

Calais Development Review Board Minutes May 31, 2012

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

Others Present: Artie and Nancy Toulis, Olivia Gay, David Burke, Rolland and Doris Voyer, Caleb Pitkin and Rolf Mueller, Calais ZA.

2012- 16 Maple Corner Store, Artie and Nancy Toulis

The applicants are proposing to convert part of their store area into a café. They are requesting a conditional use permit. It was noted that the store is in the Village District. The DRB reviewed the retail store and restaurant section on page 16 of the zoning regulations. It was noted that the proposal would not change the community facilities.

Artie explained the proposed development and stated that a 19 x 50 café might be constructed in the current back storage area by putting a hole in the wall. There is also a chance that the Post Office might move to the storage area and the café will be where the current Post Office is. It was noted that this is a new possible plan and that the applicants are talking with the Post Office about this. It was noted that both plans would not change the outside of the building.

The applicants stated that both plans meet flood regulations and would be approved by the Water Department and Department of Liqueur Control. It was noted that the applicants have septic plans from Chase and Chase that Karl Fuller from the State will approve them with some minor changes.

The café would have 8-10 seats with room for standing and a sitting bar area with seats and tables. If the café were built in the current Post Office area, it would be 10 feet longer than the back area. The current 15,000 square feet of parking space will remain the same, but the spaces will be changed to make the parking area more efficient.

It was noted that the Maple Corner Store is in the Flood Hazard Overlay District. The State said the proposal would not be a problem because there is no change to the outside of the building. The DRB stated that the applicants would need to submit letters from state officials.

Neighbor of the applicants, Olivia Gay, was at the hearing to express her support of the proposal, the store, and everything the store offers to the community. She stated that many other neighbors are supportive and that they have had a meeting with the applicants. It was noted that the café would not be a late night venue.

A site visit was scheduled for June 3rd 7:00 am. The hearing will be closed after the site visit and the DRB will have 45 days to render a decision.

2012-17 Roland and Doris Voyer

The applicants are proposing to build an 8x12 foot sunroom as an addition to their home on 603 Bliss Pond Road. They are requesting a variance in the Shoreland District. It was noted that the property is less than 3 acres and that it is 85 feet from the pond. The applicants need a variance because of the size and setback. They stated that they bought the property the way that it is.

The design for the sunroom was submitted to the DRB. It was noted that the applicants would build the steps. The sunroom is prefabricated by Otter Creek and will sit on a helicoil pier that requires no digging- only drilling. It was noted that the septic line is not in the way.

The DRB reviewed the criteria for a variance with the applicants. It was noted that the parcel is not in a Flood Zone. The sunroom will be a 3 season insulated structure and the septic system is new.

A site visit was scheduled for June 3rd 7:30 am. The hearing will be closed after the site visit and the DRB will have 45 days to render a decision.

2012-14 William Blachly, Unadilla Theater

The applicant was not able to attend the hearing. The theater director, Caleb Pitkin, was at the hearing to represent the applicant. It was noted that Caleb Pitkin has no ownership in the theater. He stated that the applicant wants a barn for rehearsal space. It was noted that the barn construction has already begun. The DRB stated that the application says that the barn will also be used to store animals and machinery. Caleb explained that the 40x70 foot pole barn could be used for all of this, but the main intention is for rehearsal space.

All of the buildings on the property are labeled on the plans. Caleb stated that the applicant would like to eventually have performances in the barn. Mr. Pitkin stated that there is a bathroom at the theater and that he does not know if the barn can connect to the existing septic. It was noted that no one stays in the bunkhouses anymore and that people can walk to the existing bathroom.

Caleb stated that there is no foundation for the barn and that there are pads under the poles. It was noted that the applicant wants a conditional use permit for rehearsal space and that the application lists the barn as an agriculture building. The DRB stated that the applicant has not sent a permit application to all of the adjoining neighbors.

It was noted that if the applicant doesn't get a permit for a rehearsal space, he would use the barn for agriculture.

A site visit was scheduled for June 3rd 8:15 am. The hearing will be closed after the site visit and the DRB will have 45 days to render a decision.

Other Business

Calais resident and builder, Davis Burke, was at the hearing to observe. He is planning to build a house on his parent property in the near future. It was noted that the DRB gave him some advice on the process.

A motion was made to approve the minutes from May 17, 2012

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

Respectfully Submitted,

Tim Scandale,
DRB Secretary