

CALAIS PLANNING COMMISSION

EMERGENCY MEETING

July 11, 2023 Minutes

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

Guest: Selectboard Chair, Anne Winchester

1. Convened 7:00 p.m. via ZOOM
2. Discussion regarding cancellation of scheduled August 1st town vote on the proposed amendments to the *Calais Land Use and Development Regulations*. Planning Commission (PC) Chair Jan Ohlsson presented a case for cancelling the August 1st vote.
 - a. As proposed, the new language would prohibit all *Substantial Improvements* in the River Corridor Overlay (RCO) District. This prohibition was unintended and is not required by the State of Vermont, as it is in the Flood Hazard Overlay (FHO) District.
 - b. Two definitions of *Substantial Improvements* were found in the proposed new language. This could negatively impact Emergency Relief & Assistance Fund (ERAF) monies which might be otherwise available to the town following an emergency or natural disaster.
 - c. While this is all a bit embarrassing to the Planning Commission, it was agreed that the responsible thing to do was cancel the August 1st vote, repeat the Public Hearings process and put corrected/revised language before the voters as soon as practicable. This would most likely be the first Tuesday in March 2024 (Town Meeting Day).
 - d. Melanie Kehne moved that the PC ask the Calais Selectboard (SB) to cancel the August 1st vote. Gary Root seconded. The vote by the Planning Commission to recommend cancellation was unanimous.
 - e. Anne Winchester said that she would ask the SB to consider this at their July 24 meeting.
 - f. Next PC Meeting is July 18 at the Calais Town Hall.
 - g. Meeting adjourned 7:30 p.m.