

Calais Development Review Board
Minutes January 23, 2020

Board Members Present: Peg Bowen, Chair, Barbara Weedon, Walt Amses, Ruth Porter, Art Edelstein, Ryan Edwards, and Tim Scandale, Secretary

Others Present: Rick Cannon and Nancy Oakes, Tom Nesbit, John McCullough, and Robert Marten ZA,

2019-38 Rick Cannon and Nancy Oakes

The applicants Rick Cannon and Nancy Oakes are proposing to change the roof pitch on an existing camp, build a one story porch addition and a new replacement dock. The parcel is in on The Cove Road in the Nelson Pond Shoreland District. It was noted that it is a non-compliant structure.

The applicants have a State Shoreland Permit. They propose to change the roof pitch from 5/12 to 12/12 and to add a screened in porch on top of posts. The dock would replace an old one.

Zoning Regulation 22 states that the maximum shoreland building height is 35 feet plus a temporary dock. The 12 foot long screened in porch would be within the 50 foot buffer and is the only thing that meets regulations.

The applicants stated that they want porch away from the road for fire safety. It was noted that the camp, camp #5, is the former Walter Davis property. Adjoining property neighbor Tom Nesbit from camp #6 was at the hearing in support of the proposal.

There is a former DRB decision from 2004 that approved a porch and septic tank for this parcel. It was noted that the leech field across the road is probably working and that Philip Davis said that the septic tank is still working.

The applicants bought the camp in summer and have not hooked up the water yet. It was noted that they already replaced the septic tank and they needed a septic permit before they can work with the leech field. They also cleaned the cabin, hooked up electricity and painted the floor.

The applicants showed the Board photos and a drawing. It was noted that the steeper roof will function and look better and that there will be a new fire escape. There is no current dock and they will build steps to get to the water.

It was noted that the temporary dock would be wooden and on floats. The applicants will look for advice before building a dock. Shoreland District Regulations state that walkways have to be 5 feet wide with no mowing.

The applicants will bring drinking water and the pond is the camp water supply. They will think environmentally while leaving the land as is. It was noted that they cut two trees that were hazardous.

It was noted that the applicants will have to attach the dock to land for it not to be considered a swinging platform.

The applicants stated that they have a plan to deal with any potential water runoff and that there is currently no sign of erosion. It was noted that the peak of roof needs to be under 35 feet. The applicants gave the DRB their email for correspondences when they are in Florida.

There was a motion to close the hearing. All were in favor and none opposed. The DRB will render a decision within 45 days.

There being no further business to discuss, the meeting was adjourned.

Respectfully Submitted,
Tim Scandale, DRB Secretary