

# CALAIS PLANNING COMMISSION

January 10, 2023 Minutes

Members Present: Jan Ohlsson, Melanie Kehne, Gary Root, John McCullough

Guests: Anne Winchester, Noreen Bryan, Larry Bush, David Ellenbogen

- 1) Convened via ZOOM 7:00 p.m.
- 2) Accepted Dec 6<sup>th</sup> & Dec 20<sup>th</sup> , 2022 Minutes
- 3) Review of proposed language for Shoreland Overlay District (SHROD)
  - a. Discussed the use of “Scenic Beauty” as a SHROD attribute
  - b. Discussed use of the word “building” in language relating to building footprints
    - i. Discussed a building’s roof-edge drip line vs. exterior envelope
- 4) Revisited 40% max clearing total in SHROD vs. Upland Zone
  - a. Issue: if a portion of the Vegetative Buffer is already cleared in an existing SHROD parcel that existing amount plus any new clearing in Upland should not be more than 40% of all SHROD. Compare with a SHROD parcel that has no cleared areas in its Vegetative Buffer. In this case, the 40% max. cleared would be in Upland; the Vegetative Buffer area is not considered when establishing max. cleared area. The challenge is how to write this clearly in the SHROD standards. This all is further complicated when considering the allowed 5’ path to the water in the calculation of the 40% max.
  - b. From a Planning Commission perspective, the goal is no more than 40% of all SHROD may be cleared, and no more than 40% of Upland may be cleared. If a parcel has cleared area in the Vegetative Buffer, and wishes to build (clear) something in the Upland, the Vegetative Buffer would have to be restored/replanted before any new Upland clearing.
- 5) Discussed trees (dead, sick, etc)and documentation prior to removal
- 6) Discussed Pesticides, Herbicides and Fertilizers as something properly dealt with via ordinance.
- 7) Discussed Conditional Uses in underlying Rural Residential District
  - a. View is to exclude Garden Centers, Salvage Yards, Quarries
- 8) Discussed Changes of Use. Issue in part has to do with existing interchangeable use of “nonconforming” and “non-complying”.
- 9) Sections 3.13, 3.14 and 3.15 to be discussed next meeting, January 24.
- 10) Adjourned 9 pm