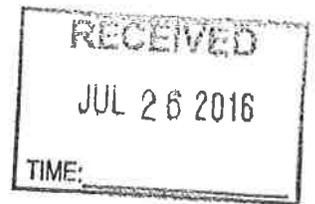


TOWN OF CALAIS  
DEVELOPMENT REVIEW BOARD



RE: Permit Application 2016-18  
Paige Canfield/Tim Macke  
274 Worcester Road  
Calais, Vermont

A conditional Use Permit is requested to add a covered entryway, or portico, over the front door with railings, and a walkway from the parking spaces to the front door.

**FINDINGS OF FACT**

On November 10, 2015, Paige Canfield and Tim Macke submitted an application for a conditional use permit to allow for the reconstruction and expansion of an existing camp on a non-conforming lot in the Shoreland District. The DRB held two hearings and a site visit with the applicants. The request for a conditional use permit, 2015-48, January 16, 2016, allowed the project to proceed with conditions set by the DRB.

On June 30, 2016, the applicants submitted a request for another conditional use permit to allow them to add a covered entryway with railings and a walkway from the parking spaces to the front door. Four members of the DRB, Margaret Bowen, Barbara Weedon, Ruth Porter and Jan Ohlsson were present at a site visit and a hearing on July 14, 2016.

The applicants would like to build a 4' by 6' portico over their new front door with hand railings on each side. The portico would be 36' from the mean water level of Curtis Pond. They would also like to add a 3' by 18' walkway from the existing parking spaces to the front door. This walkway would be 40' from the mean water level. These two additions would add a total of less than 100' of impervious surface. No clearing would need to happen to add the portico and the walkway. The applicants have received an approved Shoreland Registration from the Vermont Department of Environmental Conservation for these additions.

CALAIS LAND USE AND DEVELOPMENT REGULATIONS  
In Section 3.8, Nonconforming Uses and Nonconforming Structures, under B4, "a structure may be ...expanded horizontally...only with the approval of the DRB, subject to conditional use review under Section 5.3...The DRB shall only allow the move, enlargement or expansion to increase the degree of noncompliance if it finds that the change better satisfies the purpose of the district."

Under Table 2.4, Shoreland District, 1, "...a permanent walkway...may be located within shoreland setback and buffer areas subject to conditional use review under Section 5.3."

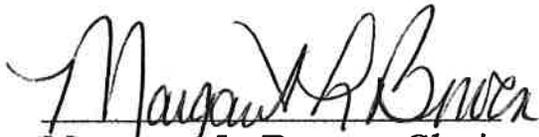
#### DECISION

The DRB finds that this project will not have an adverse effect on either (D) Required Standards 1-5 or (F) Discretionary Standards 1-5 of Conditional Use Review, Section 5.3.

The DRB considers that a walkway from the front door to the parking area and a 4' by 6' portico roof and a railing by the front door is a change that satisfies the purpose of the district.

The DRB therefore grants a Conditional Use Permit to the applicants to allow them to build a 4' by 6' portico and a 3' by 18' walkway.

#### MEMBERS OF THE CALAIS DEVELOPMENT REVIEW BOARD

  
Margaret L. Bowen, Chair

Date 7/23/16

  
Barbara Weedon, Member

Date 7/26/16

  
Ruth Porter, Member

Date July 21, 2016

  
Janice Ohlsson, Alternate

Date 25 July 2016

**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.