

Calais Development Review Board
Minutes June 16, 2011

Board Members Present: Margaret Bowen, Chair; Walt Amses, Ruth Porter, Steve Reynolds, Steve Duke and Tim Scandale, Secretary.

Others Present: Greg and Carolyn Scopperttone, Steve Sweeney, Lucille Maclellan, Craig Maclellan, Bev Heise, Morgan Ecklund, Arlyn Bruccolli, Scott Bassage, Dot Naylor and Rolf Mueller, Calais ZA.

2011-18 Bev and Don Heise

The applicants are requesting a variance to build a shed and need a conditional use permit for a tree that was already removed on a non-conforming lot. It was noted that Bev Heise was at the hearing.

The applicant stated that the proposed structure would be an 8x12 garden shed sitting on stones and will look like the boathouse that is on the property. It was noted that the Selectboard has looked at the property and that they want to move the shed closer to the water. The applicants feel that this location is too close to an apple tree.

The DRB and the applicants reviewed the plans. It was noted that the Town wants the shed 2 feet back from the Town right of way. The applicants do not want the shed to get in the way of any trees. It was noted that it is not an option to build the shed on the other side of the property because there needs to be access to the dam.

It was noted that the applicants would look into how much pruning will need to be done to the apple trees. The DRB stated that the applicants might be able to sign a waiver to build something in the right of way.

It was noted that the dimensions of the shed might not be able to change and that a site visit can give them more time for ideas.

The DRB stated that one criterion for a variance is that the peculiarities of a lot limit what can be done.

A site visit was scheduled for Monday June 20, 2011 at 7:00pm. Selectman Scott Bassage will also attend the site visit.

It was noted that since the tree that was removed was going to fall on the house, the applicants had to cut it down. A conditional use permit will be issued for the tree removal.

2011-17 Greg and Carolyn Scopperttone

The applicants are requesting a variance to enlarge a shed on a non-conforming lot. They are proposing to take down an existing shed and build a 12x16x17 shed. It will be used for storage and will have a writer's office for Carolyn.

It was noted that shed would be 16 feet from the shore and 55 feet from the road. The proposed shed will be farther from the neighbors property than the current one. It was noted that the proposed shed will have concrete sonic tubes for a foundation and that Rick Shumacher will build it.

It was noted that the applicant only plans to remove one tree. Two neighbors were present at the hearing.

The applicant stated that the proposal would impact the site less than the current impact. It was noted that several trees would have to be removed for the shed to be moved to a different location.

A site visit was scheduled for Monday June 20 at 7:45.

2011-03 Arlyn Brucolli and Morgan Eckland

It was noted that this is a continuation of the April 28, 2011 hearing.

The applicants, Arlyn Brucolli and Morgan Eckland, are proposing to convert a barn into a livable space while adding a septic, driveway and parking space in a right of way. They are requesting a conditional use permit, a variance and a flood zone permit.

The applicants have met with the Selectboard and gave the DRB some information from them.

It was noted that the applicants have found out that the foundation is rotted and that they need a concrete foundation.

The DRB reviewed the state Stormwater Regulations and advised the applicants to get a Stormwater Permit form the Agency of Natural Resources (ANR).

It was noted that the applicants submitted a certification of elevations to the DRB. They are in a flood zone and need to perform some erosion control work.

The DRB recommends that the applicants check with the state about being in a flood zone and get state permits before completing the final plan.

The applicants showed a 3D plan of the proposal and explained that they will keep the current window locations and plan to add some window space

It was noted that there would be a pull-off for the applicant's mother to park. All of the living space will be on the bottom floor. There will be some storage space and extra beds for visitors upstairs. Everything will be handicap accessible.

It was noted that the only digging that needs to be done across the road would be for a water line for the well.

Two DRB members plan to have a site visit.

The hearing was closed.

The DRB will put a condition in the decision that states that the applicants can't build until all permits are on file.

There being no further business to discuss, all were in favor to adjourn the meeting.

Respectfully Submitted,

Tim Scandale,
DRB Secretary