

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
April 4, 2017**

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

Members Present: Malcolm Teale, Chair; Craig Fowler, Vice-Chair; Jim Fontaine; Melvin Harvey
Members Absent: Tom Wawrzeniak; Pete Sweeney; Gary Houston
Staff: Ron Rodjenski, Zoning Administrator
Guests: Julia Compagna; Matt Reed; Shannon Hill; Gladys Cubit; Lisa Hill; Kris Dompierre; Ruth Dompierre; Susan Bartlett; David Ring; Bill Hannon;

Mac called the meeting to order at 7:05 P.M. noting that there was no quorum present.

1. **Welcome & Modifications to Agenda.** No changes to the agenda were made.
2. **PUBLIC HEARING** – Application #2017-07 submitted by Timothy Sargent on behalf of landowner **Ernest Powers** for a 2-lot residential subdivision at 1579 Center Road (Parcel ID #23-001-362). Applicant has requested a waiver of preliminary hearing so that this first hearing is the final hearing. The project will result in the two existing single-family homes, now on one 12-acre parcel, being on their own individual lots of 2 acres and approximately 10 acres with access provided by a private easement to Powers Road, a Class 4 town highway, that connects to Class 2 Center Road. The project is in the Rural Residential 2 Zoning District. The application will be heard under the 2016 Town Land Use and Development Regulations.

Mac read the public notice. Julia Compagna, representing Ernest Powers, reviewed the status of the draft survey for the 2-lot subdivision, which she offered would be ready in May and match the approved state permit for wastewater and water supply. Julia also noted that a road maintenance agreement would be in the deeds for the shared private road. Ron noted that the first 0.05 miles from Center Road is a Class 4 town highway which will need to be confirmed in the forthcoming survey work. Julia stated that although the built access appears to be relatively flat she will confirm that the 8% grade is not exceeded. Ron agreed that from most of the available information the driveways appeared to only have a slight grade, however, the site plan submitted as part of the state wastewater permit application depicted a steep grade to Lot B's house site. Jim asked about fire service and offered that his own site visit revealed flat grades to both house sites. Ron will check with Town Fire Chief Ed Webster to confirm that there are no issues with fire service to the two homes. Motion by Craig to waive the preliminary hearing, making this the final hearing, and to close the public hearing and move into deliberations. Seconded by Melvin. Voting: 4 in favor, 0 against, motion passed.

3. **PUBLIC HEARING** – Application #2017-06 submitted by **Gladys "Dolly" Cubit** and Shannon Hill for a 4-lot residential subdivision of 183 acres and one boundary adjustment lot at 1426 VT100 (Parcel ID #16-100-060). Applicant has requested a waiver of preliminary hearing so that this first hearing is the final hearing. The project will result in three new residential lots with frontage on VT100; 10.5 acres (Lot 3); 10.5 acres (Lot 5), and the existing farmhouse (Lot 2) to be on 3.0 acres. One boundary adjustment of 19.1 acres will increase an existing 3.35-acre residential parcel (Lot 4) to 22.45 acres. A new 100-foot wide easement from VT100 will be created to provide access to Lots 2 and 3 as well as for future development of the remaining lands (Lot 1) of approximately 140 acres. The project is in the Rural Residential 2 Zoning District. The application will be heard under the 2016 Town Land Use and Development Regulations.

Mac read the public notice. Matt Reed stated that Lot 5 size is reduced to 8.5 acres and will likely be combined with the Dompierre house lot. Mac asked about the VTrans approval for use of VT100 for Lot 3 and Matt explained the State has reviewed it and the northern loop access was approved for the new shared driveway to Lot 3 (Shannon's new house lot) to be shared with Lot 2 (Dolly's existing farmhouse). The old barn needs to be cleaned up as that will be the location of the new roadway to the remaining lands that will be located within the proposed 100-foot ROW. The pond may be useable for fire service per Shannon but needs inspection by fire chief. The Board reviewed the staff report and major subdivision checklist

prepared for the hearing. Matt explained that future lots for family members are possible in the upper fields near the center of the 180 acres and will be accessed from the proposed road but no final lot lines are determined. Matt thought that the family would come up with a better Master Plan for the remaining lands later this coming summer. Ron reported that the Town Fire Chief reported that he has no concerns with just one new house (Lot 3), but would want to review any new structures proposed in the future. Motion by Melvin to waive the preliminary hearing, making this the final hearing, and close the hearing to move into deliberations. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

4. **PUBLIC HEARING** – Continuance of #2017-02 submitted by co-applicants Andre Lague and Sterling Meadows Farm, LLC for new vehicular easements, a two-lot subdivision and amendments to the Sterling Meadows Farm master plan. This final subdivision application proposes one 2-acre single-family lot with the remaining lands of approximately 72 acres to be undeveloped (Parcel 15-038-090.400). The project is in the Rural Residential 2 Zoning District off the west side of Webster Road, a class 4 town highway, and located approximately 1,000 feet south of Grimes Road. The application will be heard under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations.

Ron Rodjenski report that Ralph called and asked for a continuance of the hearing to May 2nd as he continues to work with his wetlands consultant and the State of Vermont wetlands biologist. Motion by Craig to continue the hearing to May 2, 2017 at 7:00 p.m. Seconded by Melvin. Voting: 4 in favor, 0 against, motion passed.

5. **Hyde Park Trailhead Facility:** Mac read the agenda item for an informal discussion on a proposed Lamoille Valley Rail Trailhead facility on Depot Street Extension. The staff report was reviewed which provided a summary of the past permit process involving the removal of parking spaces from the claimed Ring parcel. Ron reported that the Town would like to consider re-applying for a new DRB permit to expand the parking lot to the original plan due to the filing of new survey showing the Ring claimed parcel existing westerly of the original parking area, not within it. Bill Hannon stated that he did provide a survey of the claimed piece, noting that the VTrans survey has deficiencies because it includes information generated after the deed was executed. Bill stated that the question of where David's land is located continues to be up in the air and can only be resolved through a court. Bill stated that the VTrans survey shows a town road going right through the relocated Ring parcel and Ron noted that the survey shows the edges of an existing travel surface but it is not labeled as a town road. Bill stated that the land is still for sale and if the town reapplies then we might land in court again.
6. **Minutes:** Motion by Jim to approve the November 1, 2016 minutes, as written. Seconded by Craig. So voted. Although lacking a quorum to official meet on February 7th, the members present at the meeting stated that the drafted notes represented the brief discussion that occurred for the record.
7. **Other Business** – None.
8. **Adjourn** – Motion by Melvin to adjourn and move into deliberations. Seconded by Craig. Adjourned 8:05 p.m.

Submitted by Ron Rodjenski