

**Calais Development Review Board**  
**Approved Minutes July 11, 2012**

Board Members Present: Margaret Bowen, Chair; Steve Reynes, Barbara Weedon, Walter Amses, Nedene Martin, and Ruth Porter

Others Present: Rolf Mueller, Zoning Administrator, Steve and Deena Smead

Application 2012-20

Steve and Deena Smead came before the DRB to request a variance for their camp at 256 Dailey Road on Nelson Pond. Their original application was amended to reflect the measurements made by the DRB at a site visit. Their present camp is 29' by 30'. They would like to tear down the old camp and rebuild in the same footprint, except that they would like to rotate the camp 3' so that it is square with the shoreline, and they would like the new camp to be two stories, increasing the height from 13' 5" to 27'. They want to cut trees on the bank behind the camp, and to expand the parking area by cutting into the bank and resloping it. They would like to expand the flat yard area and parking area by going into the bank four or five feet. They would also like to install a 4' by 12' L-shaped dock.

Steve Smead said they have decided not to cut into the bank behind the camp building because they would need to put in a retaining wall and that would be expensive. They hired a contractor, Carl Strausberger from Williamstown to look at the bank.

Strausberger is positive that there would be no erosion from cutting into the bank. The Smeads want to take out a stump and a place where the steep bank protrudes into the yard. The regulations required a 50' buffer of vegetation along the edge of the pond. Barbara Weedon pointed out that since that vegetation is gone, the present slope becomes the buffer.

The Smeads agreed to have Dave Blosser draw a plan that shows the existing and proposed grades. Barbara will call Blosser to tell him what the DRB would like to have on the drawing.

Steve Smead asked if the hearing could be closed on the tear down and replacement, the squaring up of the camp and the new dock, leaving the decision on the expanded parking area for later.

The hearing was continued until July 18, 2012.

Respectfully submitted,  
Ruth Porter