

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
November 1, 2016**

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

Members Present: Malcolm Teale, Chair; Gary Houston; Melvin Harvey; Jim Fontaine; Craig Fowler, Vice-Chair; Tom Wawrzeoniak; Pete Sweeney
Members Absent: None
Staff: Ron Rodjenski, Zoning Administrator
Guests: Maggie Stewart; Sandi Stewart; Mary Ann Recica; Mike Timbers; Gunner McCain, McCain Consulting

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

1. **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made. comment on any matter that does not pertain to another agenda item.
2. **Application #2016-55** submitted by Gunner McCain on behalf of Margaret D'Aversa (Parcel 05-003-160) for a major subdivision of **Marguerite Stewart Life Estate** and Sandra Stewart 11.61 acre parcel (called Lot 4-B) to create three residential lots. A waiver of the preliminary review hearing is requested which, if granted, would make this hearing the final hearing. Additional waivers are contained in the application materials. The request comes under the 2016 Town Land Use and Development Regulations. The property is located at 2783 North Hyde Park Road in the RR2 Zoning District and within the Core Forest and Wildlife Habitat Overlay.

Gunner McCain, agent for the landowner and applicant, reviewed the proposal to subdivide the 11.6 acre parcel which is mostly meadowland, noting that he did not address Core Forest as it is mostly open land. Gunner explained that there is one curb cut approved by the Town to be shared by the three homes. Gunner explained that some of the meadow is preserved on each lot for gardening and other agricultural uses outside the building envelopes. Pete asked about the Core Forest and meadowland which requires applicants to minimize fragmentation, which to him means leaving as large a contiguous parcel of open space as possible. Pete asked if the application minimizes fragmentation and Gunner explained that they reduced the lot numbers to 3 instead of the maximum 5 lots in the 2-acre zone and the building envelopes are small. Gunner noted that the plan does reserve open land on each parcel and those lands are contiguous. Mac confirmed that the open space would go with each lot and Gunner agreed that was the plan, via deed restrictions, and keeping with smaller building envelopes to minimize the impact on the valuable agricultural land. Tom W asked about the width of the shared driveway which Gunner stated would be 14 feet. Gunner noted that the state erosion control permit would require roof top disconnects – which is roof runoff will first run through flat land at less than 5% pitch and at extend away from the house for at least 50-feet of length. Gunner noted that earth work is required to achieve those distances. Pete asked about the driveway to Lot 4-B1 which goes through the middle of the meadowland and Gunner noted that it was the minimum disturbance to get to the third lot due to limited sight lines along North Hyde Park Road. Gunner noted that the wooded area along NHP Road could remain uncut and allowed to grow up, if the DRB prefers. Jim F asked if Fish & Wildlife was contacted regarding the wildlife corridor and Gunner stated no, as it did not appear to be a valuable wildlife parcel. Pete Sweeney reviewed the staff report dated 10-25-2016 noting that some boxes are not checked and require DRB review. Pete noted that the waiver request is dependent on how the questions are answered in one meeting. Gunner stated that driveway grades would not exceed 8%. Gunner stated that good soils were found and the state wastewater permit is pending. Gunner asked about an extension of time on the construction of the shared driveway to beyond 3 years or can it be within 3 years from the start of construction. Gunner felt that screening was not necessary and is provided partially from the existing small wooded area along NHP Road. Gunner stated the he will work on the road name with the Selectboard and applicant. Gunner felt that the 3-year window should start when the zoning permit for the first house is issued. Gunner noted that monuments on corners will be installed when required. Gunner agreed that exterior lighting can be down-shielded and made a permit condition. A shared road maintenance agreement will be in the deeds and having that language can be a permit condition so it is on file with the town zoning files as well as in deeds. Gunner advised that the issuance of the Construction General Permit (state stormwater) can be a condition for development on each lot, including the shared driveway, and would be issued prior to the start of construction on the first house, per Gunner. Gunner noted that the intention is to complete the shared driveway at

the time the first house is constructed. Ron read an email from Chief Eric Aither, North Hyde Park / Eden Fire Department, dated 10/31/2016, which commented on a turnaround concern for fire pumper trucks when responding to the last two houses on the shared driveway. Gunner noted that the distance from NHP Road is 400-feet to the split in the last two home's driveways. No public comments were received other than from Gunner. Motion by Pete to close the hearing and move into deliberations. Seconded by Tom. Voting: 7 in favor, 0 against, motion passed.

3. **Review the Minutes:** Motion by Melvin to approve the DRB minutes from January 5, 2016, April 5, 2016, May 3, 2016, May 10, 2016, June 7, 2016 and September 5, 2016, as written. Seconded by Craig. Voting: 7 in favor, 0 against, motion passed, with Jim Fontaine abstaining from those meetings he was not present.
4. **Other Business** – None.
5. **Adjourn** – Motion by Melvin to adjourn, seconded by Pete, no objection, adjourned at 7:49 p.m.

Submitted by Ron Rodjenski