

**Development Review Board Minutes
Calais Town Hall & Zoom
Thursday, January 13, 2022, 7:00 p.m.**

Board members present: Art Edelstein, Ryan Edwards (Acting Chair), Stephanie Kaplan (Acting Clerk), Anne Winchester (on Zoom)

Others present: Chris Connor, Emilie Clark Connor, Steve Connor, Jordan Keyes, John McCullough, Donna Fitch, Mary Perkins, Steve Perkins, Terry VanVeghten, Mary VanVeghten, Marge Garfield, Matt Lutz, Jim Clark, Denise Wheeler, Melanie Vets

Others present on Zoom: Tracy Sudhalter (Conservation Commission), Michele Meacham, Mona Lutz

The Development Review Board convened a meeting on the Subdivision Conceptual Plan Review. Acting Chair Ryan Edwards explained that this meeting was not a formal hearing, but an opportunity for the DRB and the applicant to discuss the proposed subdivision, and for the DRB and the public to learn more about it, before the applicant submits a formal application.

Christopher Connor was listed on the application as Applicant, with the Property Owner listed as CKC Holdings, LLC. During the meeting it was clarified that the actual applicant is CKC Holdings, LLC. When the preliminary plan application is submitted, the name of the applicant will be corrected.

The members of CKC Holdings gave a general description of the proposed subdivision. The following additional information was provided: The land is in Current Use. The members of CKC Holdings bought the property four years ago. They did not log the property or create the openings that would be used for the house sites. They have taken no wood off the property since they've owned it. The locations for the three house sites were chosen because that area was previously cleared and it is higher and drier than much of the property. The thicker areas of hemlock and spruce will not be disturbed.

The driveway will follow the former logging road. There are Class 2 wetlands on either side of the driveway and a cliff on one side. These create limitations for how wide the driveway can be. The driveway is located on exposed ledge, and gravel would be added.

About 100 feet of the driveway would be between two delineated wetlands. The Agency of Natural Resources has requested that they limit the road width to 12 feet to avoid the wetlands. There is some question about the the minimum width that's

required in the Calais Zoning Regulations. At some point they will be applying for a curb cut permit. The road commissioner has looked at the sight distances and thinks they are ok.

There are two “exclusions zones” on the property, that is areas that are currently excluded from the Current Use Management Plan. The intent is to move them to the area that would be developed.

Concerning the common land, there is not yet any formal agreement among the three families and they have not yet worked out the ownership details. There is no plan to conserve any of the common land with easements or any other mechanism.

CKC has not had a wildlife biologist evaluate the site and the impact of the development on the wildlife corridor.

A representative from the Calais Conservation Commission pointed out that there is a wildlife corridor on the property that connects with other sections of forest, and it’s important to maintain the connectivity. She added that erosion along the road in the northeastern part of the site needs to be addressed. She also emphasized the need to protect the wetlands on the property.

Several neighbors to the property expressed concerns about the impacts from the development on the wildlife in the area. They were told that there will be opportunity at one of the future formal hearings for them to raise their concerns on the record.

CKC stated they agree to a preliminary hearing before a final hearing.

The meeting was adjourned at approximately 9:15 p.m.

Respectfully Submitted, Stephanie Kaplan, acting Clerk