

# Agenda

## Calais Planning Board

July 15, 2019

**Meeting Location:**  
**Council Chambers**  
**City Building**

**Call to Order 6 p.m.**

|  |
|--|
| Chairman<br>Perry<br>Libby<br>O'Brien<br>Gallina<br>CEO Krug |
|--|

1. Approval of Previous Minutes
2. New Business
  - Stanley Clark, owner, 547 Howard Lake Road, is requesting site plan approval to rebuild camps and accessory structures that were destroyed by fire on November 11, 2008.
3. Executive Session/ Old Business
4. Adjourn

CALAIS PLANNING BOARD  
JUNE 3, 2019

The meeting of the Calais Planning Board was called to order by William Cody at 6:02 p.m. on Monday, June 3, 2019.

Present was Planning Board Members William Cody, Glenn Gallina, Ron O'Brien, Everett Libby, Herm Gadway and Joan Perry. Also present was Tim Krug; Code Enforcement and Haley Coutinho; Office Assistant.

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

Lea Babb Howard is requesting permission to rebuild a camp that burned back in November 2018 at 350 Chisholm Boulevard/Nash's Lake. The camp will be 30% bigger than what was previously there. A burned down shed (8x8) will be replaced along with replacing a deck on front (10x12).

Tim Krug notified the Planning Board members that he had to re-calculate his square footage on the site plan. In doing so, it made a difference of almost 200 square feet that they gained. They do not have to go with the same size deck, but can utilize some of the extra square footage if needed as long as they don't go closer to the water. The fire did a lot of damage including taking down trees and another shed that was on the property. The only thing saved on the property was another shed which does not get included in the footprint. Member O'Brien asked if the property had been cleaned up since the fire and Krug explained that it had been all taken care of. Member O'Brien asked if the distance from the lake meets what we expect for code where Krug explained it's an existing structure. It is grandfathered in, they can rebuild up to 30% as long as it has never been re-built. Member Libby mentioned that even though it is 30% larger, it cannot get closer to the water in which Krug said that was correct. Krug mentioned on one corner of the cabin, the lake is closer in which he made sure to re-iterate that the structure cannot be closer to the water than it already is. Krug stated the Owner has the option to expand the back of the camp, as long as it does not exceed the 30%. The camp will be 560 sqft, burnt shed; 64 sqft; 3ft of open porch; 84 sqft.; front deck; 136 sqft gives a maximum of 30% which totals 1,094 sqft which they can

Attendance

Consent of Previous  
Minutes

New Business

utilize if they choose. Member Gallina asked if they plan on repositioning the driveway where Krug explained they are not, but they are going to replace the septic line to leech field/pump station. Member O'Brien makes a motion to approve the plan, Member Gallina seconded. The vote was unanimous for approval.

Krug brought up a complaint about a lakefront property located on Howard Lake that was not listed on the agenda. Krug explained that setbacks from the water are required on anything built, but building next to each other does not apply. There are no side line, rear line or front line because it is not zoned as divided property line, it is one plot of family land. The complainant stated someone had cut some trees down to put an accessory structure up (storage shed) by the road. Accessory structures do not need Planning Board approval. Complainant wanted to know if there were setback requirements as far as building next to each other which Krug explained there are none. Land Use Codes as far as setbacks do not apply for that lot of land because it is not divided into minimum standard lot sizes because it is private property. Krug personally went out and looked at the property and stated it was a civil issue.

Member Libby, who was not in attendance for the last Planning Board Meeting, brought up the issue on Price Street concerning Danny Moses which was included in the Previous Minutes. Member Libby had thought the issue had been resolved where Krug states, that nothing had been resolved concerning the property on Price Street. Krug states there was a stop work order in Court. Member Cody asked where the City sits regarding the issue and Krug states that the City Manager and the City Solicitor do not know where to go from here. Krug said that he is being charged personal property tax for operating a business even though he is operating it against current zoning standards. Even mentioned he spoke to the Mayor, stating that he as Code Enforcement Officer has done everything he can do, it is now up to the City. Member Libby expressed feeling bad for the neighbors who came forth showing concerns regarding the property. Krug mentioned that while talking to the Mayor, he agrees that the zone shouldn't be changed to commercial because it opens it up too much. If you look under a home business, that particular type of business doesn't qualify. However there is already set precedence on Union Street with a similar operation, which is

