

Calais Development Review Board  
Minutes August 22, 2013

Board Members Present: Peg Bowen, Chair; Nedene Martin, Steve Duke, Barbara Weedon, Ruth Porter, Walt Amses and Tim Scandale, Secretary.

Others Present: Cathy Silk, Chris Cochran, Stephanie Smith, Rick DeWolfe, Tim Bunnewith and Rolf Mueller, Calais ZA.

**2013-21 Smith, Enlargement of non conforming structures in Shoreland and Flood Hazard Overlay District**

The applicants, Stephanie Smith and Chris Cochran are applying for an enlargement of non-conforming structures in the Shoreland and Flood Hazard Overlay District. The DRB stated that measurements from the center of the road to the barn and to foundation are missing. The map of the proposal was reviewed and it was noted that the house is not changing.

It is likely that the right of way crosses the porch and barn. The applicants are proposing to build a new wood shed, to enclose the existing deck, build a new deck, and add a dormer to the barn. It was noted that there would be a heated living space for guests in the barn with no kitchen or bathroom. A wastewater permit is on file with the state and a copy was given to the ZA during this hearing.

The applicants stated that they want to build a second floor 16x11 deck next to the existing deck that they plan to enclose. Pictures of the proposed deck were shown to the DRB. The proposed wood shed would be 17x8 and on the ground floor. It was noted that the existing wood shed would be removed.

It was noted that the barn is in a flood zone and has been exempt because it is on the National Historic Register. The house is not in a flood zone. The Town has a letter of map amendment from FEMA showing that the house is not in a flood zone.

It was noted that the barn will not be an apartment and that the house will still be a single family dwelling. The applicants' neighbor, Rick DeWolfe, was at the hearing and stated that the applicants are good neighbors.

A site visit was scheduled for 9/29/13 at 6:00 pm.

The record will be closed at the site visit and a decision will be rendered within 45 days.

### **2013-19 McCarty, Variance for subdivision in Village District**

It was noted that the applicant, Mr. McCarty lives in Colorado and was not at the hearing. Tim Bunnewith, whom is a tenant at the applicants' property, was present at the hearing. The ZA and DRB both stated that the applicant does not have to be at the hearing. It was noted that the applicant is proposing a subdivision in order to get a bank loan. There are some possible driveway locations on the map. Mr. Bunnewith stated that he doesn't know where the sewer system is located.

It was noted that the applicants' mother and sister have a local real estate company. The front and rear setbacks are on the map. This hearing is for a conditional use for the existing setbacks between houses.

The DRB showed Mr. Bunnewith the proposal. It was noted that the ZA will contact the applicant to see if his mother or father can arrange for a site visit.

### **2013-23 Women's Relief Corps #36, Creation of impervious surface (parking area) in Shoreland District**

It was noted that Peg Bowen left as chair to speak on behalf of Women's Relief Corps #36, and Steve Duke served as acting chair for this hearing. Peg Bowen is the Women's Relief Corps treasurer and Cathy Silk is the president. They were both at the hearing to discuss the creation of a parking area in the Shoreland District. The proposed parking area would be on land across from the gate for Memorial Hall. There was an agreement for parking at a neighboring camp but that camp is up for sale. It was noted that the Women's Relief Corps want parking on their land for no more than 43 spaces. A map was reviewed and the plans were explained to the DRB.

The plan is to remove small trees and stumps in order to put in grass. It was noted that there are no drainage issues and that Memorial Hall is open May through October. The proposed lot would prevent people from parking when the hall is closed. A site visit was scheduled for 9/29/13 at 6:30 pm. The record will be closed at the site visit and a decision will be rendered within 45 days.

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

Respectfully Submitted,

Tim Scandale, DRB Secretary