

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
January 7, 2014**

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); Melvin Harvey (MH); Gary Houston (GH) and Tom Wawrzeniak (TW – by phone only for State of VT/Court)

Members Absent: Pete Sweeney (PS)

Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk

Guests: Gordon Tallman; Deanna Judkins; Terry Judkins; Ralph Larson; Janet Larson; Joe Monthey; Ben Neilsen; Katherine Watson; Tricia Harper; Steve Smith, SAS Architects; Kathy Hobart; John Collins, Esq.; Side Judge Karen Bradley; Fred Prevost; Autumn Prevost; William Ashline; Chad Beisswanger; Emily Neilsen; James Watson; John Clark; Randy Pratt;

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

1. Welcome and public comment –

2. #2013-063 submitted by **Gordon Tallman** (Parcel #022-049-018) to request for a 2-lot residential subdivision on a shared private road; creating a 2.28 acre lot and a 2.30 acre lot. The request comes under the 2009 Town Zoning and Subdivision Regulations. The property is located at 830 Silver Ridge Road in the Rural Residential 2 Zoning District.

GG swore in Gordon Tallman. Gordon explained that he is proposing to divide one vacant lot near his home into two residential lots. The lots are served by a shared driveway off Silver Ridge Road. Gordon submitted a draft survey showing the new boundaries with each lot being 2 acres or more. Access is by a shared private driveway which will be called Tallman Road. The road is generally a flat grade with just one section that had a slight incline. Gordon advised that all lots will be subject to a road maintenance agreement. Motion by MT to approve the two lot subdivision with a final written decision to be sent with general conditions. Seconded by CF. Voting: 5 in favor, 0 against, motion passed.

3. #2013-064 submitted by **State of Vermont** Buildings and General Services on behalf of the Lamoille County Court (Parcel #021-004-093) for conditional use and site plan review to renovate 16,655 square feet and construct two side additions totaling 11,340 square feet for a total project of 27,995 square feet. A setback waiver for the front yard and side yard minimum setback distance are requested. The request comes under Section 213(d) of the 2000 Village Zoning Regulations. The property is located at 154 Main Street in the Commercial Residential District.

GG swore in Tricia Harper; Steve Smith, SAS Architects; Kathy Hobart; John Collins, Esq.; Side Judge Karen Bradley. Kathy Hobart explained that the proposed addition and renovations are long overdue and the County will benefit from a unique relationship with the State of Vermont regarding property ownership and funding. The basic project is to add an east side addition and a south side addition with interior renovations. The state will be leasing the land that the building additions are to be constructed upon and the land will not be sold to the State as some prior County/State projects have done in the past. The State will fund the project and the building will remain owned by the County with the project costing about \$7.9 million. Steve explained that the additions totaled about 11,000 sq feet. Landscaping improvements are proposed to screen the telecommunications tower and the parking lot located on the west side of the parcel. Steve stated that a sprinkler system will be added and since there is no change in use proposed, no new parking is proposed. Steve explained that Commonwealth Ave will be used for access but it is uncertain whether the road creates a rear or front yard. Karen noted that the new work will be ADA-compliant. The road width is not changing, just being repaved. Ralph Larson stated that there is a 99-year lease granted to Janet Larson for the Larson's use of a 0.10 acre section of the southern part of the court parcel. Ralph Larson advised that the lease results in an additional setback waiver request and he wants the building to be built with an honest idea of the existing ownerships in the area. Janet Larson stated that

Commonwealth Avenue was a town road. Ralph estimated that the distance between the new addition and the Larson's northerly boundary line, including the leased area, is 11.5 feet. Steve summarized the proposed 24 parking spaces as 21 spaces located west of the Sheriff's building, 2 parallel spaces along Commonwealth Avenue and one interior parking for 24 spaces on the parcel – the existing spaces are 25. Steve stated that the rear addition is 25 feet to the Larson property line (not the lease land) and 20 feet from the proposed east addition to the nearest property line. Steve submitted a set of photos showing a mock-up model of the completed project and a set of undated plans. John Collins, Esq. asked for a copy of the lease or a title opinion prepared by the Larson's attorney. Steve stated that he would submit a survey map showing the boundaries of the lease area. Tricia stated that the Fire Chief advised her that the 35 foot height limit could be exceeded. John Collins, Esq. advised that Section 214.1 of the Village Zoning Regulations states that setbacks waivers may be granted if there are no adverse environmental or aesthetic impacts. Motion by MT to continue the hearing to February 5, 2014 at 7:00 p.m. with a recess memorandum to be sent to all parties. Seconded by CF. Voting: 5 in favor, 0 against, motion passed.