Old Business

not as big nor has it caused issues. It was also mentioned that the Ordinance could be changed so that it would have to go through Council to approve a home business. Member Cody stated that the City has the right to make changes if needed, but Member Libby and Member Perry stated that it wasn't fair. Member Cody wanted on record, that it's not fair for the businesses who are already paying taxes and it's okay for him to get away with his business. Member Cody expresses frustration of having a Planning Board if rules/regulations are going to be bypassed to allow him to continue with his business. Member Libby mentioned he had bought the property under false pretenses. Krug states that it is on record where he admitted that he knew he could not run a commercial business. Krug stated that he did go to court where he was supposed to cease operations of the business. Member Libby mentioned that a follow up would be to take him back to court. Member Cody asked if fines were suppose to be levied every day against him, where Krug states no because he is currently being charged as a business. Member Cody states that we're willing to overlook the policies that the Council has put in place by allowing him to do whatever they feel is fine without considering what the Planning Board has set forth. Member Cody states that he is done and they (City Council) can make the decisions as they go forth and walks out. Member Gadway agrees with Member Cody, that we should let Council know that we do not agree with them. Krug states he started a business in a zone where it wasn't zoned for that particular business and you can't spot zone which was a major issue. In which he came back to put in a home business, which it did not qualify for. This business is not listed in the home business section and wanted it changed so he could have his business in a residential area. He wants the City to change the rules to add his type of business to the home business section. Krug mentions he can send letters stating he is operating a junkyard where Member Libby expresses that if he had already been taken to court, they should be able to take him back to court over the issue. Member Gadway states that it's not a good home business especially in a residential area. Krug states that City Council and the Planning Board need to be in a meeting to go over this issue so everyone can express their opinions.

Since Acting Chairman, Member Cody walked out, Member Gadway motioned to adjourn the meeting, Member Gallina seconded it. The meeting was adjourned at 6:37 p.m.

