

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
May 7, 2013**

*All minutes are draft until approved; please check future minutes for approval of these minutes.*

Members Present: Graham Govoni, Chairman (GG); Malcolm Teale, Vice-Chair (MT); Craig Fowler (CF); and Tom Wawrzeniak (TW)  
Members Absent: Gary Houston (GH); Pete Sweeney (PS); and Melvin Harvey (MH)  
Staff: None  
Guests: Larry Demar, Jr.; Roger Audet for the Fire District #1; Chris Swenson

---

GG called the meeting to order at 7:08 P.M.

1. Welcome and public comment – No public comment.
2. Application #2013-010 submitted by Thomas Wood and Chris Swenson for a subdivision amendment to adjust right-of-ways and easements for properties identified on a survey, last revised November 5, 2005 and recorded in Slide #82 of the Hyde Park Land Records (Parcels #021-001-020, #021-001-020.100 and #021-001-020.300). The properties are located along Centerville Road, northerly and adjacent to the Hyde Park Fire Station, in the LRA Zoning District for the Village of Hyde Park.  

Chris Swenson was sworn in by the Chair. Chris explained that the recorded survey does not properly reflect the proposed driveway to his two interior lots and the easement needs to be adjusted slightly for the Swenson lots. Swenson advised that Wood agreed to give up the easement on the proposed Swenson lots. Slide 82 was reviewed and would need to be updated to show the proposed easements. Lot B needs a 50 foot easement to access the Wood home and not conflicting with the sewer easement from Lot B to the Wood home parcel. The Wood home may need a highway access permit from the Selectboard. Motion by TW to approve application #2013-010 to depict the rights-of-ways across Lot B to serve Lot D and Lot C; 50-foot ROW off Centerville Road for Swenson to be slightly adjusted easterly along an existing drive; removal of a 50-foot ROW that crosses Lot D to Lot A; Lot B's access to Lot A (business) should be depicted from Centerville Road with depiction of the existing sewer easement with sufficient separation. Applicants will submit a revised survey map at the next meeting. This hearing closed with the condition that a draft survey be submitted to the DRB on June 4, 2013. Seconded by MT. Voting: 4 in favor, 0 against, motion passed.
3. Continuance of 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 mixed use will contain one two-family home, one single-family home and an auto repair business with parking and storage of equipment located on both parcels. The request comes under the 2009 Town Zoning Regulations, Section F, Conditional Use, "7. All other land uses not classified above". The applicant also requests a waiver of the required 50-foot setback requirement from Route 100 for the proposed parking area and approval to modify the locations of the proposed uses in the future. The property is located at 5169 and 5187 VT Route 100 in the North Hyde Park/Garfield Zoning District. Larry was sworn in by the Chair. Larry explained that his engineer Dean Walker is back and they confirmed the location of the existing septic is at least 10 feet from the proposed 2-car duplex parking area. Larry will work on the floodplain boundary and come back in June. Motion by CF to continue the hearing to June 4, 2013. Seconded by TW. Voting: 4 in favor, 0 against, motion passed.
4. Minutes: Motion by CF to approve the 03-05-2013 minutes, as written. Seconded by MT. Voting: 4 in favor, 0 against. There was no meeting in April 2013.
5. Other Business: Mobile home on the same lot with another existing mobile home. An April 16, 2013 letter from the zoning administrator ruled that a subdivision permit is needed. On May 7, 2013, the DRB received a letter dated May 6, 2013 asking for the DRB to approve the second home. GG advised that the appeal is out of time and the administrator's decision is final.
6. Adjourn – Motion by MT, TW seconded, to adjourn. So voted at 7:30 p.m.  
Respectfully Submitted,  
Ron Rodjenski, DRB Clerk