

Calais Development Review Board
Minutes of Meeting held September 26, 2013

Attendance DRB Members: Margaret Bowen, Nedene Martin, Barbara Weedon, Walter Amses, Steven Duke and Ruth Porter. Rolf Mueller Zoning Administrator and others Janice Ohlsson, Paul Grant, Justin Grant, Richard Hall, Bob Anderson, Steve Smead and David Delcore.

The Agenda for the evening 2012-23 Suchomel Family Trust; 2013-24 Paul and Melinda Grant; 2013-26 Steve and Deena Smead. The Silk/WRC Application 2013-23 was withdrawn prior to the meeting.

Application 2013-26: Steve and Deena Smead:

This was for a 6'x8' Plastic Shed that the applicants had placed on their lot on Nelson Pond within the shoreland district. Under the regulations the roof of the Shed is considered a impervious surface as described on Page 91 and requires conditional use approval if located within 150 feet of the lake or pond under Table 2.4 in the shoreland district. The structure was also set in a corner of his lot adjacent to the boundary line of the Velanders.

Mr. Smead said he was unaware of the regulation when he purchased a plastic storage shed for his lawn mower and tools at his camp on Nelson Pond. Robert Anderson said that the neighbors did not have a problem with the shed and the shed could not be seen from the property of the closest neighbor.

A discussion took place as to when the regulation was adopted, did the same relate to structures which were not permanent, and structures not attached to the ground by any type of foundation. A letter by e-mail was read to the DRB from a Mr. David Goodman regarding changes on Nelson Pond recently.

Permission for a site visit was requested by Nedene Martin and she will be accompanied by Walt Amses and Barbara Weedon and report back to the DRB at the next meeting to be held on October 3rd at which time the taking of evidence on the application will be closed if no other information is requested.

Application 2013- 24 Paul and Melinda Grant: Margaret Bowen recused from this application.

The application was submitted after the removal of sand in the Rural Residential District from the Grant property by Fairmont Farms for agricultural purposes. A conditional use is required for the Extraction or Quarrying of material in this district.

The Fairmont Farms uses the right kind of sand for bedding material under the cows in their farming operation in East Montpelier. Through mutual friends Paul Grant and Richard Hall discovered that the sand material on the Grant property would work for the farming operation. Paul Grant was not aware that a permit was required and Mr. Hall had contacted ANR and had not encountered the need for a permit from that division if no money was exchanged and product was being used in Agricultural purposes.

Before starting the project Paul Grant said the sand bank was originally four feet from the corner of his house and trees were located above the house on the bank. The plan was to remove sand from the property in the spring and fall of each year beginning in 2013 and completing the same in 2015. As of this date Mr. Hall said they had taken out approximately 6,000 cubic yards. Estimated at 16 cys per truck load that would be 375 dump truck loads of sand.

It was noted the Kingsbury Branch Stream is also located on the property and was reported to be approximately 100 to 150 feet or more away from the sand extraction. As of this date there was no run off into the stream.

The plan was to remove the sand after the overburden of trees and material was removed, grade the same from the toe of the slope, add topsoil material and reseed the same into lawn. Paul Grant also said he wanted to plant some trees and that the bank would start overgrowing with brush itself, as it had already started in places. Members of the DRB were concerned with the steep slopes and the ability to prevent erosion of the banks in the future. Mr. Hall said they would make sure that the banks and slopes are stable at the end of the project.

A site visit was discussed and Mr. Grant only wanted to be there when the DRB came to his property. Mr. Hall would not be available. Sunday 9/29/13 at 7:30 was set for the site visit. Everyone at the hearing could attend as the site visit is open to the public.

Application 2012-23 Suchomel Family Trust – Conceptual Subdivision Review

Ruth Porter recused from this application.

This application is to create a two lot subdivision of the land owned by the Sudchomel Family in Adamant. Lot #1 is to include 11.72 Acres with a 30 foot right of way which includes the Theater Complex with six building at the old quarry. Lot #2 will include the balance of the property including 173 acres of land and the balance of the structures throughout the area.

The project began in 2012 and the family had been working with adjoining landowners to resolve any boundary issues. Mr. Bill Porter said he was satisfied with the resolutions covering the pending issues and the technician said he will have an easement to get to a piece of his property. It was noted that the old town road was discontinued in the past and there is no development proposed.

The Technician Kris Jurentkuff would like to combine the Preliminary and Final Plan approval hearings together as there are no changes anticipated and their firm can prepare the final documents and drawings as required.

There being no further information required, the application will close on October 4th at the next meeting of the DRB and a decision will be issued.

Other hearings pending from August 22, 2013

Application 2013-23 Silk/WRC #36 was withdrawn after site visit.

Application 2013-21 Stephanie Smith and Chris Cochran

The zoning administrator found a copy of the wastewater system and potable water supply permit in the land records to provide the DRB. However, the applicants did not supply a drawing of the proposed rehabilitation to the historic barn façade. The DRB will continue this application until October 4, 2013 for the applicants to submit the requested information.

Application 2013-19 Michael Ryan McCarty

This application was closed and the DRB will issue a written decision with conditions.

Our next meeting will be held on October 3, 2013.