

Calais Development Review Board
Minutes June 2, 2011

Board Members Present: Margaret Bowen, Chair; Ruth Porter, Nedene Martin, Steve Reynes, Steve Duke and Tim Scandale, Secretary.

Others Present: Judith Bingham, Judith Fitch Robert, John McCullough, James and Sally Black, James O'Riordan, Ralph Geer, Dexter LaFavour, Dot Naylor and Rolf Mueller, Calais ZA.

2011-15 Judith Bingham

The applicant is proposing to build a 46 square foot woodshed on her property at 647 Kent Hill Road. It was noted that there use to be a wood shed adjacent to her front porch, and that currently it is a woodpile. The proposal is for a three-sided shed with a roof that has matching shingles.

It was noted that all members of the Design Advisory Board (DAB) approve the applicants' proposal. A copy of the DAB letter of approval is on file.

It was noted that this proposal is at a DRB hearing only because the applicant's property is in the Historical District.

The DRB will render a decision as soon as possible and has 45 days.

2011-16 Judith Fitch and Stanley Robert

John McCullough is representing the applicants. The applicants are proposing to build a brand new sugarhouse next to an existing one. It was noted the proposal is in the Historical District and that the DAB approves the proposal.

The color of the sugarhouse has not been decided, the siding will be wood and there will be no exterior lights. It was noted that the present structure can either stay or be taken down. The proposed structure may be over 100 square feet.

It was noted that this proposal is at a DRB hearing only because the applicants' property is in the Historical District.

The DRB will render a decision as soon as possible and has 45 days.

2010-41 James and Sally Black

Both applicants were at the hearing with their engineer, Dexter LaFavour. This is a preliminary plan for a proposal on Apple Hill Road. All of the houses will be using the same sewer system and there is an existing house on the property. The applicants are proposing to divide the 25-acre parcel into 3 lots. Each lot developed will be for a 2 family dwelling and there will be a common shared driveway for access. It was noted that each building will have its own well and that they will share a wastewater disposal system.

Dexter LaFavour read all of the documented information that was sent to the DRB after the conceptual hearing. It was noted that the application is now for a single family dwelling on each lot (even though they just said it was for 2 family dwellings). It was noted that the drawings have all of the information that was requested at the conceptual hearing. Mr. LaFavour made reference to Note 14- which states that the drawings will be amended to show single-family dwellings.

It was noted that if the applicants sell a lot, they would have to build a whole sewer system. Mr. LaFavour stated that a homeowners association will be formed for the proposal.

The DRB went over the regulations for a Planned Unit Development (PUD).

Neighbor, Jim O’Riordan, expressed his concern with runoff and thinks that there needs to be an erosion control plan.

It was noted that neighbor, Jim Greer, was present.

The DRB went over the information on the application and stated that there still needs to be a permit from the Agency of Natural Resources (ANR).

It was noted that Mr. LaFavour and the applicants will give a copy of the homeowners association to the DRB and that they will get security bond insurance for the road.

It was noted that the applicants need a Wastewater Permit.

The DRB stated that there is another subdivision planned just above the applicants’ property on the class 4 road.

The applicants stated that there are no flooding problems on their property and that they have not been there since the recent rain events and local flooding.

It was noted that the Flood Zone Map does not show the applicants property being in a flood zone.

The applicants will be leaving some trees when they build the sewer system. It was noted

that lot 2 will have a hammerhead turnaround and that the driveway will be designed as a road up until lot 2.

A site visit was scheduled for Sunday June 12 at 7:30 am. It was noted that the record would be closed on June 12. The DRB will email Dexter LaFavour any questions.

It was noted that Dexter LaFavour crossed out 2 family dwelling and put single family on the plans and signed it.

The hearing was adjourned and the DRB has 45 days to render a decision.

The next DRB hearing is scheduled for June 16, 2011.

Minutes

A motion was made to approve the corrected minutes from April 28, 2011.

There being no further business to discuss, all were in favor to adjourn the meeting.

Respectfully Submitted,

Tim Scandale,
DRB Secretary