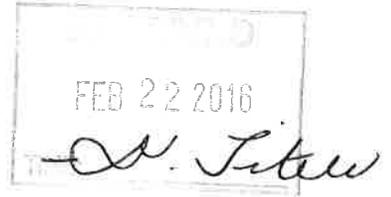


TOWN OF CALAIS
DEVELOPMENT REVIEW BOARD



Re: Permit Application 2016-01
Jennifer Ferguson and Mohamad Ben Ali
Property: 310 Worcester Road, Calais
Conditional Use Permit

Proposed completion of the landscaping on their lot, a new 32 square foot storage shed for wood and trash cans, and a retractable awning above the entry door, was submitted for review to the DRB as project is in the Shoreland District and Flood Hazard Overlay District.

FINDINGS AND ORDER

Introduction:

On January 15, 2015 Mohamed Ben Ali and Jennifer Ferguson submitted an application for a conditional use permit allowing them to complete the landscaping on their existing lot after the previous reconstruction of the camp and a few minor additions as follows:

1. To construct a shed to be located at the end of their existing staymat parking apron with a roof area (impervious surface) of approximately 60 square feet. Also to construct an infiltration trench in front to intercept rainwater from the shed roof and surface water runoff from the staymat parking apron from running directly into the pond. The shed would house the trash barrels and wood supply.
2. Also construct a second infiltration trench running the length of the camp to intercept rainwater from the camp roof and surface water runoff from the Worcester Road.
3. To install a 3' x 4' (12 sf) retractable canvas awing above the entry door on the west facade of the existing camp.
4. Install a gravel pathway approximately 4 feet wide between the existing staymat parking apron and the entry on the west side of the camp.
5. A new fence proposed between the camp structure and the Worcester Road. It exact location will depend upon the determination of the Selectmen regarding encroachment into the town right of way.
6. The planting of native shrubs, blueberry bushes and trees are proposed on both sides of the roadside and pond side of the camp as part of the landscaping.

The applicants provided a sketch of the plans proposed to be completed to the DRB.

It was stated that the Applicants would also be required to submit a review to the Department of Environmental Conservation regarding the Vermont Shoreland Protection Act 172.

Findings of Fact:

Section 5.3 Conditional Use Review, the DRB finds that Required Standards (D) 1 through 5 has been met, as well as the Discretionary Standards 5.3 (E) 1 though 5.

The proposed Shed and Awning would not create more than the allowable 100 square foot new impervious surface within the shoreland protection buffer area.

Section 5.4 Flood Hazard Area Review, the DRB finds that District Standards (D) 1 through 12 does not apply as the shed and awning are above the base flood evaluation.

The proposed plantings of native shrubs, blueberry bushes and trees are acceptable in the landscaping of the lot. The DRB recommends that the Applicants consult the Calais Lakes and Streams Committee for ideas on best practices for preventing run off into Curtis Pond. The DRB recommends that crushed stone be used instead of crushed gravel in the construction of the 4 foot pathway to prevent another hard packed surface. The stone will allow for water drainage. The surface water interception infiltration trenches proposed to prevent rainwater from the roofs and Worcester Road flowing directly into the pond are acceptable as well.

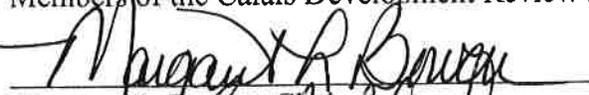
The fence proposed will serve as a separation of the property from the Worcester Road. However it will require permission from the town Selectboard if the location is determined to be within the road right of way at any point.

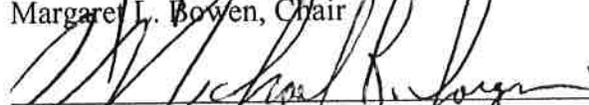
The DRB feel that the Applicants proposals meet our concerns in conforming to high protection of the shoreland in completing their project.

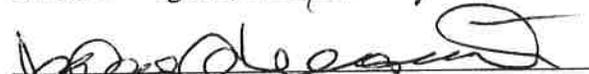
Decision and Order:

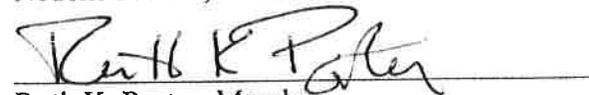
The DRB hereby GRANTS the Conditional Use Permit as required for this project to proceed as described above.

Members of the Calais Development Review Board:

 Dated 2/19/16
Margaret L. Bowen, Chair

 Dated 2/19/16
Michael Loignon, Member

 Dated 2/20/2016
Nedene Martin, Member

 Dated 2/22/2016
Ruth K. Porter, Member

Notice of Right to Appeal: In accordance with 24 BSA sections 4471 and 4472, this decision may be appealed within 30 days of the date to the Vermont Environmental Court.

Notice of appeal shall be filed by certified mailing, with fees, to the Vermont Environmental Court and by mailing a copy to the Calais Zoning Administrator and to every interested person who appeared at the DRB hearings. Failure of any interested person to appeal within the specified 30 day period shall result in the interested person being bound by this decision. Thereafter, the interested person shall not contest, either directly or indirectly, the decision of the DRB in any subsequent proceeding, including any enforcement action brought under the provisions of 24 VSA Chapter 117. See also Town of Calais Land Use and Development Regulations, Section 1.7, Appeals.