM; site review completed 08/05/26; 1853 Embden Pond Road; Tax Map 026, Lot 015                                          |                   | \$100.00             | #261421            |
| 3045     | David Libby             | To construct 36' x 30' two story 24' high garage on concrete slab; 110' HWM; site review completed 08/05/26; 448 East Shore Road; Tax Map 018, Lot 010                                                     |                   | \$170.00<br>\$100.00 | #261429<br>#261414 |
| 3046     | Embden Pines Road Assn. | To increase # of fingers on floating dock System from 6 fingers to 8 fingers; per Submersible land lease #2456-L-52 issued by DEP; site review completed 07/22/26; 34 Maple Lane; Tax Map 028, Lot 001-008 |                   | \$100.00             | #261402            |
| 3047     | Douglas Daggett         | To remove existing shed and replace with new 12'6" x 18' one story accessory building on Post and gravel pad 92' HWM; site review Completed 08/05/26; 2061 Embden Pond Road; Tax Map 027, Lot 012          |                   | \$100.00             | #261431            |

Next on the agenda was an application by Jay Strickland (10 Loon Road; Tax Map 034, Lot 042; TR#261426; \$100.00; site review completed 08/11/26) to install driveway and parking area 125' HWM and to completed restoration work in accordance with DEP instructions. Much discussion followed concerning the need to have the restoration work to be done and the location of the driveway. The CEO gave the Board members a copy of an email from Keegan Feero outlining the restoration work. A motion was made by AB and seconded by PS to table any action pending the restoration work and/or additional information. All were in favor.

The CEO indicated that the application of Delores Girillo was on hold for more information. A motion was made by AB and seconded by PS to table any action until Mrs. Girillo had supplied additional information.

The Board discussed the appeal filed by Maria Reynolds and the various issues she cited.

The secretary asked the Vice Chairman if she could make a recommendation. She suggested that all rural applications be turned back to the CEO whether they were part of a subdivision or not. She noted that are over 40 subdivisions in town. The CEO noted that

he found that several properties were in subdivisions that were not known to the landowners. The chairman or vice chairman would make this recommendation to the selectmen for consideration.

There being no further business to come before the Board, it was voted to adjourn.  
Adjourned at 7:52 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary