

TOWN OF CALAIS  
DEVELOPMENT REVIEW BOARD

Permit Application #2012-54

Request for a conditional use permit for a permitted structure to be built in the Resource Recreation District more than 200 feet from the centerline of the town highway.

Appellants: Peter Livaditis and Valerie Colis

Members of the DRB participating in the hearing were Steve Reynes, Acting Chairman, and members Walter Amses, Steve Duke, Ruth Porter and Barbara Weedon

FINDINGS OF FACT

At a duly warned public meeting on November 15, 2012, Richard Clarke from Clark Builders Inc. met with the DRB representing their clients, Peter Livaditis and Valerie Colis, who wish to build a cabin which is more than 200 feet from the centerline of the town highway.

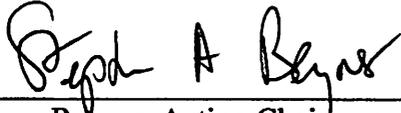
The cabin is to be 18' x 24' and 12' in height with a wrap around deck. The permit application describes its proposed use to be that "...for reading and writing, other quiet space use. No bed, closet, bathroom or shower is being considered" Architectural drawings were submitted showing it to be a one room structure.

This property, which is in the Resource Recreation Zoning District of the town of Calais, was conveyed to Livaditis/Colis by Davis Cherington along with a conservation easement he had established with the Land Trust of Vermont to prohibit development in the woodland and open field. This easement restricts development to an area outlined on the orthomap submitted with the permit application labeled as House Complex. The proposed location of the cabin conforms with the conservation easement restrictions but places it more than 200' from the centerline of the town highway.

An Accessory Structure is allowed as a permitted use in the Resource Recreation District (Table 2.3 of the Land Use and Development Regulations) and if this permitted structure is more that 200' from the centerline of the town highway it may also be allowed as a Conditional use if the Required Standards for Conditional Use Approval are met (Section 5.3 )

DECISION

In finding neither the Required nor the Discretionary Standards in the Regulations under Conditional Use Review affected by this proposed structure, the DRB grants a conditional use permit to Peter Livaditis and Valerie Colis for the construction of the proposed cabin for the purposed use as described in their permit application. If the use of the cabin were to change to include sleeping and/or water and septic facilities an application for an additional permit would be necessary.



Steve Reynes, Acting Chairman

20 Nov. 2012

Date

Steven Duke, Member

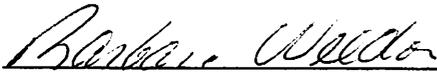
Date



Ruth Porter, Member

11/19/12

Date



Barbara Weedon, Member

11/19/20

Date



Walter Ameses, Member

11/19/12

Date