

Calais Development Review Board
Minutes October, 3 2013

Board Members Present: Peg Bowen, Chair; Walt Amses, Ruth Porter, Steve Duke, Barbara Weedon, Nedene Martin and Tim Scandale, Secretary.

Others Present: Philip Xlolo-Laurendeau, Jayne Nold-Laurendeau, Diana Peduzzi, Susan Augush Elliot, Mark Johnson, Cy Lamberton, Thomas Rus, Phoebe R. Haggett and Rolf Mueller, Calais ZA.

Application 2013-30 Thomas Rus

The applicant, Thomas Rus, is proposing to build a 1 family dwelling, an auto repair and sales garage, a pole barn for storage, and a sugarhouse. A light industry permit would be needed for the auto service and sales. The applicant also needs a conditional use permit because some of the land is in the Shoreland District and doesn't have 300' of lakefront property. The applicant also needs a mixed use, conditional use permit.

It was noted that the applicants' property is in both the Rural Residential and Shoreland zoning districts. A map of the property and proposal was provided to the DRB. The applicant stated that he plans to have up to 12 cars at time to repair and/or sell. It was noted that there would be no painting. The applicant use to have a dealers license and want to pursue a current license.

The proposed pole barn is for equipment storage. All of the proposed structures would be about 89 feet from the center of the road. It was noted that a well had already been drilled and that the DRB has a copy of the wastewater permit application.

The proposed dwelling is 1 story and 30x50 feet, the pole barn is about 12 feet high, the suagar house 10 feet high and the garage is higher than 12 feet.

It was noted that the state requires that you can handle up to 12 cars for a dealers license. The DRB advised the applicant that he would need at least 9x22 feet space for each car plus an area for turning around. It was noted that the proposal is on a downslope far away from the pond and that the applicant already has a curb cut permit. The applicant stated that the permit number for his septic system is on the way.

Some of the applicants' neighbors were at the hearing. Cy Lamberton supports the project. Mark Johnson stated that he wants the business to be well run, is concerned about possible lighting issues, and supports the proposal. It was noted that the applicant plans to have no more than normal house and garage lighting.

Jayne and Phil Laurendeau from Woodbury were interested in learning more about the

proposal, are concerned for the wetlands and support the proposal. It was noted that Diane Peduzzi had no comments and was at the hearing as a Woodbury tax payer.

It was noted that the applicant needs a permit from the Town before he can get a dealer license. The DRB stated that they could put a condition on a permit for no more than 12 cars at a time. It was noted that the applicant would be fine with this condition.

A site visit was scheduled for October 6th at 8:00 am.

2013-21- Smith, Cochran

It was noted that the applicants want more time and would like the hearing continued in January 2014. The ZA has requested the drawings by the first week of January.

A motion was made to continue the hearing.

2013-29-Bullett

The applicant is proposing a conditional use permit to build stairs down to Mirror Lake. This is considered an impervious structure and was initiated by an environmental group that advised the owner to build stairs to prevent erosion.

It was noted that the applicant is not at the hearing. There are some questions about the ZA issuing a permit in a buffer zone with a conditional use.

The applicant has 1.5 acres of land. It was noted that the applicants drawing is confusing and it is difficult to find the property line.

The ZA will request a new map of the property.

A motion was made to give the applicant 45 days to provide a new map to the DRB.

Other Business

A motion was made to approve the minutes from 7/31/13, 8/22/13, and the corrected minutes from 9/26/13. It was noted that Nedene abstained from approving the minutes from 8/22/13.

- It was noted that there is no new information for the Paul Grant application and that it will be closed on Sunday.
- It was noted that the DRB has more questions from the site visit for the Smead application and that it will be left open.

- It was noted that the applicant for the Suchomel Trust wants the next two hearings together and that there has already been a conceptual hearing. A motion was made to the close the conceptual hearing and to have two more hearings.

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

Respectfully Submitted,

Tim Scandale, DRB Secretary