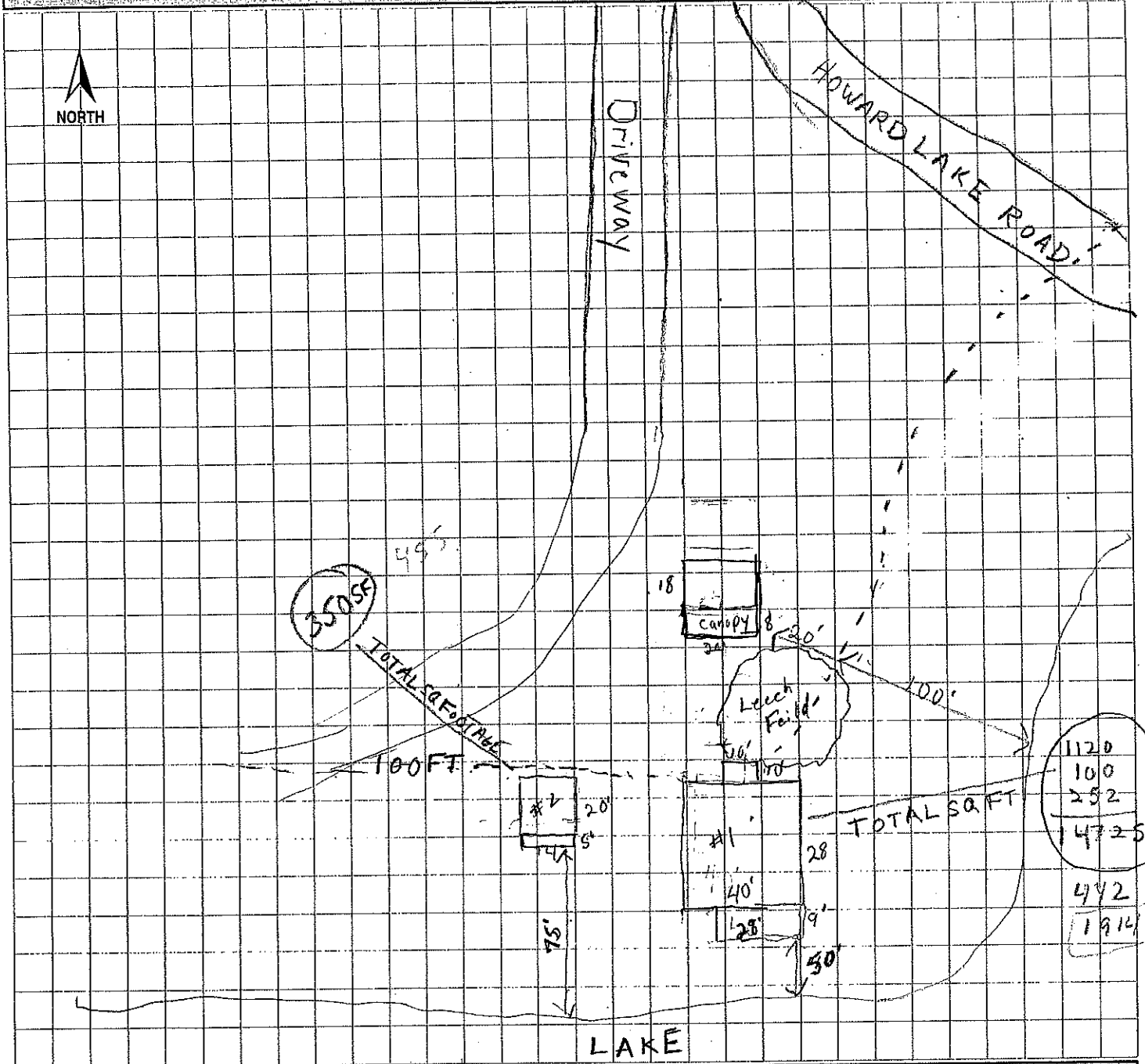
Adjourn

Attested By: Haley Coutinho Date: 6/13/19  
Haley Coutinho, Office Assistant

As Existed 11/18/2008

CHECKED JUL 28 2016

IV. SITE PLAN - For applicant use - Please show any street, brooks, streams or water bodies



V. FOR APPLICANT USE

|                          | Name            | Mailing Address - Number, Street, City and State | Zip   | Telephone |
|--------------------------|-----------------|--|-------|-----------|
| 1. Owner or Lessee       | Stan/Judy Clark | 526 South St<br>Calais, ME                       | 04619 | 454-3709  |
| 2. Contractor            |                 |  |       |           |
| 3. Architect or Engineer |                 |  |       |           |

The owner of this building and the undersigned agree to conform to all applicable laws at this jurisdiction.

