

**TOWN OF CALAIS
DEVELOPMENT REVIEW BOARD**

Re: William Blachly
Conditional Use Request
Application 2012-14

Introduction:

William Blachly, the applicant is requesting conditional use approval for use of a new agricultural barn he built as part of the Unadilla Theater on his property located at 501 Blachly Road in the Town of Calais. The size of the structure is 40 feet x 70 feet, constructed with no foundation, a pole barn with storage on both sides of main section of the barn, on the second deck.

Mr. Blachly informed the Town of Calais Zoning Administrator during the spring that he was building a barn to be used as a winter barn for housing his sheep, cattle and machinery. The construction of a farm structure which meets the set back distances from road rights of way, property lines and surface waters shall be reviewed by the Zoning Administrator and is exempt from the permit process.

An application dated April 9, 2012 and submitted May 5, 2012 is requesting that he be allowed a conditional use permit to use the barn as part of the theater for cultural purposes. When the Unadilla Theater is operating he wants to hold rehearsals and other uses related to the said theater during the summer and fall productions.

A hearing was held on the application May 31, 2012. Mr. Caleb Pitkin a director of the Unadilla Theater appeared before the DRB explaining the project. A site visit was held the following Sunday morning at 8:30 on June 3, 2012.

Findings:

Under Section 5.3 of the Calais Land Use and Development Regulations Conditional Use Review the following was found:

D. Required Standards

1. There is no more demand for community facilities and services than is already in existence at the property.
2. This project does not change the character of the neighborhood as Mr. Blachly owns 264 acres of land which surrounds the farmhouse, other barn structures, the Unadilla Theater with its supporting structures on this site. The barn structure has been set within the confines of the theater area with plantings and entrance from an already landscaped area.
3. Traffic on the roads and highways in the vicinity will not be increased by the building of this structure.
4. The proposed structure and use conform to the present town regulations.

5. The building of this structure will not interfere with sustainable use of renewable energy resources now or in the future.

E. Discretionary Standards

1. This development does not impose any health, environmental or evening operations having any undue adverse impact on the surrounding area.
2. Access and parking will be in the same location as the parking for the theater in the warmer months and snowplowing will on be done when animals are in the building for feeding purposes.
3. Landscaping and Screening has been accomplished with the setting of the new structure on the lot as completed.
4. There is no need for buffers as the structure is on 264 acres of land and open land surrounds the clustered structure in and around the home place and theater.

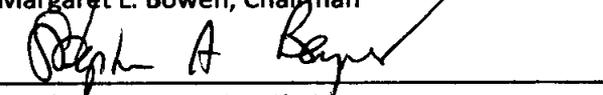
The applicant's project has meet all of the Required Standards and the Discretionary Standards as set forth in the Land Use and Development Regulations, amended May 1, 2011.

Order:

Based upon the foregoing the DRB hereby orders Application #2012-14 seeing a Conditional Use Permit Approved.

Dated: 7/17/12


Margaret L. Bowen, Chairman


Stephen Reynes, Vice-Chairman


Ruth Porter, Member


Walter Amses, Member


Nedene Martin, Member