

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
April 14, 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); Gary Houston (GH); Charlie Aronovici (CA) and Tom Wawrzeniak (TW)  
Members Absent: Pete Sweeney (PS);  
Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk  
Guests: Rebecca Dennis and Nate Perham; Janet Jones and Kristen Howell

---

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

1. **Welcome, Modifications to Agenda and Public Comment:** No public comment or changes to the agenda.
2. **Hearing** – *Application #2015-006 submitted by Janet Jones, Michael Hamilton, and Carol Hamilton for a two-lot residential subdivision approval (Parcel ID 01-100-269). Proposed Lot A has an existing single-family home consisting of 2.12 acres and Lot B is proposed for single-family residence with 2.22 acres. A waiver of sketch hearing is requested, and if granted, this would be the final hearing. The request comes under the 2009 Town Subdivision Regulations. The property is located at 4705 VT 100 in the RR2 Zoning District.*

MT opened the hearing at 7:00 p.m. Janet Jones was sworn in. Janet presented the VTrans letter of intent for the new access onto Route 100 and Gunner McCain's finding that Lot B has capacity for a mound system and additional design work is needed to submit for a final state wastewater permit. No members of the public appeared. Motion by Melvin to move into deliberative session. Seconded Craig. Voting: 6 in favor, 0 against, motion passed.

3. **Hearing** – *Application #2015-007 submitted by Nathaniel Perham and Rebecca Dennis (Parcel ID 21-002-011 ) for a setback waiver request to allow a two-story residential addition (20' X 24') which will be 16 feet to the side property line where a minimum of 25 feet is required under Section 230 of the 2000 Village Zoning Regulations. Applicant is seeking an extension of their permit effective period to complete the project from two years to four years. The property is located at 122 Depot St in the RSD Zoning District.*

MT opened the hearing at 7:07 p.m. Rebecca Dennis was sworn in to testify. No members of the public appeared to provide comment on the application. The request for additional time to four years was requested to provide time to fund the project. The setback from the drip line of the new addition to the property line will be 16 feet. One letter of support from the neighbor to the north of the parcel.

Motion by Melvin to move in to deliberative session. Seconded by Craig. Voting: 6 in favor, 0 against, motion passed.

4. **Deliberations** – The Board met in deliberative session after both applicants left the room.
5. **Minutes** – Motion by Melvin to approve the March 3, 2015 minutes, as written. Seconded by Craig. Voting: 5 in favor, 0 against, 1 abstained (Tom as he was absent) motion passed.
6. **Other Business** – Next Meeting is May 5, 2015 – 7:00 p.m.
7. **Adjourn:** Motion by CF to adjourn; no objection. So adjourned at 7:16 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk