

**Calais Planning Board
Minutes
April 27, 2015**

The Calais Planning Board met on this date at 6:00 pm in the Council Chambers of the Calais City Building. Members present were Chairman Bill Barnett, Dick Ramsey, Butch Alexander, Bill Cody and Herm Gadway. Barnett He called the meeting to order at 6:00 pm. Gadway was appointed a full voting member in absences of other members. The minutes of the previous meeting were approved on a motion by Alexander that was seconded by Ramsey and all were in favor.

Chairman Barnett opened a public hearing to consider changing the zoning in the area on South Street between Manning and Palmer Street currently zoned Residential – 1 to Residential – 1 –P. Barnett recused himself because he had a possible business connection to the project. The request came from Karen Delaney, DDS who wants to establish a dentist office at 254 South Street. R-1-P would allow this. The proposal included Map 27 Lots 199,209, 208-1 and a portion of lots 207 and 208. Ben Collins spoke on behalf of Ms. Delaney explaining that it was her intention to tear down the barn and locate all parking on the lot. Norm and Judith Thornton spoke against the change saying that South Street had already become too commercialized and this would only add to the traffic. William Tracy said he wanted to express support for the residents of the area and would go along with their sentiments. It came to light that two other properties adjacent to the proposed change were zoned Residential -2. This allows many more uses than the R-1-P. Judith Thornton said she would be in favor of the zone change if it included these two properties. There seemed to be agreement from all. Ramsey made a motion to recommend the proposed change to the City Council with the addition of lots 205 and 206 to the proposal. The motion was seconded by Cody and all were in favor.

The Board reviewed plans from Michael Cushing representing owner, Alex Kapetankis to remove an existing home and construct a 3468 SF 3 story home on the property located at 6 Ross Lane. Lot size and setbacks were deemed adequate. The structure is to be located immediately in front of the site of the existing structure approximately 175 feet from the high water line. A site contractor certified in shoreland zoning will be employed to do the groundwork. Alexander made a motion to approve that was seconded by Cody and all were in favor.

Plans from Black Diamond Consultants , representing U.S. Cellular, for a 80 foot telecommunications tower and facility on Poorhouse Lane were reviewed. The project was classified as a minor development. The Board reviewed the criteria and standards of the ordinance Neighborhood Compatibility, Plans and Policies, Traffic Flow and Volume, Public Facilities, Environmental Standards, and Historic Properties and found there would be no adverse effects from the project. Cody made a motion to approve the site plan as presented with no special conditions. The motion was seconded by Ramsey and all were in favor.

There being no other business before the Board, adjournment came at 6:50 p.m. on a motion by Cody.

Attest: _____ Jim Porter, Secretary 4/28/15