

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
July 2, 2013**

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

Members Present: Malcolm Teale, Vice-Chair (MT); Melvin Harvey (MH); Tom Wawrzeniak (TW); Gary Houston (GH); Pete Sweeney (PS); and Craig Fowler (CF)
Members Absent: Graham Govoni, Chairman (GG)
Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk
Guests: Larry Demar, Jr.; Alison Demar; Edward Andrus; Marjorie Andrus; Ralph Larson; Dave Lachtrupp; Garrett Hirchak

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

1. **Welcome and public comment** – No public comment.
2. **Application #2013-027 submitted by James and Monica Wood** (Parcel #005-100-132) for a Planned Unit Development to allow a second home on one parcel using an existing shared driveway under Section III, J PUD of the 2009 Town Zoning Regulations. The property is located at 3028 VT 100 in the RR2 Zoning District.

James Wood explained that the plan is to have four lots share the very beginning of the driveway. PS advised that the beginning of the road with four dwellings would need to meet the town road standards. Wood advised that he has received all state permits, except the town PUD approval. Motion by MH to approve the PUD application #2013-027 with a written decision to be sent to the applicant. Seconded by PS. Voting: 6 in favor, 0 against, motion passed.

3. **Application #2013-028 submitted by Lyndon Burkholder** (Parcel 016-001-109) for a Conditional Use Approval to allow retail trailer sales on an existing residential-agricultural parcel under Section II, D - #9, All other uses of the 2009 Town Zoning Regulations. No structures are proposed, only one outdoor display area. The property is located at 1 North Hyde Park Road in the RR2 Zoning District.

Lyndon Burkholder appeared and explained that the trailer sales would be on his agricultural parcel with the trailers placed on grass, not gravel, to keep it a temporary nature, with no sign. The Selectboard has approved a pull-off area along Centerville Road of 85-feet along the north side of the town road. Lyndon projected about 10-12 trailers were present now with a maximum of 25 trailers, all of which would be contained in the area Motion by GH to allow the retail trailer sales for up to 25 trailers per the submitted application with a written decision to be sent to the applicant. Seconded by MH. Voting: 6 in favor, 0 against, motion approved.

4. **Application #2013-029 submitted by Ian Grant** (Parcel 018-015-160) for a Conditional Use Approval to allow a free-standing sign and a dog daycare facility in an existing commercial building owned by Larry Jourdan under Section II, D - #4, Commercial Use of the 2009 Town Zoning Regulations. The property is located at 52 VFW Drive in the RR2 Zoning District.

Ian Grant was present to review the project. Larry Jourdan was present. He is relocated from Wolcott. Bill Murphy asked about the dog barking. Grant advised the DRB that barking dogs would be brought into the second half of the Jourdan building he is renting. He also limits the length of time that owners can bring and pickup dogs. Grant advised that he is familiar with the dog barking issues from Wolcott, which has gone well. Grant estimated that he will have employees, the state vet has advised that there are no concerns, and he is in process of updating his state wastewater permit. Larry submitted a site plan showing proposed location of a 32 sf sign just outside the VFW Road right-of-way. Motion by CF to approve the application with a letter coming shortly. Seconded by GH. Voting: 6 in favor, 0 against, motion passed.

5. **Application #2013-030 submitted by Steven and Alana Lambert and Margaret Walker** for a Subdivision Amendment to relocate a single-family driveway and a Setback Waiver to allow a 4' setback for an attached garage where 25-feet is required. The requests come under the 2009 Town Subdivision regulations and Section IV-A (A,2) Waivers of the 2009 Town Zoning Regulations. The property is located at 339 Puckerbrush West Road in the RR2 Zoning District.

Rodjenski informed the DRB that the applicant withdrew his application in June, after the warning was published. No decision necessary.

6. **#2013-031 submitted by Leopold Leriche** (parcel 012-051-010) for a Planned Unit Development to allow one existing single-family home and two two-family homes on one parcel (one two-family is existing, one is proposed) using an existing shared driveway under Section III, J PUD of the 2009 Town Zoning Regulations. The property is located at 280 Leriche Road in the RR5 Zoning District.

Leopold Leriche advised that the first house was built as duplex, he has one single-family home, and is requesting to convert his detached garage to a duplex. All structures are completed and state permits have been issued with the new duplex in the garage. Access is from a town highway, Leriche Road.

Motion by MH to approve the application with two duplexes and one single-family residences as a PUD with no new structures to be built and a letter to be sent. Seconded by GH. Voting: 6 in favor, 0 against, motion passed.

7. **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.

On behalf of Larry Demar, Allison submitted some elevation points and a request for a continuance to August. Motion by MH to continue until August 6, 2013. Seconded by PS. Voting: 6 in favor, 0 against, motion passed.

8. **Minutes:** The review of the May and June 2013 minutes was deferred.
9. **Other Business:** None.
10. **Adjourn:** Motion by MT, MH seconded, to adjourn. So voted at 7:49 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk