

Calais Planning Commission
Meeting Minutes
April 19, 2016

Present members: Gary Root, John McCullough, Janice Ohlsson, Paul Rose, Ronnie Shaw and Melanie Kehne
Meeting started at 7:00PM

Preparation for the Town Plan Review Committee Meeting regarding the Calais Town Plan on April 25, 2016 in front of the CVRPC.

-All objectives of the state have been satisfied.

-Should we include a buildout analysis? Measels map? Future housing and ease of development map?

Discussed:

What if we expanded the growth map?

Current Use & Development Exclusions

Land Conservation Deeds?

Calais Overlay Map

Wetland Map Verification

-How? Who?

Force & Effect of natural resources Inventory

Map of current use and map with land in land trust?

John-manufactured homes and HUD changes.

Where are we going?

-workload focused on developing better language for buffer as a mitigation for any new impervious surface.

-How do we pursue? Next steps

Analysis of towns of Elmore and Greensboro shoreland regulation language for next meeting

-in relation to the state's minimum requirements

Discussion of vertical expansion of non-compliant structures

-too close to water? increase in area of impervious surface? mitigation? state approved septic systems?

-what mechanism for septic review? Building permits and septic review? Can we require existing septic in place? State approved septic plan? Clarification?

Discussion of Shoreland and Buffer Mitigation

-where are aquifers and water tables in town?

Discussion of shoreland language

-roads and private roads analysis with 250 feet buffer and following shoreland regulations

-how does that affect town?

-Vegetation standard?

Discussion of language proposed to all building permits subject to all regulations

-Demonstrate existing septic permits?

-New impervious surfaces? Vegetation protection? Buffer?

-Other mitigations? Dry ponds? Retention ponds? Water bars? Terracing? etc.

Discussion of Land Use Regulation Language and incorporating existing non-conforming lots and structures into current shore land language

- Be specific about where people can build

Who is affected by 800 vs. 250 buffer?

- Come up with list

- Change in buffer affects the capacity for further development

- Map changes

Gary Motion to approve minutes from 4/5, Melanie seconded. Approved by voice vote 6-0-0.

Meeting adjourned at 9:04.