4. #2013-065 submitted by **Fred and Autumn Prevost** (Parcel #040-035-001.002) to seek a waiver of setback under Section IV-A, A, 2 for 24' X 30' detached garage and remove an existing 12' X 12' shed under Section III, C of the 2009 Town Zoning Regulations. The property is located at 37 Whitcomb Island Road in the RR 2 Residential Zoning District.

GG swore in Fred and Autumn Prevost. Fred advised that the existing 12' x 12' shed would be removed and a new 24' x 30' garage will be built 25 feet from Bill Ashline. Fred stated that the new garage will require a setback waiver to the Nancy Grogan parcel to the west, but it would be no closer than 5-feet to the property line. Fred asked for a delay in enforcement on the 12' x 12' shed until better weather when construction can start on the new garage. The new garage will be outside of the shared 50-foot right-of-way with Ashline. Fred will provide a copy of a letter from Grogan stating no objection to the setback waiver. The Board agreed that the 12' x 12' shed could stay until January 1, 2015. Motion by MT to approve the setback waivers with a final written decision to be sent with general conditions. Seconded by GH. Voting: 5 in favor, 0 against, motion passed.

5. #2013-066 submitted by Paula Yankauskas d/b/a **Lamoille Valley Veterinary Services** (Parcel #021-015-039) for conditional use and site plan review for one 6' X 4' business sign on wooden posts with downward-facing lights under Section 470 of the 2000 Village Zoning Regulations. The property is located at 278 VT Route 15 East in the RSD Zoning District.

GG swore in Randy Pratt. Randy advised that he is representing Paula Yankauskas for approval of one 24 square foot free-standing sign along Route 15 with down-lit lighting. Randy advised that better signage will improve the ability of drivers on Route 15 to see the driveway entrance. Motion by GH to approve the sign on wooden posts with down-shielded lighting to be in compliance with Section 470 and not to exceed 25 sq ft. with a final written decision to be sent with general conditions. Seconded by MT. Voting: 5 in favor, 0 against, motion passed.

6. #2013-067 submitted by **Green River Provisions, LLC** (Parcel #010-007-140) for conditional use and site plan review for renovations to an existing structure/plot to convert historic schoolhouse to small market and butcher shop under Section II, F of the 2009 Town Zoning Regulations. The property is located at 3058 Cleveland Corners Road in the North Hyde Park / Garfield Zoning District.

GG swore in Joe and Ben. Joe advised that the renovations to the old schoolhouse will be for a grocery and a small butcher shop and to improve the look of the building to be closer to the original school house design. A couple of small additions will be done with 3 to 5 parking spaces created off Garfield Road. The seasonal creek on the parcel will be crossed with a culvert. Joe advised that he is working with the State of Vermont on any required state permits. A front yard setback waiver for a planned ADA ramp may be needed on the east side of the building. Motion by GH to approve the application for the renovation of the building for retail sales with a front yard setback waiver to Cleveland Corners Road to allow for an ADA ramp and other town and state approvals before construction starts. Seconded by MH. Voting: 5 in favor, 0 against, motion passed.

7. **Other Business** – None.
8. **Minutes:** November 5, 2013 and December 3, 2013 Minutes. Motion by MT to approve the November 5, 2013 and December 3, 2013 minutes, as written. Seconded by GH. Voting: 5 in favor, 0 against, motion passed.
9. **Adjourn:** Motion by GH, MH seconded, to adjourn. So voted at 8:12 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk