

Calais Development Review Board
Minutes May 30, 2019

Board Members Present: Peg Bowen, Chair, Barbara Weedon, Janice Ohlsson, Walt Amses, Anne Winchester and Tim Scandale, Secretary

Others Present: John McCullough, Dot Naylor ZA, Donna Fitch, Denise Wheeler and Rose Pelchuck

2019-05 Town of Calais

The Town of Calais is applying for a change of use permit to change the Town Hall from a public facility to a public cultural facility. This was the second hearing and the next official meeting after the special meeting of Selectmen.

To begin the meeting DRB chair Peg Bowen reviewed the regulations that pertain to the application in the Rural Residential Zoning District for a mixed use and conditional use permit.

The following zoning regulations were reviewed:

- Table 2.2 B, C, and F for Rural Residential Zoning District
- Table 2.6 Kents Corner- Old West Church Design Control Overlay District required to obtain design approval section 55
- Section 3.2 Access-Curb Cuts and Driveway Standards (B) (1) is subject to approval of Selectboard under Calais Curb Cut Ordinance
- Section 3.3 Conversion or Change Use (5) (6)
- Section 3.9 Outdoor Storage Tanks capacity 1,000 gallons
- Section 3.10 Parking, Roading, and Service Area Requirements (A) "or in public parking areas with approval of the Selectboard." (2) Conditional Uses- DRB determines reasonable number of parking spaces
- Section 3.11 Sign Requirements for parking on a Town road
- Section 3.12 Protection of Natural Resources
- Section 3.14 Surface Water Protection
- Section 3.15 Mixed Use
- Section 4.9 Public Facility
- Section 5.3 Conditional Use Review (C) Discretionary Standards (2) Access and Circulation Standards
- Section 5.5 Design Review

It was noted that the propane tank was delivered today and that both streams are named and are in the 50' buffer.

The Selectboard notes from 11/13/17- 4/22/19 were helpful in determining all issues, needs, and the work that has been done.

Funding was approved by the Calais voters at 2018 Town Meeting. There was also generous private donation, and some grants.

It was noted that there was no vote from the Town for a change of use and that the Selectboard can approve changes to Town buildings. This Historical Preservation Committee has approved all the plans and the Wastewater Permit has been approved by the state.

It was noted that the front access stairs are already approved by the DAB and that they looked at the guardrail and added stainless steel cables. Copies of the Property Deed are on file from the Title Opinion in 1980 and the Town owns 100% of the Town Hall.

John McCullough explained the parking and stated that they want to mow a parking pattern without DRB approval. There would be no striping and it would be outside the 50' buffer with some gravel paths and grass. He showed the plan and it was emailed to the DRB.

It was noted that it would not be an official parking area and would only be used once in a while for overflow parking.

The DRB stated that the Selectboard needs to address parking on the road.

The applicants stated that there is room for 23 cars in the overflow area. It was noted that the current parking area is grandfathered in.

Section 3.7 for the septic system permit was reviewed. Cars can not drive over the sewer lines and they will be 6' deep in a sleeve. It was noted that there will be no plowing and winter driving.

The applicants stated that they have not pursued the idea of putting stairs up the bank.

The propane powered backup generator will be on the back porch and the location of the tanks were shown on the map. It was noted that the tanks are exactly 1,000 gallons and that they do not need to be buried.

A memo about parking that was emailed to the DRB was reviewed. It was noted that the existing parking is grandfathered per preexisting use addressed in section 3.98.

It was noted that the edible garden group will be planting more by the buffer and that no clearing or brush hogging has been done on site.

The applicants plan to take advantage of planting within the buffer zone to hold soil. They plan to plant pear trees, tomato plants, kiwi berries, and butternut trees.

It was noted that this is the final hearing and the the DRB has 45 days after the hearing is closed to render a decision.

The DRB asked the applicants if the road or non parking area would be the first place for parking. The applicants stated that the first area would be the current parking area, then the road, and last the non parking area on the grass. It was noted that the Town Office is also a official overflow parking area and the there will be parking attendants for events.

A member of the Board explained that she wants to minimize road parking. The applicants explained that they have not prioritized parking areas and that they plan to learn as they go along. It was noted that there are not many alternatives for parking.

There was a motion to close the hearing. All were in favor and none opposed, The DRB will render a decision within 45 days and get the decision to Dot Naylor by July 9th.

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

Respectfully Submitted,
Tim Scandale, DRB Secretary