

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
November 1, 2011**

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Members Present: Pete Sweeney (PS), Craig Fowler (CF), Tom Wawrzeniak (TW) and Gary Houston (GH)

Members Absent: Graham Govoni, Chairman (GG), Malcolm Teale, Vice-Chair (MT) and Melvin Harvey (MH)

Staff: Ron Rodjenski, Town Administrator

Guests: John Grenier, Grenier Engineering; Chris Austin, Grenier Engineering

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CF, Acting-Chair, called the meeting to order at 7:00 PM.

1. **Application #Z11-2011; Barnett** - The applicant was not present but requested to continue the hearing until December 6, 2011 at 7:00 p.m.
  
2. **Application #Z36-2011; Sceptre, Inc** - Request for approval of a small scale gravel/sand extraction pit, as allowed under Section II, (E) of the Town of Hyde Park Zoning Regulations, Earth Extraction, and to be reviewed for conditional use and site plan approval under Section V, (B) and (C), on their 30.6 acre parcel located in the RR5 Zoning district at 5059 Garfield Road.

Present and representing the applicant were John Grenier, Grenier Engineering; Chris Austin, Permit Specialist for Grenier Engineering. The project has received Act 250 approval under LUP #5L0650-5, issued to Sceptre Inc and Davis Hill Farm, LLC.

John Grenier provided the Board with an overview of the site plan with a description of the adjacent existing extraction operation on the Davis Hill Farm. The Davis Hill Farm has received a joint Act 250 permit with Sceptre to allow the final extraction of their resource, 10,000 yards per year to continue onto the Sceptre parcel and reclamation plans. John Grenier provided a sketch of the improvements planned for the new entrance onto Garfield Road. The Sceptre operation will have the same Act 250 conditions as the existing operation for Davis Hill Farm, except that fuel tanks will be covered and contained. Grenier explained that a highway access permit is still needed from the Selectboard. Pete Sweeney offered that the impact on the neighborhood, when combined with other existing pits in that area, the overall town impact is about 80,000 cu yards

per year and a high volume of trucks, up to 6,000 trips per season, if everyone operates in just a five month period. Chris Austin clarified that this proposal is for an extension of the operation on Davis Hill, but Sceptre would not open their pit until Davis Hill Farm is reclaimed. Tom W asked about separation to ground water and Chris Austin explained that test digs by backhoe were dry to 170 inches. Grenier offered that he has seen 7 am to 7 pm as the standard hours of operation in other permits. Tom W stated that 3% grade for 100 feet would be typical although the sketch submitted tonight and dated 11/1/11 showed 3% for 50 feet. The Act 250 permit allows for crushing but the Board was concerned about noise in the neighborhood.

Motion by TW to close the hearing and move into deliberative session.  
Seconded by PS. So voted.

Motion by TW to come out of deliberative session. Seconded by . So voted.

Motion by PS to approve the conditional use and site plan approval with five conditions and authorize TW to sign the decision on behalf of the Board.  
Seconded by TW. So voted.

- 8 am to 4 pm for crusher plant operation
- 7 am to 7 pm for truck activity on the parcel
- Maintain 10-foot setback from edge of road to property line
- Maximum 3% grade for 50 feet from edge of town highway travel lane.
- 18-foot width for entire access drive with 8% grade

**Minutes: Deferred until quorum to approve the 10-14-11.**

**Rules of Procedure will be discussed on 12-06-11.**

**Adjourn** – Motion by TW, PS seconded, to adjourn at 7:47 p.m. So voted.

Respectfully Submitted,  
Ron Rodjenski, DRB Clerk  
Town Administrative Officer