

**Calais Planning Board
Minutes
March 17, 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, Gail Wahl, Butch Alexander, and Herm Gadway. Barnett called the meeting to order at 6:00 pm. Gadway was appointed full voting member in the absence of other members. The minutes of the previous meeting were approved on a motion by Wahl that was seconded by Ramsey and all were in favor.

The Board reviewed a plan by the Food Pantry Thrift Store to replace the windows at 255 Main Street with smaller energy efficient windows. The main concern was the material that will fill in the space above the new windows. Ramsey reminded the members that the Ordinance requires the owners to use materials that are compatible with the neighboring properties. Wahl made a motion to approve that was seconded by Alexander and all were in favor.

Karen Delaney appeared before the Board to request the Board consider rezoning a portion of South Street to allow a professional office. She explained that she is acquiring Dr. Gould's practice and has found a suitable building at 254 South Street. This property was once occupied by Pine Tree Real Estate and is known as the "Wedding Cake" house. There was a discussion about parking which seemed adequate for a professional office. After discussion, the Board decided that the appropriate zone would be the recently created R-1-P which essentially restricts the use to traditional residential 1 uses but also allows profession offices with low impact on the neighborhood. Ramsey made a motion to schedule a Public Hearing on April 27th at 6 p.m. to allow input from the public. The motion was seconded by Alexander and all were in favor.

In annual elections Wahl made a motion to reappoint Barnett as Chairperson and Ramsey as Vice-Chair. Gadway seconded the motion and all were in favor. Wahl also made a motion to reappoint Porter as recording Secretary. Gadway seconded the motion and all were in favor.

There being no other business before the Board, adjournment came at 6:25 p.m. on a motion by Wahl.

Attest: _____ Jim Porter, Secretary 03/18/2015