

Calais Development Review Board  
Minutes November 29, 2018

Board Members Present: Peg Bowen, Chair; Ruth Porter, Barbara Weedon, Janice Ohlsson and Tim Scandale, Secretary

Others Present: John McCullough, Town ZA

**2018-28 – Jordan and Brooke Hepburn**

The applicants are applying for a 3-lot subdivision. It was noted that they were not present at the hearing and that ZA John McCullough spoke on their behalf. The proposed lots meet the minimum acreage standard and one does not have enough frontage. One of the lots is accessed by a right of way via Dirkie Road.

Section 3.2 of the zoning regulation states that if frontage standards are not met, DRB approval is needed. It was noted that DRB approval is needed to make Dirkie road accessible for all 3 lots. It is possible for 2 of the lots to be accessed from Luce Road with a curb cut. The ZA would rather have a shared driveway and wishes that the regulations would allow him to approve this without the DRB. It was stated that access from Luce Road would be challenging due to the grade and topography.

The ZA stated that everything is so well documented with the parcel. It was noted that the lots were previously divided by the Luce family and that Dirkie Drive goes through lot 1.

The ZA passed out maps to members of the board for review. It was noted that the applicants need to provide a driveway as drawn in the map sketch for all 3 lots, or the person buying a lot could get a curb cut on the Luce Road side with the challenging grade.

It was noted that the DRB only needs to address the driveway and that they would like Dirkie Drive to go deeper into lot 2 and extend to lot 3.

Members of the Board had questions regarding the location of Dirkie Drive on various maps. It was noted that it is a recognized private road on the Town tax map. The ZA and DRB decided to use the official stamped map for reference. An certified aerial map of the parcel and adjoining land was analyzed on a computer screen for reference.

It was noted that the applicant will need a 50' right of way.

A motion was made and seconded to adjourn the hearing. All were in favor and none opposed.

A decision will be rendered in 45 days or less.

There being no further business to discuss, the meeting was adjourned.

Respectfully Submitted,  
Tim Scandale, DRB Secretary