

Calais Development Review Board  
Minutes November 15, 2012

Board Members Present: Steve Reynes, Acting Chair; Walt Amses, Ruth Porter, Steve Duke, Barbara Weedon and Tim Scandale, Secretary.

Others Present: Alfred Larrabee, Rick Clark, Robert Hunt, Annie Bakst, Alice Blachly, Kristina Bielenberg and Rolf Mueller, Calais ZA.

It was noted that Steve Reynes is serving as Acting Chair for the hearings.

**2012 –57 Bakst Property, Bohemian Bakery**

The applicants, Annie Bakst and Robert Hunt, were at the hearing to share their plans for a parking lot. There was a previous hearing and a site visit. It was noted that the applicants need enough room for parking off the road and signs for no parking on road. The applicants stated that they have built a parking area with room for 15-20 parking spaces. They have not mapped out the lot yet. The applicants showed pictures and a site plan to the DRB.

It was noted that the applicants would put up some no parking signs. The bakery is no longer a retail operation.

Adjoining landowner, Tina Bielenberg, stated that she supports the project and wants to know where the overflow parking will be. It was noted that overflow parking would not be in the plan because it is not necessary.

Rolf Mueller. ZA stated that light industry standards would apply as a conditional use.

The conditional use standards were reviewed during the previous hearing and at the site visit. It was noted that all of the conditional use standards will be met and that the applicants will not have more than 30 employees.

There is no bathroom for customers and no wastewater issues. It was noted that all of the light industry standards will be met or are non-applicable.

The applicants stated that the State prohibits them from operating more than 60 days per year. It was noted that the applicants blocked off the overflow parking area on the map and initialed the change.

The hearing was closed and a decision will be rendered in 45 days or less.

### **2012-54 Livaditis-Colins**

The applicant was not at the hearing, and his builder Rick Clark was at the hearing to represent him. Mr. Clark stated that the applicant wants Clark Builders to build a small cabin on his Worcester Road property. The cabin would be close to his house and driveway. It would be 24x18 feet with a 12-foot ceiling. It was noted that the plans are for one floor, no bathroom, no plumbing, wood heat and electricity. Mr. Clark stated that the cabin would be used for writing. It was noted that the cabin would be built on piers.

The applicant is applying for a conditional use permit in the Resource Recreation District. This is because the cabin would be 400 feet from the road and it needs to be no more than 200 feet from the road to meet the zoning regulations.

It was noted that the applicant purchased the property from the Cherrington's and that the property is in the Vermont Land Trust. The cabin does meet the Vermont Land Trust regulations.

The DRB stated that the cabin might qualify for a conditional use permit as an accessory structure. It was noted that all of the conditional use standards are met. A drawing of the cabin from Jim Clark was shown to the DRB

It was noted that the applicant is only applying for a conditional use and that a variance is not necessary.

Rick Clark stated that he is not authorized to speak for all of the desired of the applicant.

It was noted that the applicant has not signed the conditional use sheet The hearing will be closed once a signed conditional use sheet is received and a decision will be rendered in 45 days or less.

### **2012-50 Alfred Larrabee**

The applicant, Alfred Larrabee, was at the hearing to further discuss his proposal. Information from the last hearing and site visit was reviewed. The applicant brought a plan for his proposal and stated that he didn't submit it to Rolf Mueller ahead of time. It was noted that he is applying for a conditional use permit to extract sand and build a barn.

The DRB reviewed the plan with the applicant. It was noted that the slope will be a 15% grade and that it will be seeded and stabilized. The barn will be a 36x45 foot garage, and there may be a 25x40 foot storage shed.

The applicant stated that this is the best spot for the garage and that he wants his work equipment close to his house. It was noted that the minutes from the November 4<sup>th</sup> site visit were reviewed.

The applicant explained that the extracted sand would be used for a driveway on his

property in Woodbury, and for when people need it from his excavating business. It was noted that he would only be paid for the trucking.

It was noted that the applicant plans to take less than 3,000 cubic feet of sand.

The zoning regulations on page 41 section 4.4b were reviewed.

It was noted that the applicant has not submitted a written narrative of his proposal. He stated that the proposal would have under an acre of disturbance.

The DRB advised the applicant to mark the boundary of his proposal and then take pictures.

It was noted that the applicant would put his plan in writing with a current drawing.

When the DRB receives the written plan, they will close the hearing and render a decision in 45 days or less.

#### **2012-52 Thulman**

The applicant was not at the hearing and a hearing was not opened.

#### **Other Business**

A motion was made to approve the minutes from 11/01/12.

A motion was made to approve the corrected minutes from the 11/4/12 site visit.

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

Respectfully Submitted,

Tim Scandale, DRB Secretary