

Calais Development Review Board
Draft Minutes November 21, 2013

Board Members Present: Peg Bowen, Chair; Walt Amses, Ruth Porter, Steve Duke, Barbara Weedon, John McCullough (alternate) and Tim Scandale, Secretary.

Others Present: Jim Clark, Bill Porter, Chris Chase, Lady ? and Rolf Mueller, Calais ZA.

2012-23 Suchomel

It was noted that Ruth Porter recused herself from this hearing.

This hearing was a continuation of a subdivision for the Suchomel Family Trust. It was noted that the hearing was for both a preliminary plan and final review plan. Chris Chase from Chase and Chase was at the hearing to represent the applicant. Mr. Chase stated that the applicant proposes to take the existing parcel from the trust and subdivide it into two parcels. He showed the DRB a map of the parcel and explained the right of way. The frontage was shown on the map. It was noted that the issues from the conceptual review have been met and that the DRB has a copy of the relinquishment deed from 1991.

It was noted that attorneys are working on a letter of support for the proposal from Bill and Ruth Porter. Mr. Chase requested a conditional approval for when the letter is submitted and all agreements are in place. The DRB verified that the right of way meets standards.

Adjoining property owner, Bill Porter, was at the hearing and stated that he wants a clear boundary line and that the lawyers will draw a deed. Ruth Porter stated that the applicants could create a lot with a right of way if the DRB approves it. She asked if the DRB could ask the Town to take back ownership of the old town road. A member of the board stated that the property on the road is private property. Bill Chase explained that an ordinance allows a lot to be serviced by a right of way.

It was noted that proposed lot one is 11.70 acres and lot 2 is 133 acres. The ZA noted that you can have frontage on a public highway or have a minimum right of way, and that that the DRB can approve a right of way that is less than the standard. Section 3.2 of the ordinance was read to the DRB.

It was noted that the applicant is not requesting a waiver from the ordinance and that they want to have the frontage or right of way approved by the DRB. The ZA stated that the applicants are not asking for a variance and that hardship does not influence the proposal. It was noted that the ZA has all of the information from Chase and Chase.

Bill Porter stated that his lawyer should have the deed by the weekend.

A motion was made to close the preliminary and final hearings. The DRB will have a decision within 180 days.

2013-38 Clark Builders

It was noted that Ruth Porter joined the board for this hearing.

The applicant, Jim Clark of Clark Builders was at the hearing and is proposing to renovate a house in the Resource Recreation District. Peter Lividatis is the property owner. It was noted that there was a permit for a cabin that was built on the property a year ago. The proposal is for a house renovation with additions and porches. Mr. Clark stated that a new septic will be put in and that they want to connect water and the septic to the cabin that is adjacent to the house. There is no bathroom in the cabin nor is there room for one- the water would be for a sink.

It was noted that the DRB has plans of the proposal and that they are small. The applicant is proposing to build porches on both sides of the houses and a living room addition. Mr. Clark showed the location of the rooms on the plans. It was noted that the roofline would be changed a little and that there might be a basement. There would also be some dormers added and a bunkhouse dormer over the garage. It was noted that some of the proposed porches are open and some are closed.

The applicant stated that the additions are porches and one living room. It was noted that the applicant needs a permit because the proposal is a non-conforming structure in the Resource Recreation District. The applicant needs a conditional use permit and possibly a variance.

It was noted that the parcel is in conservation and that there is a small area to work with. The applicant explained that the property owner would like some of the proposal to be completed this winter and the rest during the fall.

It was noted that the new cabin is farther from the road than the house, and that there is a conditional use permit for the cabin. The cabin is considered an accessory building and is used for writing. A member of the board had some questions about wildlife habitat and asked if the DRB discussed this during the decision for the accessory building. It was stated that the proposed additions are within an area that has already been impacted.

The zoning regulations for the Resource Recreation District were reviewed.

It was noted that the septic system is currently under construction.

A site visit was scheduled for November 24th at 7:30 am.

Other Business

A motion was made to approve the minutes from October 3, 2013.

- It was noted that the DRB did not receive a map from Bullett for application 2013-29. A motion was made to waive the map and close the hearing for this application.
- A motion was made to close the Smead application.
- It was noted that the Russ application is still open.
- Peter and Anne Backman have a small lot on Nelson Pond. They do not have a right to build a dock and have one out on the water. The DRB wants to know if they can do anything about this, and would like the dock closer to land.

There being no further business to discuss, the meeting was adjourned.

Respectfully Submitted,

Tim Scandale, DRB Secretary