

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
November 3, 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; Melvin Harvey; Charlie Aronovici; Gary Houston; and Pete Sweeney  
Members Absent: Tom Wawrzeniak  
Staff: Ron Rodjenski, Zoning Administrator  
Guests: Eric Williams; Jason Zimmerman; Ralph Larson; Susan Hayes

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

1. **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda. Ralph Larson stated that he is formally withdrawing his 2-lot subdivision application (#2015-011) on the Class 4 section of Webster Road but may reapply in the future. Ralph stated that he is working on utilities and a new road survey but he is not sure of the lot size so he needs more time. Ralph noted that Hyde Park needs more businesses and second homes, not more modest single-family homes. Mac confirmed that the application is withdrawn and Ralph agreed he was done for now.
2. #2015-063 submitted by the **Ryan and Susan Hayes** (Parcel 01-100-320) for a setback waiver at 4992 VT 100 for a 10' x 10' farm stand 15 feet from the front property line where 25 feet is required. The request comes under Section IV-A, A(2), Setback Waivers, of the 2009 Town Zoning Regulations. The property is located in the North Hyde Park/Garfield Zoning District and in the Fire District 1 Wellhead Protection Area.

MT swore in Susan Hayes and opened the hearing. Susan provided an overview of the project, noting that the house is 26 feet from the front property line. Susan stated that the farm activity behind the house needed to be separated from the front yard farm stand for safety reasons. Pete Sweeney asked if the existing shed was the one needing a setback waiver and Susan confirmed that it was. Susan noted that she installed the shed with the knowledge of the town pending permits. Susan explained that she found out from VTrans that the ROW was 42 feet from the center of VT 100 noting that the front yard is controlled by the State. Craig asked about cars pulling in and out and Susan is considering removing some shrubs to improve the site distance, noting that cars will need to back in to the farm stand or back into VT100. Motion by Melvin to move into deliberations. Seconded by Pete. Voting: 6 in favor, 0 against, motion passed.

3. Continuance - #2015-040 submitted by **Jason Zimmerman** (Parcel 21-015-040) requesting approval for "all other commercial uses" to allow a home industry with an outdoor display area near Route 15. The request comes under Section 223, k of the 2000 Village Zoning Regulations. The property is located at 261 VT Route 15 East in the Low Density Residential – Agricultural Zoning District.

MT opened the hearing. Jason provided the engineering report from DeWolfe Engineering which found that stormwater will enter a new swale to be installed on the westerly side of the parcel and then enter the Route 15 drainage system. Jason noted that his engineer stated that sheet flow stormwater will not create additional burden on the William parcel and is reduced from its current level due to the diversion of stormwater from upslope into the new swale. Eric Williams stated that he had reviewed the DeWolfe report and expressed concern for ledge in the area of the new swale to which Jason stated that he was not aware of any ledge. Eric Williams asked if the stormwater from the new building's roof would all be turned to the west and into the new swale and Jason stated that the goal is to keep everything to the west but ½ of the roof would go toward the Williams' parcel. Eric expressed concern for ledge in the area of the westerly swale and asked the DRB to make a condition on the permit that the swale is built and functioning before the new building is constructed. Jason agreed that he intended to do the swale first. Eric asked if the stormwater would enter the Route 15 ditch and then enter the Williams property closer to Route 15 and the board agreed that was the proposed plan. Eric stated that VTrans does not clean out the ditch along his southern property line, creating a wet area that does not drain well, and asked if there is new damage on his property, would Jason share in the costs to keep the ditch functioning. Jason stated that it is VTrans

issue at the point water enters the Route 15 system. Ron noted that the VTrans conditional approval was based on the original plan that did not include the DeWolfe information or swale design or any impacts on the proposed replacement of the 15" driveway culvert or the removal of the culvert previously proposed to crossing the middle section of the driveway sending water to the middle of the Williams' parcel. The Board advised Jason the state should be given a chance to review the new swale and DeWolfe information. Jason asked if the permit could be extended to four years total. Charlie asked if the culvert to be removed is below building C and Jason confirmed the new plan includes removal of that driveway culvert. Charlie suggested that the DeWolfe plan should be reviewed by VTrans. Eric stated that it would be great if Jason could install the swale as planned and help out on any erosion issues on the Williams' parcel.

Motion by Melvin to close the hearing and move into deliberations. Seconded by Craig. Voting: 6 in favor, 0 against, motion passed.

4. Continuance - **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.

WITHDRAWN BY APPLICANT earlier tonight – No further action required.

5. **Minutes** – Motion by Melvin to approve the October 6, 2015 minutes, as written. Seconded by Pete. Voting: 5 in favor, 0 against, 1 abstention (Craig; absent from meeting), motion passed.
6. **Other Business** – None
7. **Adjourn** – Motion by Melvin to adjourn, seconded by Pete, no objection, adjourned at 8:00 p.m.

Respectfully Submitted, Ron Rodjenski