

Calais Development Review Board
Minutes September 1, 2016

Board Members Present: Peg Bowen, Chair; Ruth Porter, Barbara Weedon, Janice Ohlsson, Eileen Simpson, Walt Amses, Denise Wheeler, and Tim Scandale, Secretary

Others Present: Lynn Woodard, Gene Grinnell, Anne (**not sure about last name**) Dot Naylor, assistant Calais ZA and John McCullough, Calais ZA.

2016-13 Victoria King

It was noted that the Board received the information they requested from the applicant.

A motion was made to close the hearing. All were in favor and none were opposed. A decision will be rendered in 45 days or less

The Board reviewed the zoning regulations and decided that this application could possibly become a subdivision.

2016-25 Lynn Woodard

The applicant is proposing a minor subdivision that would create a nonconforming lot. She is requesting a variance because of the road. Ms. Woodard showed a map of the land on the Northwest side of her driveway that she would like to subdivide into a 1 acre lot. It was noted that she has a right of way to Katherine Loether's house.

The driveway and well are already shared. There is not enough road frontage. The DRB agreed that the subdivision would add to the village and that no curb cut would be needed. The applicant stated that she would eventually like to sell a corner piece of her land to a neighbor so that he can graze llamas. It was noted that all neighbors are in favor of this proposal.

The already designed septic system was shown on a map and it will be a mound system. It was noted that the land is awkward, and that wells and septic systems can get in the way.

The potential buyers want the upper piece of land, but only want to purchase an acre. It was noted that the buyer would be limited to a single family dwelling and that Paul Hannon will survey the land.

It was noted that the applicant has no further plans to subdivide and that the buyers want to build after winter.

A motion was made to close the hearing. All were in favor and none were opposed. A decision will be rendered in 45 days or less.

2016-27 – Gene Grinnell

The applicant is proposing a minor subdivision that would create a non-conforming lot and is requesting a variance. Mr. Grinnell would like to keep his lot without development. It was noted that he had a major subdivision in 1973 before there were standards for frontage.

Page 61 1C in the zoning regulations on minor and major subdivisions was reviewed. It was noted that the proposal would not create a nonconforming or new lot, and that the old lot is nonconforming. The applicant would not be able to sell another lot.

Regulation 2B talks about waivers and variances and page 31 describes non-conforming lots. It was noted that the issue is frontage. The Board advised the applicant to review the zoning regulations.

Mr. Grinnell explained that the electrical up the road is 200' feet away and that he already has a right of way to go across the road. It was noted that the electrical poles are already in place. The applicant believes that a septic system can be approved, but wants to have the lots approved before paying for a septic plan and seeing if the land will perc.

The ZA explained that the State will require evidence that the subdivision septic will not impact existing wells.

A motion was made to close the hearing. All were in favor and none were 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