

Calais Development Review Board
Draft Minutes February 8, 2018

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

Others Present: Meg Dawkins, Graham Unangst- Rufenacht, Craig Oshkello, Aron and Peg Bowen

2017-28 – Dawkins, M & J

This hearing is a continuation of the preliminary plan review. It was noted that the applicants brought a packet of information about their proposal and plans for the members of the Board. A presentation was ready on the screen and maps were posted throughout the room.

Walt Amses reviewed the last meeting and the questions that were asked. In response to the 1/3/18 meeting, Meg Dawkins spoke about the curb cut. She met with the road foreman again and he flagged the area. She stated that the best location is still at the crest of the hill for a residential driveway. It was noted that the curb cut application was submitted on 1/5/18.

The location of the residential and commercial curb cuts and driveway locations were shown on the map. The other possible locations were also shown. The issues with WEC, the septic setback, and steep grades still exist.

It was noted that the applicants want two separate driveways in order to keep housing separate from agriculture. Ms. Dawkins spoke about the proposals possible impact on wells in the area and stated that they took the advice of the Board and looked at the water management report on file at the Town Office. After looking at the report, Craig Chase recommended that they call a well driller. Two local well drillers were called and the predicted range is 5-20 gallons. It was noted that the state permit requires a long term pump test. If there would be an expected drop in water, the state would require other options to keep the water capacity the same.

The applicants stated that the deed restriction will have common land of 25.25 acres. They are also proposing a deed declaration with no further development except for the right to subdivide 2 acres on County Road. This possible subdivision would not be immediate and would be part of the current use but not in the restricted area. It was noted that 23.25 acres will have a deed restriction.

Ms. Dawkins explained the communication that has happened with the owners of the Maple Corner Store. The applicants lawyers and Craig Chase looked at the deed and said that it clearly states that the Maple Corner Store would need to request a possible septic expansion from the owners. It was noted that once the project is done, there will not be an opportunity for the store to expand their septic. But, there is still the replacement area.

The applicants have done a light and noise test. It was noted that Joan Bennett's residence is 650 feet away from the proposal. The test showed that only lot 6 may be potentially seen and heard from Ms. Bennett's residence. There are various design options that the applicants will be

using to minimize light and noise. It was noted that they will do their best to support the least amount of light and noise.

Meg Dawkins spoke about the possibility of having one large residential structure instead of multiple units. She noted that they want to support a village concept with separate houses and that one structure would not save much space and materials.

The applicants reviewed the packet of information with plans and highlighted the most important features. They noted that the lot density in the Shoreland District is 4.79 acres with a 3 acre minimum.

It was noted that the applicants are asking for more time to clarify the housing sleeve and would like a condition on the permit to give them more time to finish the design. They will be in compliance to the Zoning Regulations on Page 2 Section F. This section was read to the Board. The applicants will work with professionals to create a 3.25 acre building sleeve with 6 lots. It will take them about 2 months to finalize their plan. The boundary of the housing sleeve was shown on the map and lot one has been moved. Only 2 of the 6 lots will have accessory dwellings. It was noted that the applicants have spoken to the ZA about the locations and design.

It was noted that the PFP is now officially a LLC and that they have received advice from listers about subdividing parcels.

Craig Oshkello stated that the septic calculation includes the accessory dwellings. He also shared that there will be a turnaround for the fire department.

It was noted that the applicants have decided to apply for a major subdivision instead of a PUD.

In order to answer questions that the applicants have, the Board will have a separate meeting.

Graham Unangst- Rufenacht and Aron ? gave a presentation on water nutrients and farming. The presentation included visuals and information on a large screen. A water map of the housing sleeve was shown. The proposal will use landscape patterns to catch and filter water to purify air, sequester carbon, promote biodiversity, and to prevent erosion and flooding. They are using a design based upon a model from a farm in Sweden.

It was noted that the applicants will use alley cropping patterns and rotational gardening and that they are trying to increase the organic matter in the soil. The Water Management Plan has been submitted.

It was noted that all of the DRB's questions have been answered and that all of the information is in the plan.

The Board thanked the applicants for being so thorough and stated that they will answer their questions when they deliberate.

It was noted that the curb cut application is with the Select Board and that the applicants are planning to close in April.

The Board and applicants reviewed the requirements for a preliminary plan and looked at Table 6.1.

The application is still open in order to answer questions and get the curb cut permit.

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

Respectfully Submitted,
Tim Scandale, DRB Secretary