

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
June 4, 2013**

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Members Present: Graham Govoni, Chairman (GG); Malcolm Teale, Vice-Chair (MT); Melvin Harvey (MH); Tom Wawrzeniak (TW) and Gary Houston (GH)  
Members Absent: Pete Sweeney (PS); and Craig Fowler (CF);  
Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk  
Guests: Larry Demar, Jr.; Alison Demar; Edward Andrus; Marjorie Andrus; Ralph Larson; Dave Lachtrupp; Garrett Hirchak

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GG called the meeting to order at 7:02 P.M.

1. **Welcome and public comment** – No public comment. GG reported that some members of the DRB and Planning Commission recently attended a VLCT training session on issuing and writing local land use decisions. The Board reviewed a draft final survey for Swenson/Wood on Centerville Road. The DRB noted four items to be confirmed or added to the survey before submitting to the DRB Chair for signature; 1) markers at any point vehicular easements cross property lines (these pins or markers must be set in place within 180 days of the date of the written decision), 2) the easement width for the Swenson utility line crossing Lot B must be depicted, 3) the existing structures on Lot B shall be at least 25-feet from the outside edges of all proposed 50-foot easements and 4) signature block for the DRB. The surveyor should review the subdivision approval conditions prior to preparing the final survey for recording.

2. **Application #2013-015 submitted by Edward and Marjorie Andrus** to request conditional use and site plan review for a proposed dug pond located at 753 Jones Road. The request comes under the 2009 Town Zoning Regulations, Section III, K, Ponds. The property is located in the RR2 Residential Zoning District.

Ed and Marjorie Andrus were sworn in by the Chair. Ed explained that the pond will be dug, no embankment or dam and the removed fill would be used to regrade the other areas of their property. Ed also stated that the downstream impacts are minimal with the small pond size and wetlands located down gradient of the site. Motion by TW to approve application #2013-015 with the standard conditions and to issue a written decision within two weeks. Seconded by MT. Voting: 5 in favor, 0 against, motion passed.

TW stepped out of the meeting as he has a conflict with the next two applications 2013-016 and 2013-017.

3. **Application #2013-016 submitted by Sterling Meadows Farm, LLC and Lachtrupp Construction Inc.** to amend the conditions and boundary lines of the Lachtrupp/Mosig Subdivision (previously approved for three residential lots) and amending the conditions of the Sterling Meadows Farm subdivision approval #2012-058 to allow two Mosig residential lots to be served by Green Park West Road instead of by Battle Row Road. The request comes under the 2009 Town Subdivision Regulations. The properties are located along Battle Row Road and Green Park West Road in the RR2 Residential Zoning District.

Dave Lachtrupp and Ralph Larson were sworn in by the Chair. Dave explained that the proposed revision to the Mosig 3-lot residential subdivision approval, which he recently purchased, would remove one curb cut on Battle Row Road and add two houses to Green Park West. The third Mosig lot will remain with an access onto Battle Row Road. The middle portion of the Mosig subdivision would be transferred to the Sterling Meadows Farm LLC parcel and Sterling Meadows will transfer the same acreage to Mosig, so the three lots will remain about the same size. Dave stated that state permits are being amended for the two lots that will have now access onto Green Park West Road, the third lot is unchanged on the easterly end of the subdivision. Ralph explained that a new plat is being worked on already. The proposed amendment to the boundaries was marked as Exhibit B – showing the configuration after the boundary line adjustments for the middle portion of the Mosig subdivision and the two westerly lots. Exhibit A was marked as a sketch showing the current lot configuration. Ralph asked about whether an amended subdivision has a 15 day appeal period and not a 30 day appeal period. Motion by GH to approve with the condition that the final survey be presented for review to the Chair prior to recording and the written decision will include the appeal period. Seconded by MT. Voting: 5 in favor, 0 against, motion approved.

4. **Application #2013-017 submitted by Sterling Meadows Farm, LLC** to amend the conditions and boundary lines of the Sterling Meadows Farm #2012-058 subdivision approval by reconfiguring "Developer's Special" and reducing its acreage to 4 acres as well as increasing the maximum number of residences served by Green Park West Road to 13 residential units. The request comes under the 2009 Town Subdivision Regulations. The properties are located along Green Park West Road in the RR2 Residential Zoning District.

Ralph explained that the previously accepted Master Plan for his project is still being followed; septic work is still the same; this proposal includes T3 turnaround area and reduces the 16 acre Developer's Special lot to 3.6 +/- acres. Exhibit A was marked which depicts the layout of Developers Special and shows the 12 acres removed from the lot now merged with the Sterling Meadows Farm, LLC remaining lands which also includes the ROW's for Green Park West. The access for the lots will use a shared road with each deed having shared maintenance costs pro-rata for each landowner. The DRB discussed the 13 lot maximum for Green Park Road single-family homes and the 18-foot road with 2-foot shoulders on each side. The road improvements will be completed and inspected by Ralph's engineer before new housing permits are issued that require the roadway for access. Rodjenski explained that holding permits until the road is completed is one option. The other option being the road is 100% complete now or Ralph posts a bond for the cost of improvements. Motion by MT to approve the subdivision amendment with the standard conditions, allowing the maximum number of homes at 13 to utilize Green Park West roadways, and requiring the completion of road improvements prior to home construction. Seconded by GH. Discussion: The survey for the adjusted lot line needs to be submitted for review to the DRB Chair. Voting: 4 in favor, 0 against, motion approved.

5. **Application #2013-018 submitted by Sunrise Development, LLC and Manufacturing Solutions, Inc.** (Parcel #021-004-013) to request site plan review approval for a site alteration – fill project located at 490 East Main Street. The entire fill area is approximately 3.5 acres. The request comes under the 2000 Village Zoning Regulations, Section 411 and 501, Site Plan Review. The project is in the SIR Zoning District.

Garrett Hirchak was sworn in by the Chair. Garrett explained that about 50,000 cubic yards of fill will be required to level out the 3.5 acres and one culvert crossing being added on the easterly side of the project area. A state stormwater permit has been issued with delineation of wetlands and required erosion control measures. The stormwater permit drawings were prepared by David Ring, PE and submitted into evidence. Motion by MH to approve the application with standard conditions and to issue a written decision. Seconded by MT. Voting: 5 in favor, 0 against, motion passed.

TW left the meeting at this point because he has a conflict in the next application 2012-055

6. **Continuance of 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. The request comes under the 2009 Town Zoning Regulations, Section F, Conditional Use, "7. All other land uses not classified above". The applicant also requests a waiver of the required 50-foot setback requirement from Route 100 for the proposed parking area and approval to modify the locations of the proposed uses in the future. The property is located at 5169 and 5187 VT Route 100 in the North Hyde Park/Garfield Zoning District.

Larry and Alison Demar were sworn in by the Chair. Alison advised that the LOMA flood elevation amendment process has begun but is not final. Dean Walker submitted a letter, dated June 3, 2013, stating that the 2-car parking lot in the rear of the duplex is at least 10-feet away from the wastewater system. The Board asked for information on the flood boundary at the next hearing. Motion by MH to continue the hearing to July 2, 2013 at 7:00 p.m.. Seconded by MT. Voting: 4 in favor, 0 against, motion passed.

7. **Minutes:** The review of the May 2013 minutes was deferred.
8. **Other Business:** Mac Teale will need to be the Chair at the July meeting as it is unlikely Graham will be available.
9. **Adjourn:** Motion by MT, MH seconded, to adjourn. So voted at 7:55 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk