

Calais Planning Commission
May 3, 2016

Present Members: Gary Root, John McCullough, Melanie Kehne, Janice Ohlsson, Paul Rose & Ronnie Shaw

Visiting: Larry Bush, Gail England, John Rosenblum, Denise Wheeler, Barbara Sherrington & Jan Schultz, Mona Lutz, Bill Davis, David Ellenbogen and Richard Maizell

Meeting started at 7:07 PM

Visitors expressed interests:

Shoreland Regulation & proposed changes

Shoreline protections

Protecting Curtis Pond/additional development

Ridgeline Protection, specifically as it relates to Bayne Comolli Road

It was the intent of the Planning Commission to see graphically how the existing shoreland regulation language differs with the proposed language and how things change geographically with proposed buffer. Technical issues pushed that presentation to a future meeting.

A discussion then ensued regarding:

- 800 foot vs. 250 foot District Size
- How private roads are treated
- Minimum lot sizes
- Existing structures
- Proposed regulations to meet the shoreland regulations
- Buffer is less stringent than proposal and affects capacity to develop
- Concerns from Regional Planning Commission
- John: language added for non-conformance must be better defined
- Road artificial divider for conservation limits (culverts, etc.)
- Are we bringing in the right experts??
- Invite other groups in to consult?
- Private roads vs. public roads
- Bliss Pond Road and rain water funneling into pond
- Enhancing buffers for the better
- What happens with new development?
- People living on lakes with potential problems in relation to water quality
- What and how to do regulation?
- Protect grandfathering?
- How far do we extend clause?

Discussion of impervious roads and shoreline regulations.

- Ponds eutrophying?
- Conditional vs permitted use
- Developable vs undevelopable shoreline regulations divided?
- State shoreline regulations are specific and enforceable with criteria
- Protection of natural resources and balanced approach to town law
- How are regulations enforced?
- Discussion of set back lines and cutting and building, permitted vs conditional use

- Village boundaries?
- Greensboro and Elmore Shoreland regulation language vs Calais vs state
- Forestry and Agriculture definitions?

Discussion of ridgeline maps

- protocol/criteria
- How to manage changes to maps in towns?
- What's the protocol?
- Change our definition of ridgeline?
- VTEL suit
- Substantial deference and exempting from local zoning?
- Can we reference maps as approved by the Selectboard?
- Pending ordinance rule
- Process? PC->SB review->DRB-overlay district?
- Who gets to apply for changes?
- Adjacent parcels contacted for meeting? timeframe?
- Interview interested parties?
- Contact landowner?
- Inclusive library of criteria with index of maps

Discussion of RPC meeting

- Development maps
- Future development?
- 312 homes to < 150

Watercourse protection discussion for next meeting.

Gary motion to approve minutes, Melanie seconded. Approved by voice vote 6-0-0

Meeting adjourned at 9:37 PM