

TOWN OF CALAIS  
DEVELOPMENT REVIEW BOARD



Re: Conditional Use for Proposal to Change Current Storage Area in the  
Maple Corner Store into a Café  
Application #2012-16  
Tax Parcel ID No. 050031

#### Introduction

Athanasios and Nancy Toulis propose to change a storage area in their store into a café. Their store is the Maple Corner Store at 31 West County Road in Maple Corners in the town of Calais. The property is in the Village Zoning District.

A duly warned public hearing was held on May 31, 2012, in the East Calais Recreation Hall. Margaret Bowen was present as Chairman of the DRB (Development Review Board). Walter Amses, Nedene Martin and Ruth Porter were the members of the DRB who were present. The applicants appeared on behalf of the project, and their neighbor, Olivia Gay appeared to show her approval. After taking evidence, the DRB conducted a site visit on June 3, 2012 at 7 o'clock in the morning. After the site visit, Board members Margaret Bowen, Steve Reynes, Nedene Martin, Ruth Porter, and Walter Amses closed the record.

#### Findings of Fact

The applicants would like to take out the wall between the back of the store and the storage area. They would refinish that space into a 19 by 50 foot café. The café would have seating for 8 to 10 people, room for standing and a bar area. The size of the café is limited by the septic capacity. Olivia Gay said that she and many other neighbors are supportive. They have met with the applicants. The café will not be open late at night. The Toulises might prefer to move the post office to the storage area and put the café where the post office is now. The second plan would be more expensive, and the resulting café would be 10 feet longer. The second plan would require the approval of the post office. Neither plan would change the outside of the building. The current 15,000 square feet of parking space will remain the same, but the spaces will be changed to make the parking area more efficient. Maple Corner Store is in the Flood Hazard Overlay District, but the proposal would not be a problem because there is no change to the outside of the building.

The applicants state both plans meet flood regulations and would be approved by the Water Department and also by Department of Liquor Control. The applicants have septic plans from Chase and Chase that

Carl Fuller from the State will approve with some minor changes. The applicants submitted copies of their e-mail of May 11, 2012, to Carl Fuller, and his reply, listing the needed minor changes to the septic system. They also submitted a copy of an e-mail to Rob Evans, May 21, 2012, which summarized a telephone conversation saying that there were no flood control issues.

#### Conclusions of Law

In the Land Use and Development Regulations for the Town of Calais (most recently amended by town vote on March 6, 2012) Section 5.3 is Conditional Use Review. Section D of that article says that Conditional Use approval shall be granted by the DRB upon finding that the proposed development is consistent with the general standards set forth in these regulations for the district in which it is located and will not have an undue adverse impact upon the following:

1. This development will have no adverse effect on the capacity of existing or planned community facilities and services.
2. This development will have no effect on the character of the neighborhood or area affected.
3. This development could increase the traffic on roads and highways in the vicinity by 25 cars a day, but the infrastructure is able to handle the increase without adverse effect.
4. There are no bylaws in effect.
5. This development will not interfere with the sustainable use of renewable energy resources.

#### Under Section D Discretionary Standards

1. This development will have no effect on health and environmental standards.
2. This development will have no effect on access and circulation standards.
3. The addition of the café will not change the outside of the store and there is therefore no need for new landscaping or screening.
4. There is no need for new buffer management plans.
5. There is no need for new storm water plans.

The DRB finds that the proposed development is consistent with the general standards set forth in the regulations and will grant it conditional use approval, upon receipt of letters of approval from the state septic officials and the state flood control people.

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Margaret Bowen, Chairman

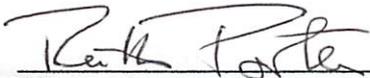
6/22/12  
Date

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Steve Reynes, Vice-Chairman

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Date

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Steven Duke, Member

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Ruth Porter, Member

6/21/12  
Date

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Barbara Weedon, Member

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Date

  
Walter Amses, Member

6/21/12  
Date

  
Nedene Martin, Member

6/21/12  
Date