

Calais Development Review Board
Draft Minutes August 2, 2018

Board Members Present: Peg Bowen, Chair; Barbara Weedon, Walt Amses, Trey Martin, Denise Wheeler and Tim Scandale, Secretary

Others Present: Peter and Sandra Luce, Chris and Hillary Luce, Gary and Cheryl Dunham, Gerald Dunham, Fred Bushway, Dot Naylor, assistant Calais ZA and John McCullough, Calais ZA.

2018-18 Christopher and Hillary Luce

The applicants, Christopher and Hillary Luce, are proposing to build a house on a parcel that they purchased from their parents and that has been deeded to them. The parcel is adjacent to their parents property. They plan to share their parents driveway and obtain a right of way. After the shared portion, they would extend the driveway to their house. It was noted that the land directly in front of their parcel is steep and swampy, which would make it difficult to build a driveway.

The proposed house would be a 12' X 20' two story home with a walkout basement. It was noted that they would share the existing curb cut and that the mound septic system permit is on file with the State and Town. It was noted that the parcel is not a subdivision and that the property was divided years ago.

The applicants stated that they do not have 300' of road frontage and that they only have 70'. The Calais ZA explained that the amount of frontage is unclear since the property has not been surveyed. It was noted that he has advised the applicants to have their property surveyed. He also noted that the Town parcel maps show more than 300' of road frontage. The DRB will base their decision on the applicants account of 70' of frontage. The applicants do plan to eventually have their property surveyed and explained that a survey would take six weeks to complete and that it would delay building before winter.

It was noted that the applicants have more than 3 acres and 20' of frontage and they will need a right of way. Additionally, they can not build more than one house. The applicants stated that the current right of way is verbal and that they will be getting it deeded. It was noted that the applicants need to add a written right of way to their deed.

Section 3.2 on page 29 of the Zoning Regulations was reviewed. This section discusses right of ways and states that the applicants need a roadway of at least 20'. It was noted that there is a written description of the parcel with four dimensions and it is also noted that it is L shaped with five sides. This is another reason why the ZA wants the parcel to be surveyed.

It was noted that the applicants do not have any school age children and that the school bus already drives down their road. The applicants stated that they will talk to their lawyer about deeding the right of way.

It was noted that the DRB can not require a survey.

Adjoining landowners Gary and Cheryl Dunham were at the hearing to show support for the proposal.

A motion was made to close the hearing. It was seconded with all in favor and no one opposed.

A decision will be rendered in 45 days or less.

It was noted that the DRB needs to get the decision to Dot Naylor no later than September 12.

2018-17 Patrick and Laurel Purcell

It was noted that the applicants were not at the hearing and that their builder Fred Bushway was there to represent them. The applicants have a non-conforming lot on Curtis Pond and are proposing to build an addition to their camp. It was noted that the description of the camp in the application is different from what the Town has on file for taxes.

Mr. Bushway explained that he wants to build a new roof and add a second story. He stated that there is currently a 20' X 25' main structure with a porch that is lower. It was noted that there are two porches that have been joined together and that there are two roof lines.

The applicants are proposing to build a new roof with a steeper pitch. It was noted that the second story would only be on the main structure and not the porch. Mr. Bushway showed a map to the DRB with one roof that has two heights with an upper and lower section. It was noted that just the roof is being raised. The current structure has one bedroom and the proposed addition would be one big multi-purpose room. It was noted that the house has one bathroom and that no bathroom will be added.

The applicants two daughters live in Montpelier and plan to use the house year round as a seasonal dwelling. It was noted that the house is permitted as seasonal and that this included occupancy of no more than 180 days for a year.

It was noted that the septic has a 500 gallon tank and was inspected on October 17, 2017. The septic is on the north side of the house. It was noted that the proposal does not include an increase in building footprint or impervious structure. Additionally, it will still be used seasonally and is accessible from the road.

A picture of the deck was reviewed. Mr. Bushway explained that the deck is 18 foot wide and in front of the house. It was noted that the proposal would be under the maximum height of 35' and that no one's view will be blocked.

The ZA stated that an adjoining landowner called him to support the applicant's proposal. It was noted that the camp gets water from the pond and that the septic will remain the same.

A motion was made to close the hearing. It was seconded with all in favor and no one opposed.

A decision will be rendered in 45 days or less.

It was noted that the DRB needs to get the decision to Dot Naylor no later than September 12.

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

Respectfully Submitted,
Tim Scandale, DRB Secretary