Signature of Applicant

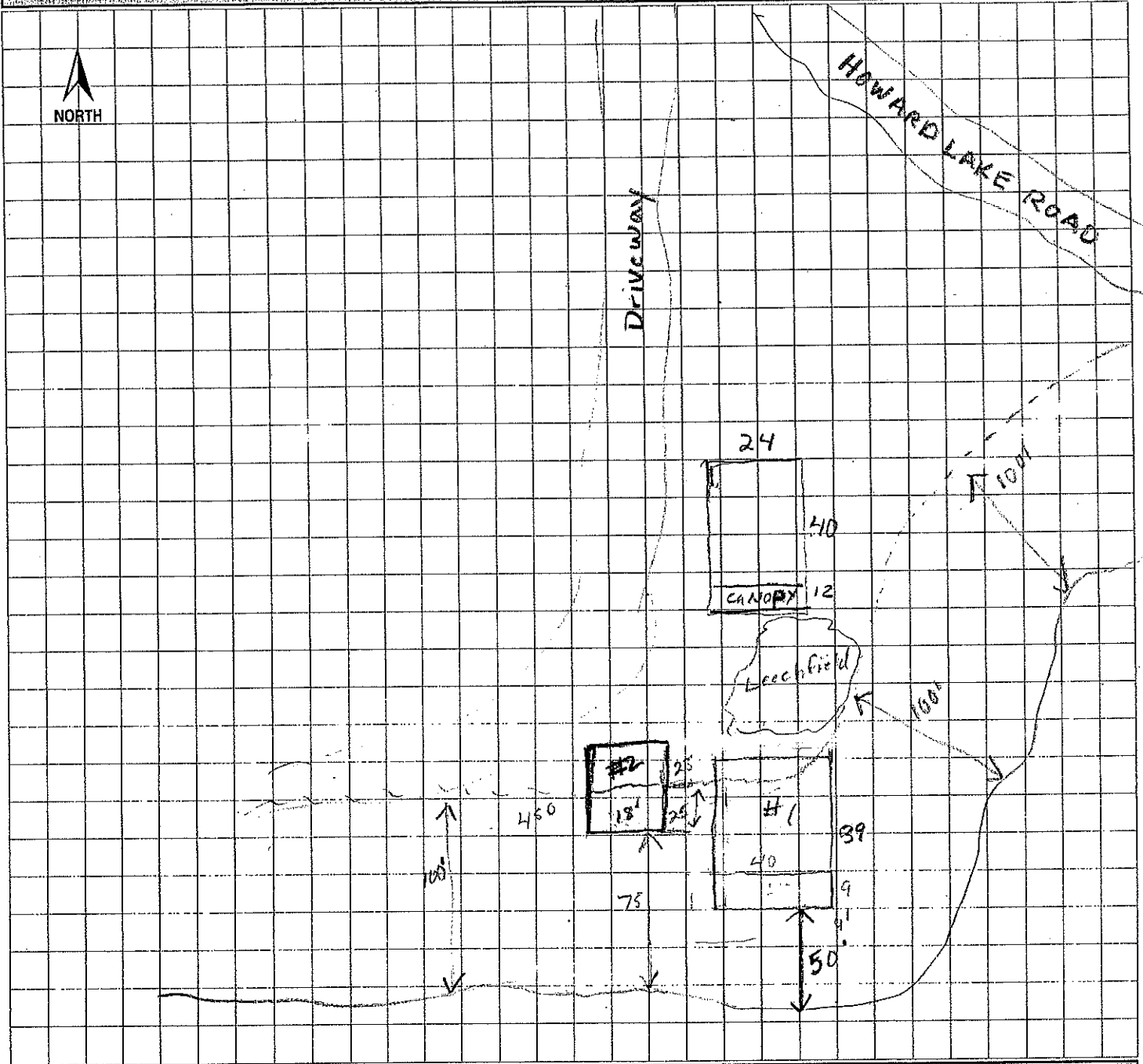
Address

Application Date

Proposed

CHECKED JUL 28 2016

IV. SITE PLAN - For applicant use - Please show any street, brooks, streams or water bodies



V. FOR APPLICANT USE

|                          | Name | Mailing Address - Number, Street, City and State | Zip | Telephone |
|--------------------------|------|--|-----|-----------|
| 1. Owner or Lessee       |      |  |     |           |
| 2. Contractor            |      |  |     |           |
| 3. Architect or Engineer |      |  |     |           |

The owner of this building and the undersigned agree to conform to all applicable laws at this jurisdiction.

|                        |         |                  |
|------------------------|---------|------------------|
| Signature of Applicant | Address | Application Date |
|------------------------|---------|------------------|



# CITY OF CALAIS

11 Church Street, Calais, ME 04619  
207-454-2521 F 207-454-2757

CHECKED JUL 28 2016

Rec'd  
11/5/09

- APPLICATION FOR**
- Site Plan Examination
  - Building Permit
  - Change of Use Permit

**IMPORTANT - Applicant to complete all items in sections I - V**

## I. LOCATION OF BUILDING

AT (Location) Howard Lake Narrows 547 Howard Lake Rd Zoning District R-4  
NO. STREET 5Z

Between \_\_\_\_\_ and \_\_\_\_\_  
CROSS STREET CROSS STREET

Subdivision \_\_\_\_\_ Map 34 Block \_\_\_\_\_ Lot 41E Lot Size \_\_\_\_\_

## II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

### A. TYPE OF IMPROVEMENT

1.  New building
2.  Addition (If residential, enter number of new housing units added, if any in Part D, 13)
3.  Alteration (See 2 above)
4.  Repair, (replacement) or Change of Use
5.  Wrecking (If multi/family residential, enter number of units in building in Part D, 13)
6.  Moving (Relocation)
7.  Foundation only

### B. OWNERSHIP

8.  Private (individual, corporation, nonprofit institution, etc.)
9.  Public (Federal, State or local government)

### D. PROPOSED USE - For "Wrecking" most recent use

#### RESIDENTIAL

12.  New building
13.  Two or more family  
Enter number of units \_\_\_\_\_
14.  Transient hotel, motel or dormitory  
Enter number of units \_\_\_\_\_
15.  Garage
16.  Carport
17.  Other (specify) \_\_\_\_\_

#### NONRESIDENTIAL

18.  Amusement, recreational
19.  Church, other religious
20.  Industrial
21.  Parking garage
22.  Service station, repair garage
23.  Hospital, institutional
24.  Office
25.  Public utility
26.  School, library, other educational
27.  Stores, mercantile
28.  Tanks, towers
29.  Other (specify) \_\_\_\_\_

