

TOWN OF CALAIS
Development Review Board

Re: Lynne Woodard, Applicant, Minor Subdivision Request
Application # 2016-25

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

Introduction and Summary

This is an application brought by Lynne Woodard (Applicant) for the minor subdivision of her property in the Village District to create an additional building lot.

This matter came before the Development Review Board on September 1, 2016. Board members attending were Peg Bowen, Chair, Ruth Porter, Barbara Weedon, Walt Amses, Eileen Simpson and alternates Janice Ohlsson, and Denise Wheeler. Also present were Lynne Woodard, Dorothy Naylor, John McCullough and Tim Scandale, secretary. The hearing was preceded by a site visit.

The record was closed after a deliberative meeting on September 1.

Finding of Facts

The applicant proposes a subdivision of the property creating a 1 acre parcel for sale for a single family dwelling. There is no minimal lot acreage required as a Dimensional Standard for the Village District.

The Dimensional Standard for minimal road frontage in the Village District is 64 feet. This property had been formerly subdivided resulting in a shared driveway with a deeded right of way and a right of way to a well that serves the subdivided property. The location of this well crossing the lower part of the Woodard property parallel to the road preclude access to road frontage for the new proposed parcel.

Conclusions of Law

The Minimal Frontage requirement of 64' is met through the application of Section 3.2 (A) of the Calais Zoning Regulations wherein frontage is defined as "that portion of a lot adjacent to a right of way" The deeded right of way along the driveway shared by these three properties is ample to satisfy the frontage required.

ORDER

Approval is granted for the subdivision of this property as described in the permit application presented.

