

The Village of Hyde Park, Vermont
Minutes of the Village Development Review Board (DRB)
Hearing on November 12, 2015

The duly warned Public Hearing was held on November 12, 2015 at the Municipal Offices (344 VT 15 West).

DRB Members Present

Paul Trudell
Charles (Charlie) Aronovici
John (Jack) Anderson
Nathaniel (Nate) Perham
Adam Lory

Staff

Karen Wescom, Office Administrator/Clerk/Treasurer
Carol Robertson, G.M.

Others: Ken Harvey, Dawn Smith, Rob Connerty, J.C. Siner, Jeff Schake, Pamela McKenna

The Public Hearing was called to order at 5:30 p.m. by Charlie Aronovici.

The agenda was reviewed, no changes made.

No Public Comments

Hearing 1: Application #2015-001 submitted by Kristi Lane, LLC and co-applicant LCMHS (parcel 019-006-009) for a 4 lot subdivision in the Village Gateway Rural District. The request comes under Section 5.1 Subdivision standards and Section 9.1.50, Planned Unit Developments of the 2015 Village Land Use Development Regulations.

Charlie Aronovici opened the hearing and swore in Ken Harvey, agent for Kristi Lane, LLC. Ken H. provided background information on the subdivision creation. Ken H. presented State subdivision permit, State wastewater, and stormwater discharge permits have all been approved and are recorded in the land records. The water source for the lots is municipal water through permission from the Village trustees for an extension to the existing water line near the Town garage. Driveways are not steeper than 8% one small section of road 8%; the stormwater permit required a sediment pond, which was built in 2008 or 2009. (32.3 acres) entire parcel, 18 acres will be open space. Protective covenants in place: roof pitch, no mobile homes, no temporary structures, no further subdivision of the property is allowed. Paul Trudell asked if the road will be private, Ken stated yes it will be private, the covenants require the property owners form an association after three lots are developed. Electric from HP Trans. Line underground from poles to home. Road. Fire chief for fire truck access? 2" Hydrant near end of line – Ed Webster has been there and there is room for a fire truck to get access to home. Road currently handles truck for concrete pouring, dirt hauling for site preparation. Fire trucks can get to the homes. Wetland permit requires a fee to be paid for discharge fees, from stormwater run-off. Retention pond captures most runoff. Paul Trudell motioned to recess hearing and enter deliberative session- passed- 5-

Hearing # 2015-002 – Application for office services, Financial Institution, retail, gallery/studio, light manufacturing, office services, agricultural,

Rob Connerty, Pamela McKenna(Resource), Jeff Schake(Resource) , J. Sinar, Dawn Smith-

Swore in – Rob Connerty; Jeff Siner; Dawn Smith- Pamela McKenna, Jeff Schake

Rob Connerty -590 East Main St, LLC. application for conditional uses as listed; have made improvement to property for curb appeal - requesting various changes to the exterior of the building; Changing doors and windows, installing a concrete ADA ramp/walkway, fencing, signage, a canopy over the rear loading dock. Change of use request to allow retail and light manufacturing in the 590 building (on the left). Retail hours of operation to be Tuesday thru Saturday 9:30 am to 6pm possibly increase hours to include Monday, donations accepted until 5pm. It was asked if one of the curb cuts could be removed for a single entrance/exit. Act 250 permit does not allow changes to the existing curb cuts. Lumber racks 10' high will be covered, higher than fence but lower than roof line, roof line about 15' Paul Trudell motioned to recess hearing and enter deliberative session 2nd by Jack Anderson. Voting 5 in favor 0 against. The DRB requested further information from the applicant and continued hearing to December 10, 2015. Voting in Favor 5 voting against 0.

There being no further business, motion by Nate Perham, second by Jack Anderson to adjourn the meeting at 8 p.m. The motion carried unanimously.

Date