### C. COST

- (Omit Cents)
10. Cost of improvement \$ \_\_\_\_\_
- To be installed but not included in the above cost*
- a. Electrical \_\_\_\_\_
- b. Plumbing \_\_\_\_\_
- c. Heating, air conditioning \_\_\_\_\_
- d. Other (elevator, etc.) \_\_\_\_\_
11. TOTAL COST OF IMPROVEMENT \$ TBD

### NONRESIDENTIAL - Describe in detail use of buildings

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## III. SELECTED CHARACTERISTICS OF BUILDING

*For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J; for all others, skip to V.*

### E. PRINCIPAL TYPE OF FRAME

30.  Masonry (wall bearing)
31.  Wood frame
32.  Structural steel
33.  Reinforced concrete
34.  Other - Specify \_\_\_\_\_

### G. TYPE OF SEWAGE DISPOSAL

40.  Public or private company
41.  Private (septic tank, etc.)

### H. TYPE OF WATER SUPPLY

42.  Public or private company
43.  Private (well, cistern)

### J. DIMENSIONS

48. Number of stories 1
49. Total square feet of floor area, all floors, based on interior dimensions \_\_\_\_\_
50. Total land area, sq. ft. \_\_\_\_\_

### F. PRINCIPAL TYPE OF HEATING FUEL

35.  Gas
36.  Oil
37.  Electricity
38.  Coal
39.  Other - Specify wood

### I. TYPE OF MECHANICAL

- Will there be central air conditioning?
44.  YES 45.  NO
- Will there be an elevator?
46.  YES 47.  NO

### K. NUMBER OF OFF-STREET PARKING SPACES

51. Enclosed \_\_\_\_\_
52. Outdoors \_\_\_\_\_

### L. RESIDENTIAL BUILDINGS ONLY

53. Number of bedrooms 4
54. Number of bathrooms \_\_\_\_\_  
Full \_\_\_\_\_  
Partial \_\_\_\_\_





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207-454-2521 F 207-454-2757

Rec'd 11/5/09

## APPLICATION FOR

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NO. STREET

Between \_\_\_\_\_ and \_\_\_\_\_  
CROSS STREET CROSS STREET

Subdivision \_\_\_\_\_ Map 34 Block \_\_\_\_\_ Lot 4/E Lot Size \_\_\_\_\_

### II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

|  |   |  |  |
|--|---|--|--|
| <b>A. TYPE OF IMPROVEMENT</b><br>1. <input type="checkbox"/> New building<br>2. <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any in Part D, 13)<br>3. <input type="checkbox"/> Alteration (See 2 above)<br>4. <input checked="" type="checkbox"/> Repair, <u>replacement</u> or Change of Use<br>5. <input type="checkbox"/> Wrecking (If multi/family residential, enter number of units in building in Part D, 13)<br>6. <input type="checkbox"/> Moving (Relocation)<br>7. <input type="checkbox"/> Foundation only | <b>D. PROPOSED USE - For "Wrecking" most recent use</b><br><table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <b>RESIDENTIAL</b><br/>           12. <input checked="" type="checkbox"/> New building<br/>           13. <input type="checkbox"/> Two or more family<br/>               Enter number of units _____<br/>           14. <input type="checkbox"/> Transient hotel, motel or dormitory<br/>               Enter number of units _____<br/>           15. <input type="checkbox"/> Garage<br/>           16. <input type="checkbox"/> Carport<br/>           17. <input type="checkbox"/> Other (specify) _____         </td> <td style="width: 50%; vertical-align: top;"> <b>NONRESIDENTIAL</b><br/>           18. <input type="checkbox"/> Amusement, recreational<br/>           19. <input type="checkbox"/> Church, other religious<br/>           20. <input type="checkbox"/> Industrial<br/>           21. <input type="checkbox"/> Parking garage<br/>           22. <input type="checkbox"/> Service station, repair garage<br/>           23. <input type="checkbox"/> Hospital, institutional<br/>           24. <input type="checkbox"/> Office<br/>           25. <input type="checkbox"/> Public utility<br/>           26. <input type="checkbox"/> School, library, other educational<br/>           27. <input type="checkbox"/> Stores, mercantile<br/>           28. <input type="checkbox"/> Tanks, towers<br/>           29. <input type="checkbox"/> Other (specify) _____         </td> </tr> </table> | <b>RESIDENTIAL</b><br>12. <input checked="" type="checkbox"/> New building<br>13. <input type="checkbox"/> Two or more family<br>Enter number of units _____<br>14. <input type="checkbox"/> Transient hotel, motel or dormitory<br>Enter number of units _____<br>15. <input type="checkbox"/> Garage<br>16. <input type="checkbox"/> Carport<br>17. <input type="checkbox"/> Other (specify) _____ | <b>NONRESIDENTIAL</b><br>18. <input type="checkbox"/> Amusement, recreational<br>19. <input type="checkbox"/> Church, other religious<br>20. <input type="checkbox"/> Industrial<br>21. <input type="checkbox"/> Parking garage<br>22. <input type="checkbox"/> Service station, repair garage<br>23. <input type="checkbox"/> Hospital, institutional<br>24. <input type="checkbox"/> Office<br>25. <input type="checkbox"/> Public utility<br>26. <input type="checkbox"/> School, library, other educational<br>27. <input type="checkbox"/> Stores, mercantile<br>28. <input type="checkbox"/> Tanks, towers<br>29. <input type="checkbox"/> Other (specify) _____ |
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| <b>B. OWNERSHIP</b><br>8. <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)<br>9. <input type="checkbox"/> Public (Federal, State or local government)  |   |  |  |

