

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
March 5, 2013**

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

Members Present: Graham Govoni, Chairman (GG); Craig Fowler (CF); Tom Wawrzeniak (TW); Pete Sweeney (PS); and Melvin Harvey (MH). Malcolm Teale, Vice-Chair (MT) appeared at 7:10 p.m.
Members Absent: Gary Houston (GH)
Staff: None
Guests: Larry Demar, Jr.

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

1. Welcome and public comment – No public comment.
2. Minutes: Motion by MH to approve the 12-04-2012 minutes, as written. Seconded by CF. Voting: 4 in favor, 0 against, 1 abstention (Pete Sweeney due to his absence).
3. Re-opening public hearing on application #2012-055 submitted by Lawrence Demar (Parcel#001-100-363, two parcels) to request conditional use and site plan review for a mixed use project on two adjacent parcels. The mixed use will contain one two-family home, one single-family home and an auto repair business with parking and storage of equipment located on both parcels.
Larry was sworn in and asked for a continuance so that his engineer can be present. Motion by CF to continue the hearing to May 7, 2013. Seconded by PS. Voting: 5 in favor, 0 against, motion passed.
4. Mac Teale appeared at this point. #2013-003 submitted by Ralph Larson for **Sterling Meadow Farm, LLC** (Parcel #015-038-090, 124 acres) to amend a prior subdivision approval by clarifying roadway construction minimums, relocating and establishing easements, adjusting lot lines and removing the undeveloped status of one lot to allow one single-family home. The property is located between Webster Road and Battle Row Road, along Green Park West Road in the RR2 Zoning District.

Ralph Larson asked for a continuance due to his inability to attend tonight. Motion by MH to continue the hearing to April 2, 2013. Seconded by CF. Voting: 6 in favor, 0 against, motion passed.

Motion by MT to approve the January 8, 2013 minutes, as written. Voting: 4 in favor, 0 against, 2 abstained (PS and MH were not present), motion passed.

Motion by MT to approve the February 12, 2013 minutes, as written. Voting: 4 in favor, 0 against, 2 abstained (GG and CF were not present), motion passed.
5. Other Business – The Board discussed the Hick Jam zoning violation. Pete Sweeney asked why the town was continuing the enforcement action since the concert only occurred on one weekend. GG explained that the all day festival had more people attend than was permitted and now the Selectboard is reviewing the matter. The Board discussed the technical services fee policy and when a fee was charged and accessed by the DRB. The Board discussed the Locke Mill Lane decision from 2012 and whether the Locke Estate's letter from November 2012 meets the conditions of the DRB subdivision approval. The DRB felt that the road should be looked at if additional subdivision is proposed in Hyde Park or Johnson.
6. Adjourn – Motion by MH, PS seconded, to adjourn. So voted at 7:30 p.m.

Respectfully Submitted,
Ron Rodjenski, DRB Clerk