

CALAIS PLANNING COMMISSION
December 7, 2021 Unapproved Meeting Minutes

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

- 1) Convened 7:05 p.m.
- 2) Past minutes accepted
- 3) Discussed Design Advisory Board.
 - a. Noted that **1.5, Exemptions, 4), b**, should reflect DAB /PC approval per **5.5, Design Review, 3, C**, with regard to proposals that do not require permit in underlying district.
 - b. Discussed removing the PC from any Design Review approval process.
- 4) Discussed Agricultural Exemptions from Permitting. McCullough, acting as Zoning Administrator, could not find clear direction in the Regs as to what constitutes an Ag Exempt proposal, and an applicant's status with regard to Required Agricultural Practices (RAP).
- 5) Maps
 - a. Per comments on Calais Shoreland Overlay District (SHROD) from Calais Lakes & Streams, it was agreed to amend the Curtis Pond area Zoning map such that Rural Residential takes that place of the existing Shoreland District, which would be defunct, if SHROD was accepted. Earlier maps of proposed changes showed the Maple Corner zoned Village District taking the place of Shoreland on the eastern shore of Curtis.
 - b. If an 800' wide swath of Rural Residential District lays between the eastern shore of Curtis Pond and the zoned Maple Corner Village District, then the SROD can have 100' Vegetative Buffer and 150' Upland Buffer (consistent with all other applications of the SHROD Overlay). The Rural Residential District has the three acre minimum lot size that the Curtis Pond people were insisting on.
 - c. The Village District at the southern end of #10 Pond does replace the existing Shoreland District. (See map for boundary. New Village is approximately bounded by G.A.R. Road and extends to the point.)
 - d. Meeting adjourned 8:45 pm