

CALAIS PLANNING COMMISSION

July 6, 2021 Meeting Minutes

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

Guest: Larry Bush (Conservation Commission member)

To celebrate the first in-person meeting of the PC after a year of sheltering in-place and ZOOM meetings, Gary brought in a delicious Strawberry Shortcake to share.

- 1) Convened 7:05 p.m. at the Calais Town Hall
- 2) June 15 minutes approved with changes
- 3) Discussion of Village District zoning at Adamant.
 - i. The collective recollection of the Planning Commission (PC) is that, at a Public Meeting held at the Adamant Community Club where the subject of a Shoreland Overlay District was discussed, the general consensus among attendees was that the zoned Village District should be modified. The zoned Village District of Adamant currently extends up Quarry Road to include the Theater. The consensus view was that the Regulatory Standards that are part of the zoned District (including minimal road frontage and no minimum lot size) should not extend all the way to the Quarry Theater. An exact new boundary between Rural Residential and Village districts still has to be accepted by the PC before a recommendation is made to the Selectboard (SB), but a tentative new line is proposed as an extension of the property line between parcels 570077 and 560350. This reduces the north-south depth of the District by 2140 feet. Graphic representation of this proposed change will be reviewed at future PC meeting. The PC agreed that a reduced Adamant Village District will be part of its overall Zoning Regs changes recommendations.
 - ii. It was agreed that changes to the Adamant Designated Village Center (DVC) might as well be included in the Town Plan (TP) as an assist to processing that DVC change. Also discussed was inserting language in the TP that would set the groundwork for a possible DVC at Gospel Hollow.
 - iii. Proposed language to be included in the Town Plan that supports a new North Calais DVC was discussed. The general proposed language appeared to be acceptable. The shape of this DVC will be discussed at a future PC Meeting.
- 4) Discussion turned to Forest Integrity and how this gets folded in to the Town Plan to make it compliant with the requirements of Act 171.
 - a. Planning Commission reviewed amended language for the Natural Resources section of the Town Plan prepared by Gary Root with input from Eric Sorenson.
 - i. Larry Bush called attention to places in the existing TP where nomenclature changes are being considered. References to “linkages” and “wildlife corridors” are being replaced by “Connecting Habitat Blocks”, “Riparian Areas”, etc.

- ii. Larry Bush provided four printed paper maps with geographic information (made more confusing than it has to be) with some maps showing geographic areas defined by visually indistinguishable shades of green and several maps showing identical geographic information but rendered in totally different colors.
- iii. And, if the maps weren't confusing enough, the PC began a discussion on how they might use this graphic information to inform any changes to the Zoning Regs.
- iv. A call for very clear language for all the above was overheard.

5) Meeting adjourned circa 9:20