

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
May 1, 2012**

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

Members Present: Graham Govoni, Chairman (GG), Malcolm Teale, Vice-Chair (MT), Melvin Harvey (MH), Tom Wawrzeziak (TW) and Gary Houston (GH)

Members Absent: Pete Sweeney (PS) and Craig Fowler (CF)

Staff: Ron Rodjenski, Town Administrator

Guests: Brian Jones; Donna Hill; Karen Uhlendorf; Roy Marble

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

1. APPLICATION #2012-007 submitted by Ethan and Donna Hill (Parcel # 004-006-249.103) at 547 Whitaker Road to amend their current conditional use and site plan permit conditions as required by the 2009 Town of Hyde Park Zoning Regulations to allow the expansion of the parking and outdoor storage areas for their home business. The project is located in the RR2 Zoning District.

Donna Hill was sworn in and presented her proposal to increase the fill area behind their existing garage, on both the east and south side of garage, to enable them to expand their outdoor storage area for a trash hauling business. Brian Jones, adjacent landowner to the east, was the only other person present to offer comment on the application. Jones noted that white pine seedlings might grow into his property and he would like them removed. TW noted that fill was showing at about 8 feet in depth and wanted to make sure any steep slopes were stabilized. Donna Hill advised that the fill would be flat around the building and gently sloping to the property line. Rodjenski explained that the only embankment concern could be at the inlet to the culvert behind the garage after it is extended. Motion by MH to close the hearing and approve the application for fill with the condition that the white pines being planted are 15-feet away from the easterly neighbor's property line. Voting: 5 – 0 in favor, 0 against, motion passed. The Board informed Donna that a final decision letter will be issued shortly.

2. APPLICATION # 2012-008 submitted by Kerri LaMaster (Parcel #005-025-002.200,c) and adjoining property owners; Graham Mink and Karen Uhlendorf, to amend subdivision permit #2006-50, issued November 7, 2006, as required by the 2009 Town of Hyde Park Subdivision Regulations to allow the relocation of the access for Lot #1 (LaMaster) from a private road (Mink), now also crossing the rear yard of Lot# 2 (Uhlendorf), to the town highway known as Fluery Road. The project is located in the RR2 Zoning District.

The applicant was not present at the start of the hearing so the board deferred any action until later in the meeting. Karen Uhlendorf, adjoining landowner to the west, was the only person present to offer comment on the application. Uhlendorf asked how the existing easement on her property would be removed if the new driveway location is approved onto Fluery Road. GG advised that LaMaster would need to give a quit claim deed releasing Lot 1's rights on the Uhlendorf parcel (Lot 2).

3. APPLICATION #Z11-2011 submitted by Cynthia Barnett (Parcel #008-015-160) for a 3-lot Subdivision approval as required by the 2009 Town of Hyde Park Subdivision Regulations with Lot 100 being proposed to access VFW Road and Lot 98 and 99 to be accessed off Crabapple Lane; this is a continuance of a public hearing last held on 11-01-2011. The project is located in the RR2 Zoning District.

Roy Marble was sworn in by Graham. No others were present to offer comment on the application. Roy noted that WW-5-3215-2 was issued by the State for the project. Roy explained that Fellows Engineering is working on stormwater issues and this is also holding up the Act 250 permit. Rodjenski advised that this was warned to allow a final decision tonight. Motion by MT to close the public hearing and move into deliberations. Seconded by GH. Voting: 5 in favor, 0 against, motion passed. The Board informed Roy that a final decision letter will be issued shortly.

4. APPLICATION #2012-009 submitted by Raymond Chauvin (Parcel # 022-015-002,b) at 951 VT Route 15 East for a conditional use and site plan approval to add a banquet hall use to the parcel's existing residential and agricultural uses as required by the 2000 Village of Hyde Park Zoning Regulations under 1) Section 223 (k), Other commercial uses, and 2) Sections 416 and 644 for a Variance Request to allow existing curb cuts onto Route 15 to be used for the new use which are now located 150 feet apart from each other but the regulations require a minimum 1,000 feet of separation for any new use. The project is located in the LRA Zoning District.

Tom Wawrzeaniak removed himself from the DRB and was sworn in by Graham as agent for the applicant, Raymond Chauvin. No others were present to offer comment on the application. Tom provided an overview of the existing use which is now a mixed use of a duplex, agricultural uses including "Hope Grows", a children's agricultural program. The banquet hall will hold 112 people and thus water and wastewater improvements under a state permit were necessary along with additional parking spaces. Tom calculated 37 spaces based on 3 spaces per person found in the town bylaws, however the final design shows 50 off-street spaces for visitors plus separate parking areas for the duplex and banquet staff. The ADA rules required a slight adjustment to the ramp on the southeasterly side of the barn. Tom noted that the village bylaws require that the use is in keeping with the neighborhood which he responded to by noting that nothing, except new parking areas and the ADA ramp, is changing and all other improvements are inside the barn. Section 453.2 of the

Village bylaws requires 1,000 foot separation of dual access points which Tom feels is an undue hardship, both drives already exist and meeting this standard is not possible on 6 acres, thus he is seeking a variance of that requirement. Tom noted that a 50-foot buffer was required by Act 250 between the brook and parking lot. GG confirmed that bedrock hill and wetlands exist both to the east and west, so those would be additional environmental and financial hardships if required to meet the 1,000 feet setback requirement. GG noted that the improvements proposed to the access will reduce the existing access cut along the north side of Route 100/15. Rodjenski advised that a temporary or permanent entrance sign, facing the Route 15/100 traffic will help direct cars into the proper drive; one is proposed to be an entrance and the other exit for banquet hall events. Tom noted that the easterly access grade (entrance) will not exceed 12% and the westerly access grade (exit) will not exceed 10%. May 1 to October 31 is the proposed seasonal operation on day of the week but restricted to 8 am to 10 pm for event operations. The parking area for 50 cars will be staked during events but otherwise will be utilized for pasture. The Board reviewed the location of the proposed roadside sign for Hope Grows and the smaller signs to direct traffic. Motion by MT to close the public hearing and move into deliberations. Seconded by GH. Voting: 4 in favor, 0 against, 1 abstain (Wawrzeniak), motion passed. The Board informed Tom that a final decision letter will be issued shortly.

5. APPLICATION #2012-008 submitted by Kerri LaMaster (Parcel #005-025-002.200, c) and adjoining property owners. CONTINUED FROM EARLIER THIS EVENING. Motion by MH to continue the LaMaster hearing to June 5 2012 at 7:00 p.m. Seconded by GH. Voting: 5 in favor, 0 against, motion passed.
6. Minutes: Deferred 11-01-2011 minutes until a quorum of those present at the meeting are able to vote on the minutes.
7. Rules of Procedure. Deferred until 06-05-2012 with board members bringing strike versions.
8. Adjourn – Motion by GH, MH seconded, to adjourn at 8:25 p.m. So voted.

Respectfully Submitted,
Ron Rodjenski, DRB Clerk
Town Administrative Officer