

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
December 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); Melvin Harvey (MH); Pete Sweeney (PS); and Tom Wawrzeniak (TW)

Members Absent: Gary Houston (GH) and Craig Fowler (CF)

Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk

Guests: Ralph Larson, Dave Lachtrupp, Daniel Hale, Donald Hale and Gail Garbutt

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

1. **Welcome and public comment** – Ralph Larson asked that a copy of signed plats be provided to the applicant. GG agreed that was a good idea.
2. **#2013-061 submitted by Daniel Hale and Donald Hale Jr** (Parcel #005-030-002) to request a subdivision amendment to modify lot lines and remove a vehicular easement in a two-lot residential subdivision previously approved under Permit #2013-044. The request comes under the 2009 Town Zoning and Subdivision Regulations. The property is located at 474 North Hyde Park Road in the Rural Residential Zoning District.

Daniel Hale was sworn in by the Chair. Hale is requesting that the 50-foot easement previously approved in #2013-044 become part of the land area for Lot 2. The application also seeks three waivers; a setback waiver for the existing shed so it may remain in its current location near the former 50-foot easement line, a waiver of the minimum lot width of 75 feet and a sketch plan hearing waiver. A map dated November 15, 2013 was presented showing the revisions to Lot 1 which contains an existing house and shed. Hale stated that Carl Fuller from the State ANR Office has determined that Lot 1 does not need a state wastewater permit amendment because the acreage is not changing and no wastewater system amendments are proposed. Motion by PS to close the hearing and move into deliberations. Seconded by MT. Voting: 5 in favor, 0 against, motion passed.

3. **Other Business** – Ralph Larson and Dave Lachtrupp were present to discuss the conditions of a subdivision permit issued in June 2013, #2013-016. Permit condition #8 requires that a plat showing the entire remaining lands of Sterling Meadows Farm, LLC, be recorded within 180 days from the date of the decision. The Board reviewed the permit conditions. Lachtrupp stated that a closing on one of the three Mosig lots is scheduled for this Thursday and Condition #8 can not be completed by that time. Larson requested that Condition #10 also be modified or removed; requiring a town inspection of survey pins prior to zoning permits being issued. Rodjenski noted that changing a final decision requires DRB approval. Larson stated that since the first survey under #2013-016 was recorded on November 7, 2013, there are two more surveys to be prepared. One survey will show the area near the T-2 turnaround and a third plat will show the remaining lands and T-3. Rodjenski advised that a complete subdivision amendment application is due next Thursday Dec 12th for a DRB public hearing on Jan 7th. Rodjenski advised that if condition #8 is not met, then both subdivision permits may be null and void. Larson advised that the cost to complete a full survey of the remaining lands of Sterling Meadows Farm LLC was in the \$80,000 to \$100,000 range. GG advised Lachtrupp and Larson that the board would continue the discussion later in the meeting regarding Condition 8 and 10. Lachtrupp and Larson left the meeting at this point.
4. **Minutes:** October 1, 2013 and November 5, 2013 Minutes. Deferred 11/5/2013. Motion by MH to approve the October 1, 2013 minutes as written. Seconded by TW. Voting: 5 in favor, 0 against, motion passed.
5. **Green Park West/Sterling Meadows Farm LLC:** The Board discussed Condition #8 in Subdivision Permit #2013-016, noting that the same condition exists in #2013-017. The Board felt that if the remaining lands of Sterling Meadows Farm LLC lands could be shown on a site location map inset, but not surveyed, then it would meet Condition #8. However, the 180-day deadline cannot be extended without DRB approval and similarly, the requirement that all right-of-ways and the T-2 and T-3 turnarounds be surveyed and depicted on a plat can not be modified or removed without DRB review and approval at a public hearing.
6. **Adjourn:** Motion by GH, MH seconded, to adjourn. So voted at 8:31 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk