

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
January 6, 2015**

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

Members Present: Malcolm Teale, Chair (MT); Craig Fowler, Vice-Chair (CF); Melvin Harvey (MH); and Gary Houston (GH),
Members Absent: Pete Sweeney (PS) and Charlie Aronovici (CA)
Recused: Tom Wawrzeniak (TW) as he is the applicant's consultant
Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk
Guests: Pierre Marcoux and Gisele M. Kloeckner

MT called the meeting to order at 7:15 P.M.

1. **Welcome, Modifications to Agenda and Public Comment:** No public Comment.
2. *Application 2014-063 submitted by Rene Marcoux (Parcel 08-056-001) for a two-lot subdivision of a 27 acre parcel; one 2.01 acre lot with an existing single-family home and the remaining lands of 25.1 acres to remain undeveloped. The request comes under the 2009 Town Subdivision Regulations. The property is located at 129 East Johnson Road in the Rural Residential Zoning District.*

Tom Wawrzeniak recused himself as he is the applicant's consultant. MT swore in Tom Wawrzeniak. Tom explained that the land has been in current use and the existing 3-bedroom homestead will now be on the new two acre with balance of the parcel, 25.2 acres, being undeveloped. Tom explained that all improvements for the 3-bedroom home are existing; water, wastewater, structures and access, and no new development or modifications are proposed other than the creation of the two lots. A state land use permit, #WW-5-6781, has been issued for the home on the proposed 2-acre lot. Motion by CF to approve the application #2014-063. Seconded by GH. Voting: 4 in favor, 0 against, motion passed.
3. **Other Business** – The Board discussed the proposed zoning ordinance which is being finalized by the planning commission for their hearing process. MT expressed concern for the removal of “all other uses” which are now allowed as conditional uses in residential zoning districts. Rodjenski offered that the use index does provide more specific uses, and some interpretation flexibility to the DRB, but in some cases, commercial and industrial activity will longer be allowed in primarily residential neighborhoods. CF expressed some concern for maintaining the current large minimum lot sizes, noting that large lots typically prevent younger home owners from building in those areas of town. Rodjenski noted that similar to the proposed form-based code, which is a newer zoning concept being implemented in village settings, removing minimum acreage requirements in favor of “land capability standards” could be proposed to the planning commission for a future zoning amendment process.
4. **Minutes** – December minutes deferred to February.
5. **Adjourn:** Motion by CF to adjourn; no objection. So adjourned at 7:45 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk