

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
September 3, 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); Tom Wawrzeniak (TW), Pete Sweeney (PS), Melvin Harvey (MH); Gary Houston (GH); and Craig Fowler (CF)

Members Absent: None

Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk

Guests: Kristopher Dompierre, Ruth Dompierre and Son

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GG called the meeting to order at 7:01 P.M.

1. **Welcome and public comment** – No public comment.
2. **Application #2013-040 submitted by Kristopher Dompierre** (Parcel #016-100-060) to request subdivision approval to create a 2 acre single-family residential lot with the remaining lands, approximately 155 acres, being undeveloped. The request comes under the 2009 Town Subdivision Regulations. The property is located at 1426 VT 100 in the Rural Residential Zoning District.

Kristopher Dompierre and Ruth Dompierre were sworn in by the Chair. Kris reviewed the project to create a 2-acre residential rectangular parcel with access directly off Route 100. The house is proposed at 35-feet from the north property line. Ruth advised that Allen Newton has done the survey work and presented a paper copy of the survey showing the 2-acre parcel. The proposed survey showing a portion of the Newton survey, dated Sept 2013, and showing the setbacks meeting or exceeding the town setback requirements was marked as Exhibit A. The draft wastewater system plans were reviewed and a final approved plan will be maintained on file with the State of Vermont. A map of the prime ag soils was reviewed which was prepared by Outback Designs, dated August 2013, showing the 2-acre parcel containing some prime agricultural soils. The impact of the new house is on the edge of the prime ag areas resulting in a minimal impact and minimal fragmentation on the future use. Allen Newton's draft survey for recording was marked as Exhibit B. The site plan dated August 20, 2013 showing the wastewater design, prime agricultural soils and site development was marked as Exhibit C. The property sketch plan showing the boundary lines with prime ag. is D and the sheet with mound system design was marked as Exhibit E.

Motion by PS to approve the waiver of the sketch plan hearing so this hearing can be a final hearing. Seconded by TW. Voting: 7 in favor, 0 against, motion passed. Motion by MT to approve application #2013-040 for a 2-acre subdivision for a single-family dwelling as depicted on the application and presented in the testimony and evidence submitted with a written decision and standard conditions. The approval is subject to submitting a final survey being submitted in conformance with the application. Seconded by CF. Voting: 7 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 not present. Motion by MH to send Larry Demar a letter detailing the specific items required under the zoning regulations to continue review of the application. The new information

must be submitted by September 24, 2013 and continue the public hearing to October 1, 2013 at 7:00 p.m. Seconded by GH. So voted.

4. **Minutes:** Motion by GH to approve the minutes of May 7, June 4, July 2 and August 6, 2013, as written. Seconded by MH. Voting: 7 in favor, 0 against, motion passed.

5. **Other Business:** None.

6. **Adjourn:** Motion by MH, MT seconded, to adjourn. So voted 7:40 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk