

Calais Development Review Board
Minutes October 13, 2011

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

Others Present: Mi-Hae Hooper, David Blythe and Rolf Mueller, Calais ZA.

2011-42 Mi-Haa Hooper

The applicant, Mi-Hae Hooper is proposing to put a deck on the front of her house and is requesting a variance for a foundation that was put in without a permit. It was noted that her attorney, Davis Blythe was at the hearing. Ms. Hooper also stated that the septic system needs repair and replacement. It was noted that her ex-husband put the foundation in without a permit and that there are already footings and drainage for a deck.

The applicant stated that their camp on Curtis Pond was turned into a 4-season home 5 years ago, and that tenants have been living there for the past 2 years. The DRB stated that the camp has never been changed from seasonal use to a year round dwelling, and that this is a Town zoning issue.

It was noted that there was a deck when the applicant bought the house in 2004. Since it was falling apart, the deck was demolished.

The applicant stated that the septic system is leeching and the concrete tanks are filling up with gray water. The DRB explained that the 2 holding tanks should be pumped on a monthly basis. It was noted that the applicant is working with an engineer to put in a new septic for about \$30,000.

Ms. Hooper explained that the former tenants mere not pumping the septic on a monthly basis and that she is ...“just figuring this all out now.”

It was noted that the foundation is the same size as the original camp.

The DRB summarized the following to the applicant and her attorney, David Blythe:

1. The change of use from a seasonal to year round dwelling is still pending.
2. The applicant is proposing to build a porch.
3. A foundation with the same footprint as original camp is allowed. The current foundation that was put in without a permit is not an issue. A foundation permit needs to be included in the application.
4. The septic system is a problem and the State could stop the applicant from living there because the septic is leeching
5. The wellhead is next to the septic.
6. Some of the neighbors might have wells that affect the septic.

It was noted that the septic is a State issue and that the applicant is working with Chase and Chase septic design. The DRB explained that the applicant can apply for a change of use and will have to get a state permit for septic approval. It was noted that the Town regulates cutting trees.

The application will be amended to address the following issues:

1. Porch
2. Foundation
3. Septic
4. Change of use
5. Tree removal
6. Wood shed

The hearing was recessed until October 26 if the applicant is ready and gets an amended application to the DRB. If she is not ready, the hearing will be November 10. When the applicant works with an engineer, she will email correspondences to the ZA.

Other Business

A motion was made to continue the Chris Marten application on October 27.

Minutes

A motion was made to approve the corrected minutes from August 11, 2011.

There being no further business to discuss, all were in favor to adjourn the meeting.

Respectfully Submitted,

Tim Scandale,
DRB Secretary