

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES**

June 2, 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); Charlie Aronovici (CA); Pete Sweeney (PS); Tom Wawrzeniak (TW); Gary Houston (GH)
Members Absent: None
Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk
Guests: Brian Kucejko; Conrad Bellavance

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. **Application #2015-012** submitted by Brian Kucejko (Parcel ID 21-005-032) for a waiver of the 25-foot minimum side yard setback distance to allow a deck (8' X 37.5') to be added to an existing residence. The proposed deck will be 3 feet to the side property line. The request comes under Section 234 of the 2000 Village Zoning Regulations. The property is located at 105 Church Street in the RSD Zoning District.

MT opened the hearing and swore in Brian. No neighbors appeared or otherwise participated in the hearing. Brian submitted an updated site map showing a 12-foot wide, not 8-foot, deck but still 3-feet from the side property line. The house is two feet to the side property line. Brian stated that the waiver is for the north side of the property (Thompson). Motion by MH to close the public hearing and move into deliberative session. Seconded by CF. Voting: 7 in favor, 0 against, motion passed.

3. **Application #2015-021** submitted by Fred's Energy (Parcel #012-015-005, a & b) to request conditional use and site plan review for two signs not exceeding 25 sq ft each. The request comes under the 2000 Village Zoning Regulations, Section 470, Signs. The property is located at 880 VT Route 15 East in the SIR Zoning District.

MT opened the hearing and swore in Conrad. No neighbors appeared or otherwise participated in the hearing. Conrad provided some history of trying to install a sign on the bulk tank facing Route 15 but the administrator required them to remove/paint over a previous sign as it exceeded 25 sq ft. Conrad stated that the plan is to install two decal signs, not exceeding 25 sq feet each - one "Fred's Energy" and the second one "CallFred's.com for Propane", noting that there would be no additional free-standing signs and no new lighting. The Board discussed whether the two signs on one structure was addressed in the bylaw. Conrad submitted color copies of the proposed sign installation on the bulk tank, noting that the signs could be separated more than proposed. Motion by MH to close the hearing and move into deliberative session. Seconded by CF. Voting: 7 in favor, 0 against, motion passed.

4. **Continuance of 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.

Ralph Larson did not appear. No neighbors appeared or otherwise participated in the hearing. Motion by CF to continue the hearing to July 7, 2015 at 7:00 p.m. Seconded by TW. Discussion: Ron noted that Ralph had met with the Selectboard on May 14th, but there was no resolution about use of the Class 4 road as access to the proposed 2-acre parcel. Voting: 7 in favor, 0 against, motion passed.

5. **Minutes** – Motion by MH to approve the April 14, 2015 and May 6, 2015 minutes, as written. Seconded by CF. Voting: 6 in favor, 0 against, 1 abstention (Sweeney due to absence), motion passed.
6. **Deliberations** – The Board conducted a short deliberative session.
7. **Other Business** – None.
8. **Adjourn** – Motion by Melvin to adjourn with no objection, adjourned at 7:43 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk