

CALAIS CITY COUNCIL
NOVEMBER 30, 2015

The Special meeting of the Calais City Council was held this date in the Council Chambers of the Calais City Building at 6:00 p.m.

Present was Mayor Moore presiding over Councilors Geel, Howard, Rogers, Mingo and Moreside.

A public hearing was held to consider the proposal to change Lots 47 through 50 of Map 14 and Lots 3 through 10 of Map 17 on the river side of River Road that are currently zoned Residential 3 to Commercial 2.

The City Manager set up the background to the proposed change with a brief history. This area was zoned commercial from the early 70's through 2007. At that time, the zone was changed to residential with the thinking that high end homes would be built. Since that time, no permits for new residences had been given. The City's comprehensive plan proposed land use map identifies it as commercial and is certainly commercial in nature.

Tom Webster, a Calais citizen, spoke in favor of the zone change.

Robert Knight, a Calais citizen and owner of one of the lots affected, spoke against the zone change. He expressed his concern about the inability to build other residences on his property should his family want to move back.

Attorney Dan Lacasse, representing Vaughn Eldridge, also spoke against the zone change. Mr. Eldridge owns a lot next to property that will be used commercially. Attorney Lacasse expressed his client's concern about the proposed size of the commercial building as well as the proximity to his property. He also stated that although the City's comprehensive plan shows the area in question to be commercial; he felt that the location was more residential in nature. It was Atty. Lacasse's belief that a zone change would limit his client's ability to negotiate with the owners of the adjacent property.

Joan Perry, citizen of Calais, spoke in favor of the zone change stating that a commercial zone in that area would be more beneficial than a residential zone.

The public hearing was closed and turned over to the Council for questions and comments.

Attendance

Public Hearing

Public Comment

Councilor Rogers stated her belief that the river side of River Road was half business and half commercial since she considered the college to be a business. She felt that through the code enforcement program and new property ordinance that citizen concerns regarding trash or noise could be addressed.

Council Comment

Councilor Mingo said that there has been some development on the one side of the road and that he would like to see it continue on the river side.

Councilor Rogers stated that she felt a rezoning would continue the Council's effort to be proactive; continuing to moving forward and trying to get a better tax base so as not to send people out of our community.

Councilor Rogers made a motion to allow the proposed rezoning. The motion died without a second.

There were further questions asked of Atty. Lacasse regarding his client's concerns about the abutting proposed commercial property.

Arnold Clark, City Solicitor, stated that he felt this did not constitute illegal spot zoning since it wasn't a limited area or single parcel and fell within the City's comprehensive plan to zone the area as commercial.

On a motion by Councilor Mingo, seconded by Councilor Rogers, it was unanimously approved to rezone the areas defined in the proposal from Residential 3 to Commercial 2.

Exec. Session

On a motion by Councilor Moreside, seconded by Councilor Mingo, it was unanimously voted to retire into Executive Session at 6:51 p.m. for the following:

- A. Union Negotiations Pursuant to Title 1 MRSA, 405 6(d)

Open Session

Open Session resumed at 7:06 p.m.

Adjourn

There being no further business to come before the City Council at this time, it was moved by Council Moreside, seconded by Councilor Geel and unanimously voted to adjourn this meeting at 7:06 p.m.

ATTEST: Crystal Myers
Crystal A. Myers, Finance Director