

Calais Planning Commission  
June 7, 2016

**Present Members:** Gary Root, John McCullough, Melanie Kehne, Janice Ohlsson, Paul Rose & Ronnie Shaw

**Visiting:** Scott Bassage, Larry Bush, Noreen Bryan, Ginger Clammer, Denise Wheeler & Barbara Sherrington

Meeting started:7:04 PM

- Video projection of Calais map
- Discussion of shoreland buffer
- Slope standards

State added Sodom Pond as well as Watson Pond

Little Pond or Little Mud Pond also made the list

Looked at proposed 250 foot buffer with 100 vegetative buffer

- Jurisdiction stops at public roads edge

Looked at all the lakes

How many 3-acre parcels for development?

What's more restrictive? State or current?

After 150 feet, nothing is protected.

Potential for growth is unchanged with the exception of the village district and shoreland.

Village district discussion

- Only 1 new house on Curtis pond in last 10 years.

Discussion of water quality and septic

- Should we invite Amy Picotte for a joint Selectboard and PC meeting?
- ZA has right to check existing septic
- Future improvements and impervious surfaces are affected
- How it affects current owners? Will they be more restricted?

Further discussion of wells, septic and run-off.

- state regulates

Future development? We should look at what caused problems

- Non conforming structures and non conforming lots
- Water issues-shallow water quality in Vermont is among the countries worst.

Discussion of Ridgeline map

- How does town manage and modify?
- What is the definition of a Ridge?

- Which ridge lines are scenic?
- What is considered a prominent ridgeline?
- Siteline Map(ridgeline map) and Act 250?
- Application for map changes?
- did the selectboard approve the Ridgeline map? Minutes?
- Would a map change be considered a change to the town plan?
- Same process and procedure?

Discussion of the hardware and its usefulness for presentations

- Do we like the technology?
- Should the Planning commission allocate funds for a new presentation monitor and computer?

The Planning commission is still actively looking for a 7th member to join.

Gary motioned to approve the minutes from 5/17/16. Melanie seconded and minutes were approved with a voice vote of 6-0-0.

Jan motioned to approve the meeting minutes with minor changes from the 5/3 meeting. Paul seconded and the minutes were approved with a voice vote of 6-0-0.

Meeting adjourned at 8:42 PM