

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
January 8, 2013**

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Members Present: Graham Govoni, Chairman (GG); Malcolm Teale, Vice-Chair (MT); Craig Fowler (CF); Tom Wawrzeniak (TW) and Gary Houston (GH)
Members Absent: Pete Sweeney (PS) and Melvin Harvey (MH)
Staff: Ron Rodjenski, Town Administrator/DRB Staff
Guests: Roger Audet; Ralph Larson; Eric Francalangia; Melissa Sheppard; Tom Sheppard; Scott Francalangia; Mark Courchaine; David Lachtrupp; Jeff Beattie; David Garbutt

GG called the meeting to order at 7:00 P.M.

1. Welcome and public comment – No public comment.
2. #2012-058 submitted by Ralph Larson for **Sterling Meadow Farm, LLC** (Parcel #015-038-090, 124 acres) to amend a prior subdivision approval by relocating and extending roadway easements and associated improvements for lots to be served by a private road known as Green Park West Road off Battle Road Road. The hearing was opened and Ralph Larson was sworn in by the Chair. Ralph explained that some boundary line adjustments were made since the last time by an administrative permit and now he was relocating T2 turnaround and creating a new ROW on Developer's Special (a 20.7 acre lot) to serve the remaining acres of 109.5 acre which require DRB approval. The changes were depicted on a sketch prepared by Ralph. The parcel called Solar (WW-5-5690-1) is now dissolved and merged with the remaining lands. Ralph explained that the turnaround called "T-2" would be 140-feet by 70-feet from the center of the T. T3 is the new turnaround crossing Developer's Special lot. Rodjenski handed out a memo on road construction schedules and standards, dated January 7, 2013. Ralph stated that A-76 town highway standards are expensive and he would like his and other similar subdivisions in town to comply with a lesser standard. Dave Lachtrupp stated that Mountain View Drive seems to meet A-76 and TW explained that prior Selectboards wanted all roads to meet A-76 (a minimum 24-foot wide roadway). Ralph advised that the town needs to come to an agreement on what the private road standards are, if different from A-76 or other town standards. The hearing was closed.
3. Re-opening public hearing on application #2012-055 submitted by **Lawrence Demar** (Parcel#001-100-363, two parcels) to request conditional use and site plan review for a mixed use project on two adjacent parcels. The hearing was opened and Larry Demar was sworn in by the Chair. Rebecca Pfeiffer was contacted by Larry regarding the floodplain issues and the state would like to see the flood elevation surveyed onto the parcel. Because of the cost of surveying, Larry would like to revise his plan to remove any parking from the former Church parcel which was proposed near the river so that the floodplain will not be an issue. Larry would like to keep the four parking spaces directly behind the duplex. Rodjenski noted that the wastewater piping seems to be under those four parking spaces. The Board admitted into evidence, as Exhibit #1, the 5-page document from Fire District #1 regarding the water source protection area and map. The Board will take this new information into consideration. The hearing was closed.
4. #2012-057 submitted by **David and Gail Garbutt** (Parcel #017-001-240, 11.6 acres) seeking approval to construct one pond with an embankment under Section K of the 2009 Town of Hyde Park Zoning Regulations. The project is located at 3205 Center Road. The hearing was opened and David Garbutt and Mark Courchaine were sworn in by the Chair. Garbutt's engineer, Dean Walker, is available by phone. Mark Courchaine stated that if the pond is overcome then the spillway would be used to send water into a natural water way. Tom W explained that the impact downstream with the size of the impoundment, based on the as-built and the contractor's sketches, which has proper side slopes, results in minimal downstream impacts. Tom W estimated that the pond holds about 1 million gallons of water (133,000 cubic feet) but the speed of water in a catastrophic failure would be substantially reduced in the shallow area immediately downstream and then the flow would continue into a small stream eventually crossing Brook Road. Mark C explained that the pond is 100% spring fed and no streams enter the pond.

The overflow pipe will handle about 1,000 gallons per minute. Garbutt plans on finishing erosion control in Spring 2013. The two sketches by Mark C were entered into the record as Exhibit 1 and 2 with Exhibit 3 being the as-built drawing by Dean Walker, PE as admitted into evidence. The hearing was closed.

5. #2012-059 submitted by **Jeff Beattie** on behalf of landowner, Robert Bergum (Parcel #004-006-199, Lot #6) to amend prior subdivision conditions that did not allow development of Lot #6 at the end of a private road in the River Bend Meadow subdivision off Barnes Road. The hearing was opened and Tom W recused himself from the DRB and was sworn in by the Chair as the applicant's representative. Tom W explained that the state permit to remove the deferred status of Lot 6 has been issued and now the Board is being asked to remove the local deferral to allow the development of Lot 6 with a single-family home. The Board confirmed that covenants are in place for road maintenance to Lot 6. Jeff Beattie was sworn in by the Chair and he stated that the covenants do address road maintenance requirements for Lots 2 through 6 since Lot 1 is accessed directly by Barnes Road. Tom Sheppard asked if his own engineer could review the plans and offer comment to the DRB. GG stated that the opportunity to review the plans is available, however, and concerns could be raised on an appeal, noting that the state has jurisdiction over the wastewater system and water supply, not the town. Rodjenski offered that if the Chair felt there was a significant error in the information presented tonight, that Mr. Sheppard would need to immediately contact the DRB Chair and ask that the hearing be opened but the request would need to be made before a written decision is issued. The hearing was closed.

6. **Minutes:** Deferred 12-04-2012 until February.

The DRB moved into deliberative session with Ron Rodjenski on all matters.

7. **Adjourn** – Motion by GH, CF seconded, to adjourn So voted at 9:02 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk