

# CALAIS PLANNING COMMISSION

February 1, 2022 Meeting Minutes

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

Guest: Ned Swanberg, Department of Environmental Conservation , Floodplain Manager, Central Region

- 1) Convened 7:00 via ZOOM
- 2) No minutes
- 3) FHO & RCO with Ned Swanberg:
  - a. Went down list on comments
  - b. Agreed that “Design Elevation” for our Calais Land Use and Subdivision Regulations will be 12” above Base Flood Elevation (BFE)
    - i. Some discussion regarding how to use the maps to make specific RCO determinations. Example, In Adamant, some land and structures on the north side of Haggett Road would be exempt from RCO standards, though the mapped RCO extends onto four parcels.
  - c. All new structures are prohibited in RCO, even accessory under 100 sf.
  - d. Re: Road Improvements. Goal of restrictive RCO and FHO language is to insure that a road does not become a dam which could impact water flow.
  - e. Administratively, a proposal denied by the ZA based on a determination that it is within RCO or FHO can be challenged via DRB review using the existing Variance process.
  - f. Much talk about which smaller streams (watersheds between .5 and 2 sq. mi.) are also part of the RCO. These streams are shown on the Town Web Map, but they are not clearly referred to as having anything to do with RCO. The gist is that these streams have 50’ buffers in which RCO standards shall apply.
- 4) Meeting adjourned 9:00 pm