

Development Review Board
Site Visit
July 11, 2020

Re: Janet Ancel and Stephen Reynes
Application # 2020-18

Attending the site visit were DRB Members Margaret Bowen, Walt Amses, Ruth Porter, Art Edelstein and Ryan Edwards, Zoning Administrator Robert Martin and Assistant Zoning Administrator John McCullough, David Weir Applicant's Architectural Designer, DAB members David Schutz and Ryan Edwards, Town Clerk Judith Robert, two town members Sage Kennedy and Naomi Reid, Craig Line owner across the road and Applicants Janet Ancel and Stephen Reynes.

It was noted that the site is located on a 3 plus acre subdivided lot which is bounded by the existing Old West Church Road, existing driveway to the upper house and the field which is located on the section of the property on the southern side. It was noted that the existing driveway will serve the upper house, this new house and the neighbor to the south.

David Weir was asked to give the parties attending the description of the house location and to answer any questions. He noted that the porch will be facing the Town Road and the garage will be off the existing drive attached to the house on that side. He noted that the house will be a single story with a heighten roof with a 1351 feet of residence, and 396 feet of garage.

It was noted that Section 5.5 Design Review begins on Page 56 (and describes demolition of structures, relocation of an existing structure, exterior changes to an existing structure **and all new structures**) ending on page 59.

Craig Line began with issues regarding the structure to be built in the Kents Corner-Olds West Church Historic District on Page 58 – 3 (a) Architectural creativity is encouraged for new structures:

(a) New structures shall be sited and built to be compatibles with the location, setback and orientation of adjacent structures, contour of land and scenic vistas. **(there are no orientation of adjacent structures near this new site)**

(b) New residential structures shall not exceed 2½ stories in height - he measured the proposed height with a stick, indicating 18 feet high. **(it is noted that the new structure in one story and does not extend up to 2 ½ stories in height)**

Craig Line indicated the scenic view is lost from the areas below next to Kent Corner Area seen from the location below looking up the hill. That the structure is not appropriate sitting up on the hill as it is not in the village. **(the historic development within Kents Corner-Old West Church Design Control Overlay District is located on the map attached herewith and includes a lot of area)**

Craig Line also indicated that there would be a loss of wildlife passing through the area with another structure being built off the driveway.

Craig Line indicated that he had 6 questions at the DRB hearing on Thursday July 9, 2020 but had discussed the same with his attorney for advice.

Margaret asked what year Craig Line built his house across the street in the field and was told 1998 and Steve Reynes said his was built in 2002.

It was noted that standing on the new house site property of Ancel & Reynes with the completely filled roadside with trees it was not possible to see Craig Line's house and he could not see their house from his house property because of his roadside filled in with trees also.

David Schutz of the Design Advisory Board (DAB) indicated that the DAB had addressed the regulations including Page 58 and had submitted a recommendation to the DRB and based upon the findings the DAB recommends acceptance of the design of the new structure as proposed.

Asked if anyone else had questions or comments, Sage Kennedy as about the one story house with a steeper roof, was that ok. Also she wanted to know if 3 plus acres was legal in the Town of Calais for building, It was noted that both questions were answered yes to both.

Judy Robert, Town Clerk of Calais indicated that the guidelines are reviewed by the DAB and if approved sent to the DRB. She also indicated that her family homes (the only ones seen from the hill to the bottom) are her home, her parents barn and home and land being in the family ownership for well over 100 years. She noted that the Kent property, former homes and historical building throughout the area including land have been in the families for well over 200 years, and Janet Ancel is a member of the Kent family.

There being no further information to be secured, the members of the DRB indicated that the people at the meeting could leave and the DRB members would conclude the hearing on the application , indicating any submissions to be received by Monday (July 13, 2020) at the Town Clerk's Office for the DRB.

The meeting of the DRB concluded the hearings and would begin their decision within the next 45 days or before.

Margaret L. Bowen
Chairman