|   |   |
|---|---|
| <b>C. COST</b> <small>(Omit Cents)</small><br>10. Cost of Improvement \$ _____<br><i>To be installed but not included in the above cost</i><br>a. Electrical _____<br>b. Plumbing _____<br>c. Heating, air conditioning _____<br>d. Other (elevator, etc.) _____<br>11. TOTAL COST OF IMPROVEMENT \$ <u>TBD</u> | <b>NONRESIDENTIAL - Describe in detail use of buildings</b><br>_____<br>_____<br>_____<br>_____ |
|---|---|

### III. SELECTED CHARACTERISTICS OF BUILDING For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J; for all others, skip to V.

|   |   |   |
|---|---|---|
| <b>E. PRINCIPAL TYPE OF FRAME</b><br>30. <input type="checkbox"/> Masonry (wall bearing)<br>31. <input checked="" type="checkbox"/> Wood frame<br>32. <input type="checkbox"/> Structural steel<br>33. <input type="checkbox"/> Reinforced concrete<br>34. <input type="checkbox"/> Other - Specify _____ | <b>G. TYPE OF SEWAGE DISPOSAL</b><br>40. <input type="checkbox"/> Public or private company<br>41. <input checked="" type="checkbox"/> Private (septic tank, etc.)  | <b>J. DIMENSIONS</b><br>48. Number of stories <u>1</u><br>49. Total square feet of floor area, all floors, based on interior dimensions _____<br>50. Total land area, sq. ft. _____ |
|   | <b>H. TYPE OF WATER SUPPLY</b><br>42. <input type="checkbox"/> Public or private company<br>43. <input checked="" type="checkbox"/> Private (well, cistern)   | <b>K. NUMBER OF OFF-STREET PARKING SPACES</b><br>51. Enclosed _____<br>52. Outdoors _____   |
| <b>F. PRINCIPAL TYPE OF HEATING FUEL</b><br>35. <input checked="" type="checkbox"/> Gas<br>36. <input type="checkbox"/> Oil<br>37. <input checked="" type="checkbox"/> Electricity<br>38. <input type="checkbox"/> Coal<br>39. <input type="checkbox"/> Other - Specify <u>wood</u>                       | <b>I. TYPE OF MECHANICAL</b><br>Will there be central air conditioning?<br>44. <input type="checkbox"/> YES 45. <input checked="" type="checkbox"/> NO<br>Will there be an elevator?<br>46. <input type="checkbox"/> YES 47. <input checked="" type="checkbox"/> NO | <b>L. RESIDENTIAL BUILDINGS ONLY</b><br>53. Number of bedrooms <u>4</u><br>54. Number of bathrooms Full _____ Partial _____   |

