

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
December 4, 2012**

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

Members Present: Graham Govoni, Chairman (GG); Malcolm Teale, Vice-Chair (MT); Craig Fowler (CF); Tom Wawrzeniak (TW), Melvin Harvey (MH) and Gary Houston (GH)
Members Absent: Pete Sweeney (PS)
Staff: Ron Rodjenski, Town Administrator/DRB Staff
Guests: Chris Austin (for Watson), Brian Jones, David Gagnier; Roger Audet; Ralph Larson

GG called the meeting to order at 7:06 P.M.

1. Welcome and public comment – Ralph Larson was present to comment on the town road standards that apply to private roads. Rodjenski confirmed for Ralph that the current set of town policies and rules gives the DRB the ability to require the A-76 design standard. Ralph stated that A-76 is costly to developers, especially in small developments which could potentially increase a lot's price from \$30,000 to \$55,000, for example. Ralph advised that development roads with 4 to 10 homes should have 9-foot lanes with 2-foot shoulders, 15" of process aggregate and not all A-76 standards. GG advised that it would be good to have one document by the Selectboard to determine private and public road standards and not have various policies addressing different elements of road designs. Dave Gagnier offered that roads should be built to the same in depth but maybe not in width to allow the road to be upgraded easier in the future. Ralph advised that the zoning administrator should have a clear set of design plans to inspect the road prior to development in subdivisions and he agreed that the Selectboard is the proper entity to look into a policy for 4 to 10 lots.
2. #2012-039 – CONTINUANCE – submitted by Common Acres Campground, LLC (Parcel #016-100-073) to appeal the zoning administrator's Notice of Potential Violation pertaining to unpermitted public gathering issued August 23, 2012. The reasons for appeal are contained in letter dated August 27, 2012 submitted on behalf of the landowner by Brice Simon, Esq.; to be reviewed under the 2009 Town of Hyde Park Zoning Regulations. The property is located at 1781 VT Route 100 in the RR2 Zoning District.
#2012-051 – CONTINUANCE - submitted by Common Acres Campground, LLC (Parcel #016-100-073) to appeal the zoning administrator's Notice of Alleged Violation issued September 15, 2012. The reasons for appeal are contained in letter received October 2, 2012, and dated September 24, 2012, submitted by the landowner Eugene Leon; to be reviewed under the 2009 Town of Hyde Park Zoning Regulations. The property is located at 1781 VT Route 100 in the RR2 Zoning District.

GG read the public notice for the two Common Acre matters. The applicant was not present. Rodjenski stated that the town has not received the fees for the two appeals as of this date. GG read the DRB's decision dated November 13, 2012 denying the waiver request because the DRB lacks jurisdiction, which rests with the Selectboard. The Selectboard denied the fee waiver on October 11, 2012. GG noted that in a Vermont Environmental Court case – McLaughlin – the lack of fee is an incomplete application. The DRB will talk about the options in these matters later in the meeting.

3. #2012-055 submitted by Steven and Barbara Watson (Parcels #010-007-189 and 010-007-195.100) to request subdivision approval to create 3 lots on the north side of Garfield Road; two lots, 6 acres each, will include one existing single-family home accessed by a new shared driveway easement from Garfield Road with the third lot of 52 acres to remain undeveloped. The request will be reviewed under the 2009 Town of Hyde Park Zoning Regulations and 2009 Hyde Park Subdivision Regulations. The property is located at 2365 Garfield Road in the RR5 Zoning District.

Chris Austin from Grenier Engineering was present to represent the Watson's and Chris was sworn in by GG. The Site Plan dated 10-10-2012, last revised 11-30-2012, was admitted into evidence. Chris explained that the need for the easement to Lot 3 was required to prepare for future land development and the planning to transfer most of the development rights on Lot 3 to the Vermont Land Trust. The existing wastewater and water supplies would need easements prior to the transfer of one or both of the two house lots, both to be accessed by the existing shared driveway with a new maintenance agreement. No changes are proposed to the driveway or its location. No land development is proposed to Lot 3. TW

asked about access to Area 5, Hawk Rock Holdings and Chris Austin did not know how the lot was accessed. The Board closed the hearing and moved in to deliberations.

4. **Minutes:** Motion by CF to approve the 11-06-2012, with one change to #9, change to Dec 4th. Seconded by MT. So voted.
5. **Common Acres:** The Board discussed the options to address the non-payment of fee. BJ felt that Eugene Leon was delaying and wasting everyone's time and it was a major issue for the town on Labor Day.

The DRB moved into deliberative session with Ron Rodjenski on all three matters.

6. **Adjourn** – Motion by GH, CF seconded, to adjourn So voted at 8:58 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk