

Calais Development Review Board
Draft Minutes June 2, 2016

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

Others Present: Steve Gomez, Alfred Larrabee, and John McCullough, Calais ZA.

2016-11 Steve Gomez

The applicant, Steve Gomez is applying for a conditional use permit and a variance to replace a retaining wall that does not meet setbacks. He is proposing to extend the wall toward the road to build up area for a new leach field and to prevent further erosion.

It was noted that the the property line is close to the outside of the first trench. The applicant stated that John Reese is supportive of the proposal and that this is documented in the permit.

The proposed retaining wall would have 2 trenches with a concrete box and a retro fit septic system. Both fill and mound sand would be used. The wall will be near the septic and made of concrete or fitted block. It was noted that the applicant already has a septic permit and that the engineer will have to amend and approve the permit for the State.

Mr. Gomez stated that he plans to correct the erosion problem that currently exists. The applicant's contractor, Alfred Larrabee, explained that he plans to seed the site with grass, and that water will go down the driveway and the swail. He also stated that the swale will catch water from the roof and that water from the driveway will go towards the house. A member of the DRB requested a grading plan.

It was noted that the top of the septic is flat and that it slopes away from the leach field. Currently, water from the driveway goes towards Moscow Woods Road. The proposal would create less water flowing toward the road. It was agreed upon by the DRB that the gutter system deals with roof runoff and that water from the gutters will absorb into the ground.

The DRB and applicant reviewed the engineer plans. It was noted that the retaining wall will direct runoff to the back of the house and that the swale has to be designed according to State regulations.

Mr. Gomez stated that he will write a plan for what he plans to plant. The DRB referred the applicant to the Calais Lakes and Streams Commission in order to learn more about best practices and state guidelines.

It was noted that the applicant's property is in the Flood Hazard Overlay. The ZA does not think this is a big concern with the proposal and that it would take a catastrophic event to damage the wall.

The DRB stated that a approved proposal would be condition to a planting plan. It was noted that the mill pond on the applicant's property is not subject to state regulations.

A motion was made to close the hearing. All were in favor and none were opposed. A decision will be rendered in 45 days or less

Other Business:

- The ZA gave an update about projects on Curtis Pond.

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

Respectfully Submitted,
Tim Scandale, DRB Secretary