

Calais Development Review Board
Draft Minutes November 30, 2017

Board Members Present: Walt Amses, Acting Chair; Ruth Porter, Barbara Weedon, Janice Ohlsson, Trey Martin and Tim Scandale, Secretary

Others Present: Joyce George, Harvey George, Meg Dawkins, Graham Unangst- Rufenacht, Craig Oshkello, John Rosenblum, Robin Chase, Annie Wattles, Dot Naylor, assistant Calais ZA and John McCullough, Calais ZA.

2017-28 – Dawkins, M & J

The applicants are requesting a Planned Unit Development (PUD) on 28.75 acres on 100 Worcester Road. This would be a major subdivision. Meg Dawkins spoke on behalf of all the applicants and business partners for this proposal.

It was noted that Walt Amses was acting chair for this preliminary plan hearing.

This proposal began with a conceptual plan hearing 2 years ago. Ms. Dawkins address the DRB and explained the proposal and any changes. It was noted that she addressed all of the questions the DRB previously had in 2015.

Business partner Graham Unangst-Rufenacht, and project manager Craig Oshkello, were both at the hearing. Ms. Dawkins had large maps and plans of the project on a screen while presenting. The 27.5 acre parcel is in Maple Corner adjacent to Worcester Road, and the housing sleeve would be 3.5 acres. There is an existing road that comes in east of the Curtis Pond swimming area. The applicants are proposing to put in a driveway with 6 homes and about 25 acres of common land.

It was noted that the PUD would be a combination of commerce and agriculture. There are 2 farmers who are interested in the project. Ms. Dawkins stated that the applicants have met with the Calais Road Commissioner and that the road access is challenging. They would need farm access and a culvert. It was noted that the septic engineer is Craig Chase.

There are 3 easement on the property- one for WEC, one for Colby Heise's leach field, and one for the Maple Corner Stores primary and secondary septic. It was noted that the applicants, known as Perennial Fields Project, would pay for permits.

Ms. Dawkins reviewed page 2 of the Zoning Regulations for character of the land. The applicants are proposing to use Smart Growth and permaculture practices with agriculture, clustered homes, and open space. There would be a buffer to the community. It was noted that surface water is important to the applicants. An aerial map was shown on the screen and the water flow to Curtis Pond was highlighted.

The project is in both the Shoreland and Residential Zoning Districts. It was noted that they will be using the least restrictive district for development and will use maximum solar gain and permaculture practices.

The project doesn't meet the criteria to be a land trust and the applicants want it to be listed as current use for agriculture. This would be written into the PUD bylaws.

Page 3 of the Zoning Regulations in relation to the Town Plan were reviewed. This section covers historical features, agriculture, clustered housing, contours of land, solar technology, open spaces, and limited public access. The project is being mindful of all of these aspects.

It was noted that Olivia Gaye is the owner of the land and that the applicants plan to purchase the land in April. The proposal has certain spaces for public access to the land.

Approximately 75% of the housing will be in the Shoreland District. The applicants plan to collect runoff surface water. Their goal is to retain water with catchments and swails. They are trying to avoid a Stormwater Plan, but would still use best practices and go above the standard. It was noted that they have dug pits and have had perc tests. There have been no soil tests yet. Currently, the soil is compacted due to current agricultural practice. The watershed is divided on the property.

The proposal is for 6 houses with a maximum of 2 accessory buildings. The site plans with a shared driveway was shown on the screen. There would be 2 septics and a shared electric line. The location of the well sites depend on the regulations. It was noted that they might use a hydrogeologist for the septic plan. Craig Chase is working on the logistics. It was noted that the lots and septic sites will be updated for the next hearing. These are likely to change due to the contours of land..

Page 6 from the Zoning Regulations on agriculture and buildings were reviewed. Project manager and investor, Craig Oshkello, addressed the Board and spoke about the plans for agriculture. The proposal is primarily for grazing, land management, and a farm stand. The applicants plan to have a greenhouse, barn, and animal facility. They plan to start small and have a grass growers grant. It was noted that some of the applicants are taking classes on permaculture and they they are working with NOFA for the project to have a educational component.

Mr. Oshkello will be using the land to operate a business and will be having a enterprise analysis. He has a farm viability business through UVM.

It was noted that there is a pre existing issue at a culvert and that liquid manure is currently sprayed on the field. This is a long term town problem with manure running into the pond. Adjoining land owner John Rosenblum spoke about the current problems and supports the project.

The Board noted that the applicants have addressed all of the questions from the 2015 conceptual plan hearing.

The applicants plan to have a homeowners association and want the bylaws done by February.

It was noted that the owners of the Maple Corner Store are no longer interested in expanding the septic site and that they are selling the store. Their deed is for the current septic and nothing else.

The applicants have met with the Road Commissioner about the driveway. They will need an additional right of way and curb cut. It was noted that the proposal meets all of the road standards. The location of the road pullout was shown on the map.

It was noted that the applicants have not met with the Selectboard.

The applicants are hoping to have 6 wells and this depends on the state regulations. In the future, Craig Chase will describe more about the water production and storage.

John McCullough, ZA, passed out a letter from adjoining land owner, Joan Bennett. The letter was read out loud. It was noted that Ms. Bennett does not support the proposal. The applicants stated that there is a tree line between the project and Ms. Bennetts property, and that they do not plan to cut any trees.

A site visit was scheduled for December 9th at 9:00 am. The next hearing was scheduled for January 11 at 7:30 pm. This will be a continuation of the conceptual plan hearing.

The Board reviewed the application process and final application hearing.

It was noted that the record is still open.

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

Respectfully Submitted,
Tim Scandale, DRB Secretary