

Calais Development Review Board
Minutes August 11, 2011

Board Members Present: Margaret Bowen, Chair; Ruth Porter, Steve Duke, Nedene Martin and Tim Scandale, Secretary.

Others Present: Donna Fitch, John McCullough, Judith Fitch Robert and Rolf Mueller, Calais ZA.

2011-22

The applicant is proposing an addition to an existing structure in the Rural Residential district to be used as an accessory dwelling and is seeking a conditional use permit. It was noted that the parcel is in a design control district. There is currently a main house and a bunkhouse on the parcel.

John McCullough explained that the plan is to lift the existing structure and put in a new foundation with a 280-foot 2-story addition. He noted that the proposed plans have the heater and boiler in the crawl space and that the existing bunkhouse has a 7-foot ceiling. Mr. McCullough submitted the drawing with all details to the DRB. It was noted that the proposal would be less than 1,000 square feet.

The DRB reviewed the criteria for an accessory dwelling from section 4.5 in the zoning regulations.

It was noted that the small screen porch will never be a bedroom and that there will be a perch roof at the front door. The existing structure will be lifted 12 inches and pushed back 6 feet from the road. It was noted that it would not be 40 feet from the centerline setback.

It was noted that the sewer design is in process and that a well toe will need to be drilled.

Since the parcel is in a design control district, the applicant is working with the Design Advisory Board (DAB). It was noted that the paperwork is with David Sheets of the DAB, and that he will draft a letter for the DRB. It was noted that the DAB has stated that the proposal is "...acceptable as proposed" and that at least one tree will be removed.

The DRB noted that there is currently no water or sewer, and that it may or may not be currently an accessory dwelling.

It was noted that Dexter LaFavour is designing the sewer and that the testing has been done.

Minutes and other business

A motion was made to approve the corrected minutes from June 2, 2011 and the minutes from June 16, 2011.

A motion was made to approve the site visit minutes from June 12, 2011 and June 20, 2011.

The next scheduled DRB hearing is September 15 and there is a tentative hearing on September 29, 2011.

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

Respectfully Submitted,

Tim Scandale,
DRB Secretary