

Calais Planning Board  
June 1, 2020

The meeting of the Calais Planning Board was called to order by William Cody at 6:01 p.m. on Monday, June 1, 2020.

Present was Chairman William Cody, Planning Board Members Glenn Gallina, Everett Libby and Ron O'Brien. Also present was Andrea Walton; Code Enforcement.

On a motion by Member O'Brien and seconded by Member Gallina, it was unanimously voted to approve the previous minutes.

Willard Doliber is requesting to build a mini-home on his lot on the corner of High Street and Monroe Street. CEO Walton told the planning board the reason she needed to bring this to their attention, was because the minimum lot size was not being met. However, the setbacks would be met within the 8610 square foot lot. With their being no further questions Member Libby made the motion to approve the request as long as the new building meets setbacks. Member O'Brien seconded it. It was unanimously voted to approve the site plan.

Member O'Brien started a conversation regarding whether the City of Calais could amend our ordinances to allow Mini-Homes on the smaller lots. CEO Walton agreed that the Mini-Homes are becoming more popular. Chairman Cody agreed and added that the City has a lot of smaller lots. Member Gallina asked if it was something that would need to be taken in front of the City Council. Chairman Cody agreed that a motion should be made. Member O'Brien made a motion to have CEO Walton to bring the idea to the City of Calais Council Members. Member Libby seconded it. It was a unanimous vote.

CEO Walton had additional Agenda Items and Chairman Cody asked if those could be presented before the rest of the agenda items as he needs to recuse himself from the board due to a conflict of interest, regarding the last two agenda items.

Erika Hodge submitted a plan to build a 24x32 Camp on her lot near Beaver Lake. The plan states that she will be 100 feet from the shore and at least 30 feet from the abutters. CEO

Attendance

Consent of Previous Minutes

New Business

Walton explained that there was some confusion about boundary lines per City Maps and Deed. Member O'Brien made a motion to accept the plan providing the land measures property. Member Libby seconded it. It was unanimously voted to approve the plan

CEO Walton explained the second additional agenda item. Janie Morrell on North Street wants to build a deck on the Garfield Street side of her house. The concern of CEO Walton is that it is a road frontage area that normally requires a 20-foot setback. Mrs. Morrell has explained to CEO Walton prior to the meeting that there would only be 14 feet, Member Libby suggested that it should be taken to the Appeals Board. All planning board members were in agreement that it would be okay to approve though.

Chairman Cody recused himself because he is on the Board/Committee for Sunrise Opportunities. Member O'Brien took over the meeting.

Discussion began on the Requested Zone Change, that is needed for Sunrise Opportunities to open an Adult Day Program. Tom Michaud was present and explained that Sunrise Opportunities has already bought the First Congregational Church. The new program to serve elders that may have problems staying home during the day while family are at work. This will be the first program like this in Washington County. Member O'Brien mentioned that he thought it is a great idea and something the community needs. Member Libby asked who the abutters were. CEO Walton explained that of the lots that would be changed there is only one residential lot, the rest are churches or grandfathered commercial properties. Member Gallina made a motion to proceed to the City of Calais Council for a Public Hearing. Member O'Brien Seconded it. It was a unanimous vote.

Chairman Cody rejoined the Board.

CEO Walton updated the Planning Board Members that the Price Street issues will need to be taken to court as she did call DEP; but they would not be able to help. She also updated the board on dangerous buildings that are in the process of being demolished.

There being no further business to come before the Planning Board, Chairman Cody motioned to adjourn the meeting, and Member Libby seconded it. The meeting was adjourned at 6:16 p.m.

Old Business

Adjourn

Attested By: Audrea Lu Walters Date: 6/3/2020