

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
June 5, 2012**

All minutes are draft until approved by the DRB; please check future minutes for approval of these minutes.

Members Present: Graham Govoni, Chairman (GG), Melvin Harvey (MH), Tom Wawrzeaniak (TW) and Gary Houston (GH)

Members Absent: Pete Sweeney (PS), Malcolm Teale, Vice-Chair (MT), and Craig Fowler (CF)

Staff: Ron Rodjenski, Town Administrator

Guests: Ken Harvey; Karen Uhlendorf; Deb Slayton; Jim Hall; Kusserow attorney/agent, Karen Frascella; Graham Mink

Graham called the meeting to order at 7:00 PM.

1. APPLICATION #2012-008 submitted by Kerri LaMaster (Parcel #005-025-002.200, c) and adjoining property owners. This hearing is a continuance from May 10, 2012. GG opened the hearing. The agent for LaMaster, Graham Mink appeared and reviewed the project with the suggestion that if approved, he desired to not have to produce a new Mylar to remove the existing easement to Lot #1 from Spruce Lane. Motion by MH to close the public hearing and move into deliberations. Seconded by TW. Voting: 4 in favor, 0 against, motion passed.
2. APPLICATION #2012-011 submitted by Kenneth Harvey (Parcel 008-015-180) to construct a new fire pond on the westerly side of Sterling View Road, approximately 500 feet from Route 15, to be reviewed under Section III, K, Ponds, of the 2009 Hyde Park Zoning Regulations. The project is located in the RR2 Zoning District. GG opened the hearing and advised everyone that a board member, Melvin Harvey, is the brother of the applicant and also works with him as employee/employer. There was no objection to continuing with the four present board members, including MH. Ken Harvey provided an overview of the plans for the fire pond, which will be primarily below the existing grade of the land, except for the spill way. A new plan was submitted, with a cover letter dated May 23, 2012, stating that there is a gross gallon capacity of 252,000, See plan dated 05-03-2000, last revised 05-23-2012. The applicant has designed the pond to minimize the risks to the downstream culvert for Jim Hall's property. Hall advised that the amount of water already coming onto his property, front lawn, is causing erosion now. Ken Harvey advised that a 15" culvert was upgraded to 18" as part of the park's Act 250 permit but was replaced at Sterling View's expense back to a 15" culvert in 2011. Ken Harvey said the pond is not likely to increase the erosion on the Hall property since the amount of water is not increasing. Ken Harvey estimated that the amount of water that is above the existing grade is about 30% with 70% at or below existing grade of the land. Motion by MH to close the public hearing and move into deliberations. Seconded by TW. Voting: 4 in favor, 0 against, motion passed.
3. APPLICATION #2012-012 submitted by Adrie and Paul Kusserow and Patricia Perl to create one 17 acre residential lot at 501 Diggins Road, to be reviewed under the 2009

Hyde Park Subdivision Regulations. The project is located in the Conservation-10 Acre Zoning District. GG opened the hearing and swore in Karen Frascella, agent for Kusserow. Karen reviewed the need for a subdivision permit to proceed with the transfer of this vacant land. The DRB acknowledged that the town had already approved the subsequent subdivision of the lands, but also realized that no prior permit from the town had been issued to create the 17 acre parcel which was subdivided first by the Kusserow's. Motion by MH to close the public hearing and move into deliberations. Seconded by GH. Voting: 4 in favor, 0 against, motion passed.

5. Minutes: Deferred 11-01-2011 minutes until a quorum of those present at the meeting are able to vote on the minutes. Motion by TW to approve the minutes of May 1, 2012, as written. Seconded by GH. Voting: 4 in favor, 0 against, motion passed.
6. Rules of Procedure. Motion by MH to approve the Rules of Procedure and Conflict of Interest Policy. Seconded by GH. Voting: 4 in favor, 0 against, motion passed.
7. Adjourn – Motion by MH, TW seconded, to adjourn at 8:05 p.m. So voted.

Respectfully Submitted,
Ron Rodjenski, DRB Clerk
Town Administrative Officer