

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

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

Members Present: Malcolm Teale, Chair (MT); Melvin Harvey (MH); Gary Houston (GH); and Charlie Aronovici (CA)
Members Absent: Pete Sweeney (PS); Tom Wawrzeniak (TW); Craig Fowler, Vice-Chair (CF)
Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk
Guests: David Williams, Lamoille County; Joel Page; Mike McCardle; Ralph Larson; Andre Laque; Steve Smith.

MT called the meeting to order at 7:30 P.M. Both of the applications tonight were continued from May 5th.

1. Welcome, Modifications to Agenda and Public Comment: No public comment or changes to the agenda.
2. Application #2015-010 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 add a chiller enclosure to the approved site plan for the courthouse addition. 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.

MT opened the hearing and read the public notice and swore in the parties that will testify. David Williams introduced himself as an agent for Lamoille County and reviewed the reason for the amendment request. The County is no longer installing geothermal and must install an exterior cooling unit. The geothermal test well produced significant vibrations and drilling more could negatively impact historic structures in the Village. Steve Smith presented the plans that show the new "fluid cooler or chiller" inside an enclosure outside the road right-of-way and in line with the new south addition. The generator will remain in place for the 911 dispatch center. There are buried propane tanks proposed on the east lawn and the chiller enclosure is about 12 feet high and is in front of the 911 system's generator when viewed from Commonwealth Ave. The enclosure has a metal door for access and servicing. The state completed an acoustic report to support the addition which was reviewed by the DRB. Ralph Larson stated that the noise impact is limited at 42 decibels at the front of the Larson house. Motion by Melvin to move into deliberative session. Seconded by Gary. Voting: 4 in favor, 0 against, motion passed.

3. Application #2015-011 submitted by Sterling Meadows Farm, LLC (Parcel 015-038-90.104) for a two-lot subdivision, one new 2-acre parcel off the Class 4 Town Highway, Webster Road, for a single-family home and the remaining lands of approximately 80 acres to remain undeveloped. The application requests a waiver of the sketch plan hearing requirement to make this the final hearing. The request comes under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations. The property is located off Webster Road and is in the Rural Residential 2 Zoning District.

MT opened the hearing and read the public notice and swore in the parties that will testify. Ralph presented the sketch of the proposed 2-acre parcel near Webster Road with the remainder of the farm being about 100 acres. The Class 4 section of TH#38 is proposed to be used for access to then access Grimes Road. The final location of the lot will be determined during the final survey by Glenn Towne. Ralph stated that some preliminary soil work has been done. Andre stated that he would prefer to have his driveway a driveway and not a road. Ralph stated that he may grant easement to Andre. Motion by Melvin to continue to June 2, 2015 at 7:00 p.m. to allow time for Ralph to prepare a complete access plan and to meet with the Selectboard to discuss the use of Webster Road. Seconded by Gary. Voting: 4 in favor, 0 against, motion passed.

4. Minutes – Motion by Melvin to approve the April 1, 2015 minutes, as written. Seconded by Gary. Voting: 4 in favor, 0 against, motion passed.
5. Deliberations – The Board conducted a short deliberative session.
6. Other Business – None
7. Adjourn. Motion by Melvin to adjourn with no objection, adjourned at 8:25 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk