

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
February 12, 2013**

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

Members Present: Malcolm Teale, Vice-Chair (MT); Tom Wawrzeniak (TW); Pete Sweeney (PS); Melvin Harvey (MH); and Gary Houston (GH)
Members Absent: Graham Govoni, Chairman (GG); Craig Fowler (CF)
Staff: None
Guests: Tyler Maynard; Robert and Kelly Alvino; James and Jan Fontaine; Mark Hallett; Chris Grenier; George Fering; Corey Hathaway

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

1. Welcome and public comment – No public comment. NOTE: Both of these hearings were continued from February 5th.

2. #2013-001 submitted by **Tyler Maynard** (Parcel #006-115-029.100) to request conditional use and site plan approval for a home wood shop business to be located within two accessory structures on Diggins Road. The property is located at 501 Diggins Road.

The DRB opened the hearing. Tyler Maynard provided background on the application, describing the two proposed detached buildings; Barn for workshop and construction, lumber storage and the Pole Barn for personal use and home equipment. Mr. Alvino expressed his concern that this was a zoning change from residential to commercial use and asked if there would be a performance bond to insure the project was completed as proposed. Mr. Fontaine advised that the zoning regulations require no traffic impact by home business. Maynard explained that he has no plans to expand the business with construction activities or construction equipment in the yard. Mr. Fontaine expressed his support for the home business. The DRB accepted the letters from Maynard and Mr. Hallett. The board closed the hearing.

3. #2012-055 submitted by **Stephen and Barbara Watson** (Parcels #010-007-189 and 010-007-195.100) to request final subdivision approval to create 3 lots on the north side of Garfield Road; two lots, 6 acres each. The property is located at 2365 Garfield Road in the RR5 Zoning District.

The DRB opened the hearing. Chris Grenier presented information on the final plat, which depicts a one-rod 16.5 foot right-of-way on Area 3 that follows Beaver Lake shoreline to access Area 5. The DRB reviewed the evidence provided and gave final approval, pending the formal written decision. The DRB advised that the recording Mylar should be delivered to the zoning administrator. The DRB closed the hearing.

4. Minutes: 12-04-2012 and 01-08-2013 deferred until March.

The DRB moved into deliberative session on the Maynard application.

5. Adjourn – Motion by TW, CF seconded, to adjourn So voted at 8:30 p.m.

Respectfully Submitted, Tom Wawrzeniak, deputy DRB Clerk