

Calais Development Review Board
Minutes November 1, 2012

Board Members Present: Margaret Bowen, Chair; Walt Amses, Ruth Porter, Nedene Martin, Steve Duke and Tim Scandale, Secretary.

Others Present: Gregory Pelchuck, Geraldine Gilman, Bill Hudson, Alfred Larabee, Ed Bennett and Rolf Mueller, Calais ZA.

2012 -50 Alfred Larabee

The applicant, Alfred Larabee, is applying for a conditional use permit to extract sand behind his garage on Sand Hill Road. A picture of the property was shown to the board. It was noted that the applicant moved a barn to his property a couple of years ago and he started to need sand and take sand for the barn. He currently wants to build a garage for his work equipment and a bank is in the way. It was noted that the applicant already has a small garage on his property. He has not decided on the dimensions for a new garage. The DRB stated that they need to know how much space will be excavated.

The applicant stated that the sand would be extracted for the new garage, building a road on his property in Woodbury, and for his excavation company. Mr. Larabee noted that he would not get paid for the sand, and would only be paid for the trucking.

The DRB advised the applicant to check with the State; even if the area excavated is less than an acre. Sections 3.12 and 3.13 of the zoning regulations for a steep slope were reviewed. The applicant stated that the slope is probably a 10% grade and about 60 feet from the road. It was noted that the board reviewed the regulations on page 8 table 1.1 for disturbing 1 acre or more. The regulations for extraction on page 41 were also reviewed.

According to section 4.4 b, the applicant needs to submit a written narrative of the proposal. The DRB is giving him time to research the proposal and any possible state permits. It was noted that Town regulations are different than State regulations.

The DRB gave the applicant a copy of the extraction regulations from section 4.4. It was noted that section c addresses issues with noise, dust, drainage and landscaping.

The applicant stated that he will write a plan for his proposal and believes that he will not have to get a state permit if the excavation site is less than 1 acre. It was noted that the picture shown is fairly recent.

Mr. Hudson, Ms. Pelchuck and Mr. Bennett all expressed their support of the proposal. It was noted that Mr. Bennett is not an adjoining landowner. Mr. Pelchuck advised the applicant to consult with Rick DeWolfe in regards to engineering.

It was noted that the applicant will submit a plan with the size of the garage and how much land will be excavated. The DRB advised him to consult with the Calais Planning Commission and to review the regulations. There are two pages of conditional use regulations.

It was noted that the applicant needs a conditional use permit for work on a steep hill, and a separate permit for the garage.

The hearing was continued to November 15, 2012, and the applicant will submit his plan to Rolf Mueller.

2012-53 Peter Backman

The applicant, Peter Backman, wants to cut brush across the road from his property on Foster Hill Road. He does this every 7 years in order to keep the vegetation low and 1 foot above the ground. All of the work is done by hand. It was noted that the applicant was not at the hearing.

Other Business

- A site visit for Alfred Larabee was scheduled for November 4th at 8:00am, and a site visit for Peter Backman was scheduled on the same day at 8:30am.
- The Dharma Center will provide the DRB with an Act 250 letter stating either yes or no, and a Fire Marshall Report.
- The corrected minutes from October 18, 2012 were approved.

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

Respectfully Submitted,

Tim Scandale, DRB Secretary