

Calais Development Review Board
Minutes December 5, 2013

Board Members Present: Peg Bowen, Chair, Ruth Porter, Steve Duke, John McCullough, Nedene Martin, Mike Loignon, Jane English (alternate) and Tim Scandale, Secretary.

Others Present: John Deerfield, Janice Ohlsson and Rolf Mueller, Calais ZA.

2013-39 John Deerfield and Katrina Loravos

The applicants, John Deerfield of Real Tree Woodworking and Katrina Loravos of Liberty Chocolates, are applying for a change of use permit for light industry in a Residential Zoning District. Ms. Loravos was not at the hearing due to a schedule conflict and it was noted that Mr. Deerfield was representing both of them. The applicants share space in the Mill Building and each have their own business. It was noted that Liberty Chocolates ships out all of their chocolate and is only a production business. Real Tree Woodworking is only a woodshop for manufacturing and has no store. Mr. Deerfield stated that he has an assortment of saws and dust collectors that are similar to what would be used at a large home based woodshop. It was noted that there is no commercial equipment and that the woodshop is closed during the winter.

Mr. Deerfield has checked the noise level of his woodshop and explained that the nearby waterfall helps as a noise barrier. He builds custom woodworking. It was noted that there is adequate parking for both business and that the fire hydrant is accessible. Mr. Deerfield has no employees and Ms. Loravos has a couple of part time employees. The applicants and DRB have heard no concerns from adjoining landowners.

Regulation number 3 from the light industry standards on noise, dust, vibrations, and odors was reviewed. Mr. Deerfield stated that he does some finishing work that is far below EPA regulations. It was noted that he uses a filtering system with full dust collectors and gives his wood shavings to local farmers. He explained that finishing work is not a daily occurrence and that it is sporadic.

It was noted that the applicants are not proposing to change the outside of the building and that they might want a shared sign sometime in the future. The applicants have a wastewater permit, 3 bay sink and mop sink. It was noted that Mr. Deerfield would email the ZA the wastewater permit number. Mr. Deerfield showed the DRB a map of the wastewater area from the State.

The hours for Liberty Chocolates in 9:00-4:00 Monday through Friday and the woodshop opens between 8:00 and 9:00 am and is not in use past 8:00 pm. It was noted that Mr. Deerfield is typically at his business for at least some time everyday. He stated that he does contract work and travels to his clients. Mr. Deerfield explained that Liberty

Chocolates ships all of its sales to retail stores. It was noted that neither applicant plans to go into retail.

It was noted that the applicants landlord showed them the potential for hydroelectric power and that it would not be efficient from them to use. The applicants are not preventing the use of hydroelectric power

UPS delivers Ms. Loravos's materials. Mr. Deerfield receives his materials from UPS, Federal Express, one truck that comes from Royalton once a month, and he also picks up materials with his truck and trailer.

A motion was made, seconded and voted all in favor to close the application. A decision will be made within 45 days.

Other Business

- A motion was made, seconded and voted all in favor to approve the corrected minutes from November 21, 2013.
- A site visit for the Clark Builders application was scheduled for December 8th at 9:00 am.

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

Respectfully Submitted,

Tim Scandale, DRB Secretary