

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
April 5, 2016**

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

Members Present: Malcolm Teale, Chair; Craig Fowler, Vice-Chair; Gary Houston; Pete Sweeney  
Members Absent: One vacancy (Charlie Aronovici is not renewing term); Tom Wawrzeniak; Melvin Harvey  
Staff: Ron Rodjenski, Zoning Administrator  
Guests: David Vilord; James Wood; Rodney Burns and Bonnie Burns

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Mac called the meeting to order at 7:01 P.M.

1. **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made and no public comment was received.
2. #2016-006 submitted by **James Wood** (Parcel 05-003-139) for a new wood processing plant at 158 Farm View Road on 10 acres with two existing mobile homes. The request comes under Section II, D, Conditional Uses - All other land uses not classified above, of the 2009 Town Zoning Regulations. The property is located in the Rural Residential 2 Zoning District.

Mac opened the hearing and welcomed James Wood. James explained that the general area on his site plan will be large enough to pull trucks in to bring logs in and store them, generally about 120 cords is maximum. James advised that the mobile home occupants on this same parcel know the project is happening. The new conveyor is plastic so the noise will be reduced and no neighbors have contacted him with any concerns. Pete asked if exempt as it is a forestry use and Ron stated the exemption only applies if the logs were taken and processed on the same parcel. No residents appeared or submitted testimony in this matter. Motion by Pete to close the hearing and move to deliberative session. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

3. #2016-007 submitted by **Dave Vilord** on behalf of landowner Dennis Heath (Parcel 01-003-301, b) for a metal fabrication business on 3.7 acres with three existing commercial structures. The change of use from the current lumber operations does not require new structures. The request comes under Section II, F, Conditional Uses – All other land uses not classified above, of the 2009 Town Zoning Regulations. The property is located in the North Hyde Park/ Garfield Zoning District.

Mac opened the hearing and welcomed Dave Vilord. Dave stated that the Act 250 amendment was completed and he is not proposing any residential use on the parcel. The business operates mostly Monday through Friday and very infrequently on Saturday. Rodney Burns lives at 85 Heath Road and asked about truck deliveries and Dave stated once per day for UPS and occasionally during the normal business hours for larger trucks. Rodney asked about where the work would be done and Dave stated the custom work is done inside the buildings; consisting of mostly railings and staircases with some minor outdoor storage near the buildings. Ms. Burns stated that in the past truck engines would exhaust into their property. Dave stated the regular hours are 7:00 to 5:00 p.m. and the trucks that come are delivering and not sitting very long. Dave encouraged the Burns to contact him if they had any concerns. Motion by Pete to close the hearing and move to deliberative session. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

4. **Review the Minutes:** January 5, 2016 deferred to next meeting for lack of quorum present tonight that attended the meeting.
5. **Other Business** – None.
6. **Adjourn** – Motion by Melvin adjourn, seconded by Gary, no objection, adjourned at 8:32 p.m.

Respectfully Submitted, Ron Rodjenski