

TOWN OF CALAIS
DEVELOPMENT REVIEW BOARD

Re: Peter Harvey and Lucy Wollaeger
2019-11 Application Rural Residential District/Historic District
Design Review District Approval
11550 Old West Church Road, Tax Parcel ID 451155

FINDINGS AND ORDER

Introduction: The applicants would like to remove an existing 12' by 32' shed from the east side of their barn/garage and reuse the material to construct a shed with a maximum footprint of 12' by 32' on the north side of the barn/garage. (The Applicant may decide to construct a shed with a smaller footprint. He therefore requested approval to construct the shed with a footprint not to exceed the maximum dimensions of 12' by 32'.) The roof of the new shed will be 5' 6" taller than the existing shed to allow sufficient height to store the applicant's tractor.

This permit request came before the Calais Development Review Board (DRB) because the project is in the Historic District. (Section 5.5 Design Review of the Land Use and Development Regulations of the Town of Calais) Under Section E, Demolition Review, "The demolition or replacement of any structure or portion thereof within the district...is subject to review and approval by the DRB."

The attending Design Advisory Board (DAB) members concluded that the proposed project, including the option to construct it with a footprint smaller than 12' by 32', represents a vernacular structure that is typical of and compatible with the character of the Kents Corners/Old West Church Design Control Overlay District, and therefore is acceptable in the District.

The Calais DRB met on July 18, 2019, at the Calais Town Office to hear the case. Present were Board members, Margaret Bowen, Chairman, Barbara Weedon, Walt Amses, Art Edelstein, and Ruth Porter. Also present were John McCullough, Zoning Administrator, Applicant Peter Harvey, and neighbors, Walter and Carolyn Balentine.

Peter Harvey explained his project to the DRB members and answered questions about the size and purpose of the new shed.

Conclusion: The DRB was satisfied to accept the decision of the DAB, understanding that there are no setback issues or other issues with this project, and that it would not have even needed to come before the Board except that it was in the Historic District.

Order: The Development Review Board hereby orders that Application 2019-11 is GRANTED.


Margaret L. Bowen

dated

7/26/19

Ruth K Porter

Ruth K. Porter

dated 7/26/2019

Barbara Weedon

Barbara S. Weedon

dated 7-26-19

Art Edelstein

Art Edelstein

dated 7/26/2019

Walt Amse

Walt Amse

dated 7/27/2019

Notice of Right to Appeal: In accordance with 24 VSA 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.