CHECKED JUL 28 2016

Camp #1 Original had 1472 SF inc deck  
 $\times 30\% = 442$  SF

1472  
442  

---

1914 SF

proposed 39x40 1560 SF  
Deck 9x40 360 SF

1920 SF  
TOTAL

Camp #2 original had 350 SF inc deck  
 $\times 30\% = 105$  SF

350  
105  

---

455 SF

proposed 18x25 within 100 FT

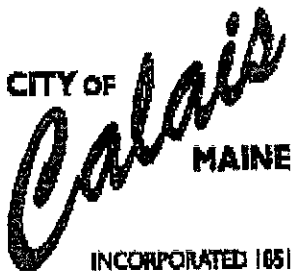
450 SF  
TOTAL

18x25 Beyond 100 FT

Barn Beyond 100'

24x40 = 960 SF

12x40 canopy



**OFFICE COPY**

CHECKED JUL 28 2016

**Building Permit**

Issue Date 11/18/2009

Permit# **B-09-1066**

Fee \$190.00

RE ID 034041E 000

Map **034** Lot **041** SubLot **E** Parcel **000**

= Location of Work **00547 HOWARD LAKE ROAD**

Owner's Name **STANLEY E CLARK**

Address **492 SOUTH ST**

City, State Zip **CALAIS ME 04619**

Owner Phone **207-454-3709**

Applicant's Name **STANLEY E CLARK**

Home Telephone # **207-454-3709** Work Telephone #

Mailing Address of Applicant **492 SOUTH ST**

**CALAIS ME 04605**

Property Information **Replacement of camps and accessory structures that were destroyed by fire 11/18/08**

Zone **R-4** Building Use **Seasonal Camp**

Estimated Total Cost of Activity **\$50,000.00**

Description: **CAMP**

Conditions **MUST MEET SETBACK REQUIREMENTS OF THE ZONE**

Permit Fee **\$190.00**

Code Enforcement Officer (x) \_\_\_\_\_

*James Porter*  
**James Porter**

Date \_\_\_\_\_

*11/18/09*

CHECKED JUL 28 2016

**AGENDA**  
**CALAIS PLANNING BOARD**  
**TUESDAY**  
**November 17, 2009**

***Meeting Location:***  
***Council Chambers***  
***City Building***

***Call to Order 6:00 p.m.***

|                 |
|-----------------|
| Chairman Bailey |
| Barnett         |
| Ramsey          |
| Wahl            |
| Alexander       |
| Moses           |
| Cody            |

**1) *Approval of Previous Minutes***

**2) *New Business***

***Stanley Clark , owner, 547 Howard Lake Road, Map 34, Lot 41E requesting site plan approval to rebuild camp and other structures that were destroyed by fire.***

***These were non-conforming structures in the shoreland zone.***

**4) *Adjourn***

CHECKED JUL 28 2016

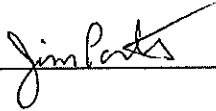
**Calais Planning Board  
Minutes  
November 17, 2009**

The Calais Planning Board met on this date at 6:00 p.m. in the Council Chambers of the Calais City Building. Members present were Bill Barnett, Gail Wahl, and Joe Moses. The minutes of the previous meeting were approved on a motion by Moses that was seconded by Wahl and all were in favor.

Judy Clark, on behalf of Stanley Clark, presented site plans to rebuild camps and accessory structures that were destroyed by fire on 11/18/08. He intends to rebuild with the same setback as before because the siting of the driveway and septic systems do not allow them to be moved back further. Also he proposed to build the portion of the structure with the 100 setback 30% larger without making them more nonconforming. A portion of camp # 2 and the barn are outside of the 100 foot setback, therefore the proposed expansion would be allowable. The Board reviewed the calculations and found them acceptable. They also found the rebuilt structure as proposed would be setback to the greatest practical extent. Moses made a motion to approve the site plan that was seconded by Wahl and all were in favor.

There being no other business before the Board, adjournment came at 6:30 p.m.

Attest: \_\_\_\_\_



Jim Porter, Secretary 011/18/09

CHECKED JUL 28 2016

CITY OF CALAIS

User: TLB 11/18/2009  
Transaction No.: 260164  
Paid By.....: STAN CLARK  
Check Number...: 006074

Txn 0004  
BUILDING PERMIT

|                      |               |
|----------------------|---------------|
| CODE ENFORCEMENT RFV | 190.00        |
| Total:               | <u>190.00</u> |

For Deposit Only.

CITY OF CALAIS  
11/18/2009 10:48 260164 0004  
Amount Tendered...: 190.00