

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
August 7, 2012**

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

Members Present: Graham Govoni, Chairman (GG); Malcolm Teale, Vice-Chair (MT); Melvin Harvey (MH); Craig Fowler (CF); Tom Wawrzeniak (TW) and Gary Houston (GH)  
Members Absent: Pete Sweeney (PS)  
Staff: Ron Rodjenski, Town Administrator/DRB Staff  
Guests: David Marvin; Nicholas Lange; Attorney Jim Mahoney (for Marvin); Raven Walters and Maxine Adams from Hyde Park Elementary School Board

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GG called the meeting to order at 7:00 PM.

1. Welcome and public comment (no public comment).
2. APPLICATION # 2012-027 – PRD Marvin - Graham Govoni welcomed the applicant and swore in Jim Mahoney, David Marvin and Nick Lange. The application was submitted by David R. Marvin and Lucy R. Marvin (Parcel #010-007-115) to subdivide a 17 acre parcel and create a 2 acre parcel (with existing single-family use) and a 15 acre parcel (proposed undeveloped remaining lands); to be reviewed under the 2009 Town of Hyde Park Subdivision Regulations as a Planned Unit Development per Section IV-A(A) and (N). Mahoney explained that in the future, similar subdivision requests should be approved under the subdivision regulations rather than only under the clustered lot provisions available in the zoning regulations. The project is located in the RR5 Zoning District and 10 acre Conservation District. Mahoney explained that the 2 acre lot is not conforming as it is less than the minimum required by the RR5 (5 acre). Mahoney stated that due to deed covenants the 17 acre parcel can not be divided into more than the two lots (the proposed 2 acre lot and the 15 acre lots). MT asked why not propose a 5 acre parcel to which David Marvin explained that the rest of the 15 acres is more suitable for agricultural and forestry uses and the house only needs 2 acres. Rodjenski explained that the PUD provisions require that only 1 unit be allowed on the 17 acres, if the proposal is to reduce the lot size below the zoning district minimum, thus a second unit is not allowed under zoning, in addition to the proposed covenant on the 15 acre parcel. Motion by MH to close the public hearing and move into deliberations. Seconded by MT. Voting: 6 in favor, 0 against, motion passed.
3. Minutes: 11-01-2011 and 07-10-2012 deferred. Motion by MT to approve the 06-05-2012 as written. Seconded by CF. So voted.
4. HPES School Board – New School Facility Discussion. Raven Walters, Chair and Maxine Adams, Board Member were present to informally discuss the school facility and the education needs of the town. Phase one of the school board's communication plan has begun which will guide the school board as they develop one proposal for a 2013 bond vote. Two options exist at this time; renovate/build new on the existing site or build new on another property. GG offered that joining with another elementary school should be in the options list. Walters let the board know that the information will be posted on the HPES website under "Next 100". Walters said that she prefers build new on existing site but all options and comments are needed as the full board works toward a final recommendation. There are additional information meetings planned through the start of the school year. MT offered that phased construction at the current site may be another option. MT stated that the school board should be very concerned with the increased taxes being paid by residents, the costs of education overall and growing debt in the United States. GG summarized the DRB's advice which was to show the community that they are proposing the most cost-effective plan to best educate students. Maxine noted that the next step, while continuing to meet with more community boards, is to pursue architect information and cost estimates.
5. Adjourn – Motion by GH, CF seconded, to adjourn at 7:55 p.m. So voted.

Respectfully Submitted, Ron Rodjenski, DRB Clerk