

# CALAIS PLANNING COMMISSION

May 21, 2019 Minutes

Members Present: Melanie Kehne, Gary Root, John McCullough

- 1) Convened 7:00 p.m. @ Calais Town Hall
- 2) Quick review of Claire Rock presentation
- 3) Melanie presented a form used by Town of Westminster VT used for providing “Notice of Intent to Build an Agricultural Building” which, because they are exempt from local permitting, might otherwise slip between the cracks. Zoning Administrator McCullough sees a way that the same sort of “official notification” might be made part of the Project Registration form that the PC is looking at for projects that don’t require local permitting.
- 4) Our Zoning Regs should be updated to include references to the current Ag standards. Recommended Agricultural Practices (RAPs). The Calais Project Registration form should include RAP specific language.
- 5) River Corridor bylaw language discussion
  - a. Discussed keeping references to “Floodways” per recommendation of Ned Swanberg (State Flood Guy) in conversation with McCullough. Swanberg dismisses the idea of removing “Floodway” language for the purpose of making the regulations a little more intelligible to the lay reader because 1) it’s an impossible task at best, and 2) we might need it someday if the state actually comes up with a “Floodway” map.
  - b. In River Corridor(RC) model language under **C. Jurisdictional Determination and Interpretation**, It was suggested that we reverse the order of subsections 1 and 2 so that the an applicant for development in RC disputing the RC map goes first to ANR for guidance, rather than immediately engage an engineer or surveyor.
  - c. Reference to RAPs for Ag use should be folded into RC regulatory language.
  - d. Another call to go through the entire Regs to make sure that the definition of “development” is consistent. Model RC has its particular definition.
  - e. With regard to record keeping for proposals that may require either ANR, land surveyor or engineer review, it appears that our existing Permitting process which includes DRB review, if a proposal departs from the Regs, suffices.
  - f. Discussion of “Down River Shadows” (model language **IV. Development Standards**). A case was made for no development in shadows, but the question came up as to how many properties might be impacted. McCullough intends to bring in map tools so this can be reviewed.
- 6) Meeting adjourned at 9:00