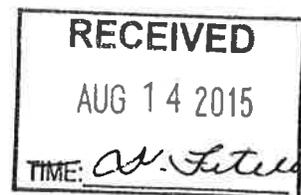


TOWN OF CALAIS  
DEVELOPMENT REVIEW BOARD



**Re: Permit Application #2015-18**  
**Edward Kentish and Pamela Kentish**  
**1068 West County Road**  
**Calais, Vermont 05648**

**Conditional Use Review**

**FINDINGS AND ORDER**

**Introduction:**

An application was submitted on June 8, 2015 with the Zoning Administrator for the Town of Calais for a wooden walkway on property owned by Edward Kentish and Pamela Kentish on the West County Road to access a proposed Curtis Pond dock. The walkway shall be constructed of non-pressure treated lumber. The walkway shall have spaces in between the boards to prevent water from collecting on it. The walkway shall be 3 feet wide and approximately 30 feet in length and shall be placed upon the ground without anchors. A short portion of this walkway shall extend into Curtis Pond to access the dock. The portion of the dock that extends into Curtis Pond shall be removed each year during the winter.

The owners of the proposed walkway are required to obtain conditional use approval from the DRB since the proposed dock will be within 800 foot high of the shoreline (mean water mark) of Curtis Pond. Table 2.4.

A hearing was held by the Development Review Board (DRB) on August 6, 2015 with both applicants present.

**Findings of Facts: Table 2.4 (F) (3).**

- 1) The development will not result in pollution of the groundwater or surface waters or undue erosion into streams, ponds and wetlands.**
- 2) Shoreline set back and buffer distances are sufficient to protect water quality.**

**Section 5.3 Conditional Use Review**

(A), (B), (C), requirements met

(D) Required Standards – regarding undue adverse impact

- (D) 1) there is no impact on municipal services
- (D) 2) the proposal is consistent with the character of the neighborhood
- (D) 3) there is no impact on traffic
- (D) 4) consistent with current Calais bylaws regarding new construction
- (D) 5) no energy impacts

- (E) Discretionary Standards – consider and impose conditions as appropriate
  - (E) 1) no adverse health or environmental impacts associated with the proposal
  - (E) 2) no impacts on access or vehicular safety
  - (E) 3) the project is setting within the limits of the woods and basically screened from sight of the highway and neighbors
  - (E) 4) it is not necessary to impose any additional buffers
  - (E) 5) no plans are required for this project

**DECISION AND ORDER:**

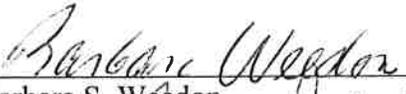
Based upon the documentation submitted for review and the presentation at the hearing **the DRB hereby GRANTS** the proposed project under Conditional Use Review.

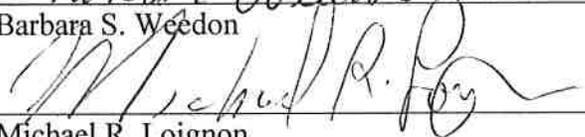
Members of the Calais Development Review Board:

 \_\_\_\_\_ Dated 8/12/15  
Margaret L. Bowen

 \_\_\_\_\_ Dated 8/11/15  
Nedene Martin

 \_\_\_\_\_ Dated 8/12/15  
Ruth K. Porter

 \_\_\_\_\_ Dated 8-13-15  
Barbara S. Weedon

 \_\_\_\_\_ Dated 8/11/15  
Michael R. Loignon

**Notice of Right to Appeal:** In accordance with 24 BSA sections 4471 and 4472, this decision may be appealed within 30 days of the date to the Vermont Environmental Court. Notice of appeal shall be filed by certified mailing, with fees, to the Vermont Environmental Court and by mailing a copy to the Calais Zoning Administrator and to every interested person who appeared at the DRB hearings. Failure of any interested person to appeal within the specified 30 day period shall result in the interested person being bound by this decision. Thereafter, the interested person shall not contest, either directly or indirectly, the decision of the DRB in any subsequent proceeding, including any enforcement action brought under the provisions of 24 VSA Chapter 117. See also Town of Calais Land Use and Development Regulations, Section 1.7, Appeals.