

Calais Planning Board

October 18, 2021

The meeting of the Calais Planning Board was called to order by Ron O'Brien at 6:00 p.m. on Monday, October 18, 2021.

Present were Planning Board Members Ron O'Brien, Joan Perry, Rod Tirrell, Kevin Niles and Nancy McKeown. Also present was Andrea Walton; Code Enforcement and Barry McKeown via Zoom.

Attendance

Code Enforcement Walton welcomed new Members Rod Tirrell, Kevin Niles and Nancy McKeown. All new members were given the opportunity to read their oath of office, sign and date required form.

On a motion by Member Tirrell and seconded by Member Perry, it was voted to approve the previous minutes.

Consent of Previous Minutes

Agenda item "Appointments" was tabled until all members of the board are present.

Appointments

Michael Owen located at 80 DiCenzo Ave; Map 24 Lot1-O is requesting to build a 40x200 drive-up storage building, located twenty-five feet behind the third building at the rear of the property. CEO Walton explained that she thought Mr. Owen would be at the meeting and had no permit/plan to further explain. Member Perry made a motion to approve this project as long as it makes setbacks, the motion was seconded by Member Tirrell. All in favor.

New Business

Emanuel Grand at 10 Lowell Street; Map 6 Block 6 Lot 29, is requesting to renovate the retail store front into apartments. CEO Walton explained that this would fall under the new overlay zone. Member McKeown asked if there would be proper parking as she knew that was an issue when this was brought to council before. Member Tirrell explained that he would be abstaining from this vote because he is the property manager of this building. He said there is more than enough parking along the front and the back side of the building. He said that the front could easily hold 4 cars and being the property manager, they can decide how many vehicles can be parked there. Member O'Brien mentioned that the plan looked like the apartments planned to take the retail portion are mirrored to each other. Member Tirrell mentioned that as of right now all the apartments are actually located on the back of the building, and these apartments would be the only ones on the front side. Member O'Brien asked if this was the same project that had been brought to the board previously with a zone change that they already approved

at the planning board level. CEO Walton explained it was and that it did not pass council as is, which is where the overlay zone came from to accommodate these requests but still keep the downtown business district intact. Member Perry mentioned that it sounds good to her as it is something that is needed in the community and it meets all rules. Member Niles made the motion to approve this request, Member McKeown seconded and all in favor with the exception of Member Tirrell who abstained.

Barry McKeown located at 45 Baring Street; Map 2 Block 2 Lot 8 is requesting to put a single wide mobile home on this lot. CEO Walton mentions that this will require a zone change, an extension of R-2 which this lot does abut. CEO Walton brought the parcel viewer up on the TV to present to the council on which lot that is referenced. Member Niles asked which side the driveway would be on. Mr. McKeown via zoom answered that he would probably use both sides as entrance and exits. Member O'Brien asked if this was being placed beside the building that was already there. Mr. McKeown answered that there is no building there, that the house that he grew up in was torn down 5-6 years ago. The water and sewer hook up is still there and his plan is to have a retirement home to come to in the summer. After Clarifying the plan, Member Tirrell and O'Brien asked if the mobile home would be the only building going there and Mr. McKeown answered that for now it would be maybe eventually a 20x20 Garage in the future. A Motion was made by Member Tirrell to approve to take this to public hearing. The motion was seconded by Member Niles and all were in favor.

CEO Walton asked the board to schedule meetings ahead of time, as it is easier for her to let taxpayers know when a meeting will be and to go around her family's schedule with both of her kids now into sports. The board agreed to do every third Monday of the month going forward. The next meeting will be November 15th, 2021.

There being no further business before the Planning Board, Member McKeown made a motion to adjourn the meeting, Member Tirrell seconded it. The meeting was adjourned at 6:15 p.m.

Attested By: Audrey Lu Walton Date: 10/19/2021

Schedule Future Meetings

Adjourn