

**Development Review Board Minutes**  
**Calais Town Hall & Zoom**  
**Thursday, February 10, 2022, 7:00 p.m.**

Design Review Board (the Board) members present: Art Edelstein, Anne Winchester (Chair), Megan Sullivan, Scott Bassage (Alternate Board Member and acting clerk)

Board Members present on Zoom: Dot Helling, Ryan Edwards (Vice Chair and Design Advisory Board (DAB) Member), Ashley Moore

Board Members Absent: Stephanie Kaplan

Others present: John McCullough (Zoning Administrator and DAB member), Dermot Harvey, neighbor.

Anne Winchester called the meeting of the Board to order at 7:05PM.

Anne expressed the Board's appreciation for Art's years of service and welcomed new members Ashley and Megan and Scott.

Anne then opened the hearing to consider an Application for Design Control Review (permit application #2022-01) submitted January 6, 2022 by Tommy Sullivan and Andrew Burton (applicants) to renovate a barn at their property at 1164 Kent Hill Road.

On the advice of the Town Attorney, Ryan recused himself from Board because of his membership on the DAB. He will attend the hearing as a member of the DAB.

Dermot Harvey introduced himself as an interested party.

John McCullough reported that the applicants are aware of the Zoom link to the hearing, and that they are not in Calais. In their place, Ryan Edwards gave a description of the proposed development. Ryan's presentation closely followed the Final Recommendation from The Town of Calais Design Advisory Board (attached.)

Ryan concluded with the unreserved recommendation from the DAB that the Board grant Design Approval for the project based on their due diligence primarily pertaining to their review of the *Kents Corner Historic District Design Review Guide*.

Ryan responded positively to questions from the board about compatibility with other buildings on the property and about whether siding material is appropriate.

The Board, Ryan, and John discussed whether the application met criteria 5.5, D, 1,2, 3c and 9 of the *Land Use & Development Regulations for the Town of Calais, Vermont*.

Anne read into the record a document (attached) from a neighbor, Don Singleton, Jr. Don's statement was that "They can do anything they so desire on the property they own."

Anne closed the hearing portion of the meeting.

The board then considered the minutes of the meeting of January 13, 2021. Dot pointed out two typos.

1. hemlock and spruce will not ~~ge~~ be disturbed.
2. there are two "exclusions zones" ~~one~~ on the property,

Dot recommended that the minutes include members not present.

Ryan moved and Art seconded a motion to accept the minutes as amended. Dot abstained, the remaining members voted for the motion unanimously.

Anne then asked all but all DRB members to leave so the Board could go into deliberative session.

After coming out of deliberative session, Art moved to adjourn. The motion passed unanimously. Anne adjourned the meeting at approximately 7:40PM.

Respectfully Submitted, Scott Bassage, acting Clerk