

MINUTES
DEVELOPMENT REVIEW BOARD
CALAIS TOWN CLERK
TOWN OF CALAIS, VERMONT
JUNE 7, 2022

MEMBERS PRESENT: Anne Winchester (Chair), Ryan Edwards (Vice Chair), Dot Helling (Clerk), Ashley Moore, Dennis Shaffer, Stephanie Kaplan, Willa Farrell, Scott Bassage (alternate). Quorum established.

MEMBERS NOT PRESENT: Candi Smith (alternate).

RE: Business Meeting

The meeting was called to order by Chair Anne Winchester at 7:09pm. Anne welcomed our newest member Willa Farrell.

The first order of business was the election/re-election of officers. The nominations made from the floor were Anne Winchester for Chair, Ryan Edwards for Vice Chair and Dot Helling for Clerk. Motion was made to vote the slate, seconded and all were re-elected unanimously. Willa Farrell abstained on the vote as a brand new member on the Board.

The next order of business was the adoption and ratification of Minutes for meetings which took place on the following dates: June 17, 2021, June 24, 2021, July 8, 2021, January 13, 2022, February 10, 2022, March 17, 2022, April 28, 2022 and May 5, 2022. All Minutes were approved with the following changes, additions/or and modifications:

June 17, 2021 Minutes taken by Katie Lane-Karnas, Town Recorder, approved as presented.

June 24, 2021 Minutes taken by acting Clerk Stephanie Kaplan approved as presented.

July 8, 2021 Minutes taken by Dot Helling, DRB Clerk, approved as presented.

January 13, 2022 Minutes taken by acting Clerk Stephanie Kaplan, previously approved on February 10, 2022, were amended in substance paragraph five as follows: “About 100 feet of the driveway would be between two delineated wetlands.” Also, two typos as stated in the February 10, 2022 Minutes: 1. hemlock and spruce will not be disturbed, and 2. there are two “exclusion zones” on the property. [Changes underlined.] The DRB ratified these minutes with the changes presented.

February 10, 2022 Minutes taken by acting Clerk Scott Bassage approved as presented.

March 17, 2022 Minutes taken by Dot Helling, DRB Clerk, approved with the following addition: the fact that Eric Sorenson talked about the importance of house siting to maintain connectivity, and then presented examples.

April 28, 2022 Minutes taken by Dot Helling, DRB Clerk, approved with one change to substance paragraph three next to last sentence to read: “The applicants propose three single family residential lots of approximately 3 ½ – four acres each (Lots 1, 2 and 3) and an approximate 58 acre lot with no plans to develop and to remain in forest management (Lot 4).” [Changes underlined.] Stephanie Kaplan

expressed her concerns about the CKC hearing attendance lists and the handling of testimony and identification of “interested persons” for the record. It was agreed that, in consult with the Town Attorney, we need to determine before the next public hearing a “sure fire” method of handling this so that “interested persons” will clearly be determinable from the record in the event of an appeal. Further to this we need to clarify what testimony and information goes into the record.

May 5, 2022 Minutes taken by Dot Helling, DRB Clerk, approved with one addition to the second substantive paragraph beginning with “Attorney Hill,” the second sentence therein to read: “Zoning Administrator John McCullough rebutted this representation saying that the ridgelines standards are not applicable to this case because these standards are for siting telecommunications.” [Addition underlined.]

There being no further business, the hearing adjourned upon motion, second and consensus at 7:37pm.

Respectfully submitted, Dorothy (Dot) Helling, DRB Clerk