

Calais Development Review Board Approved Minutes August 30, 2012

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

Others Present: Peter Backman, Anne Christopher, Tim Howe, James Davin and Rolf Mueller, Calais ZA.

2012- 38 Peter Backman and Anne Christopher

The applicants received a Notice of Violation for cutting trees down in 50' buffer and for development (excavation) within 150' of shoreline.

The ZA showed pictures of the violation to the Board. Standards for the Shoreland Zoning District were discussed. It was noted that there is a pipe that is less than 50' from the water.

The applicants stated that they were not aware of the regulation and did not realize that they needed a permit. It was noted that they want to correct the mistake.

A site visit is scheduled for Sept.3rd at 7:00 am. The hearing will be closed after the site visit and a decision will be rendered within 45 days.

2012-39 Foster Hill Homestead, Peter Backman- Trustee

A Notice of Violation was given for cutting trees, building an addition to the camp and installing a temporary dock without a permit. It was noted that there is a permit for the camp from over 20 years ago.

Trustee, Peter Backman, stated that he did not know that he needed a permit because the footprint was staying the same. Pictures of the property, existing path and porch were shown to the Board.

It was noted that a permitted deck was already part of the camp, but it was expanded without a permit. Trees were also cut without a permit.

It was noted that the drainage pipe has stones for filtration and that more can be put in to improve filtration.

A site visit is scheduled for Sept.3rd at 7:30 am. The hearing will be closed after the site visit and a decision will be rendered within 45 days.

2012-42 Foster Hill Homestead, Peter Backman-Trustee

It was noted that the applicant is applying for a permit to install stairs from the dock to the bank. The stairs will be about 10' long with a steep drop.

A site visit is scheduled for Sept. 3rd at 7:30 am. The hearing will be closed after the site visit and a decision will be rendered within 45 days.

2012-37 Bohemian Bakery, Ann Bakst

A Notice of Violation was given for expanding bakery and retail without a permit. It was noted that the applicants enclosed a portion of the bakery for a coffee roaster in May 2012. The footprint of the building has not changed.

The applicants are applying for a conditional use permit for a section of the building that was cold and is now heated with a roaster. It was noted that they are also seeking a change of use for retail. The customer parking for the one day a week retail is affecting traffic.

The applicants stated that they told the former ZA about the one day a week retail, and that she did not think that they would need a permit.

The applicants stated that the parking has become a problem during the five hours they are open on Sunday's and that there is a line of cars parked on the road at times. It was noted that they average 22 cars in the span of ninety minutes.

The applicants stated that they have a parking problem and need to have off street parking.

The DRB told them that they would have to create a parking lot for between 22 and 35 cars. It was noted that the applicants and Board discussed some possible ideas for parking. This includes possibly using a neighbors land for some parking.

The DRB shared the idea of putting a parking lot on the side of the barn where the flowerbeds are.

The applicants showed a map with possible locations for 15 parking spots.

It was noted that the parking use is separate from the conditional use for the coffee roaster.

The applicants explained that they roast coffee beans and then send them to local stores. There is only 1 full time employee and Robert does all of the deliveries. Bohemian Bread and Bohemian Coffee are the two companies. It was noted that the one day per week retail business includes a small counter with register, expresso and pastries.

The applicant's neighbor, Tim, stated that he supports the bakery and retail but feels that the parking is unsafe. He does not want to allow parking on his field.

Another neighbor wanted to know who reported the violation. The ZA stated that he received an anonymous report about the violation.

It was noted that the sewer is fine and that the oven and roaster don't add anything to the sewer.

A site visit is scheduled for Sept.3rd at 9:00 am. The hearing will be closed after the site visit and a decision will be rendered within 45 days.

Other Business

A motion was made and approved to accept the minutes from 8/09/12.

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

Respectfully Submitted,

Tim Scandale,
DRB Secretary