

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
October 1, 2013**

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

Members Present: Graham Govoni, Chairman (GG); Tom Wawrzeniak (TW); Melvin Harvey (MH); Gary Houston (GH); Pete Sweeney (PS); and Craig Fowler (CF)  
Members Absent: Malcolm Teale, Vice-Chair (MT)  
Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk  
Guests: Eric Francalangia, Daniel Hale, Sherry Heckler, Autumn Prevost, Fred Prevost, Scott Francalangia, Roger Audet, Bill Ashline, Thomas Sheppard, Jesse Sheppard and Larry Demar

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

1. **Welcome and public comment** – No public comment.
2. Gary Houston recused himself from this matter.

**#2013-044 - Daniel Hale** (Parcel #005-030-002) to request subdivision approval to create a 2-acre residential lot with the remaining lands of approximately 13 acres containing one existing residence. Gary Houston recused himself from the hearing. Daniel Hale was sworn in. Daniel presented his plan to subdivide 2 acres of his 15 acre parcel so he could sell his house with 2 acres and keep 13 acres as undeveloped. A ROW will be created on the 2 acre parcel, north of the existing home, to access the new 13 acre parcel. Daniel stated that Bill Gove will be preparing the survey to amend a 2005 survey, which is recorded in Slide 84, also prepared by Bill Gove. Dean Walker's septic plan was also reviewed showing the proposed 2 acre parcel. GG noted that the Walker plan labeled Benson Road as Centerville Road. Daniel submitted the recent State Wastewater Permit #WW-5-6419. Motion by MH to approve the 2 lot subdivision with a 50-foot ROW along the northerly boundary of the 2 acre parcel to access the 13 acre parcel, with standard conditions, and subject to a survey being provided to the DRB in conformance with the application and decision. Seconded by PS. Voting: 5 in favor, 0 against, motion passed.

3. Gary Houston returned. Graham Govoni excused himself from this application.

**#2013-045 - Sherry Heckler** (Parcel #013-052-015.100) to construct a 100-foot by 40-foot pond under Section III (K) of the 2009 Town Zoning Regulations. Sherry explained that she knows that creating a berm requires an engineer to provide information at a later time. PS explained that a dug pond and raised embankment are two different projects. Motion by PS to continue the hearing to November 5, 2013 at 7:00 p.m. Seconded by CF. Voting: 5 in favor, 0 against, motion passed.

4. Graham Govoni returned. Tom Wawrzeniak recused as he is the applicant's consultant.

**#2013-046 - Eric Francalangia** (Parcel #004-006-199, b and 004-006-199.600) to amend a subdivision permit by relocating home sites, driveways and wastewater systems on Lot 5 and 6 in the River Bend Subdivision. Eric and Scott Francalangia and Tom Wawrzeniak were sworn in. Tom W. reviewed the amendments to the previously approved 6-lot subdivision; relocating the Lot 6 right-of-way on Lot 5 to the north, house and wastewater locations on Lot 5. Tom W reviewed the Vermont Land Design site map and the proposed new survey, prepared by Bill Gove. Tom W stated that the original Lot 6 ROW would be deleted and there are no changes to Lots 1, 2, 3 & 4 and the original hammerhead turnaround at the end of the private road also remains the same. Motion by MH to approve the application to relocate the house, 50-foot ROW to Lot 6 to the north and modifications to the wastewater system. Seconded by CF. Voting: 5 in favor, 0 against, motion passed.

5. TW returned as a board member.  
**#2013-047 - Fred and Autumn Prevost** (Parcel #040-035-001.002) to seek a waiver of setback under Section IV-A, A, 2 for an existing shed and to reduce the 50-foot right-of-way crossing the parcel to 25 feet. Fred and Autumn Prevost were sworn in. Bill Ashline was sworn in. Fred Prevost reviewed the project and recently found out that the property lines were on an angle resulting in less available land area. Bill Ashline's letter to the DRB was reviewed. Fred Prevost presented photos of the parcel; showing the existing shed, driveway and homes. Fred Prevost asked for a reduction in the 50-foot ROW to 25-feet to allow his shed to be out of the ROW. Bill Ashline stated that the fence and shed is in the 50-foot ROW. Bill Ashline stated that he objected to a reduction in the ROW to 25-feet. Fred explained that originally both landowners shared a parking area between the homes but then a survey was done to show the angled parcel line. Fred stated that the shed was built 8 years ago. Photos were provided by Autumn Prevost, ten photos taken today to which Bill Ashline agreed they depict the current property. Motion by PS to close the hearing and move into deliberative session. Seconded by CF. Voting: 6 in favor, 0 against, motion passed.
6. **Continuance of #2012-055 - 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 applicant also requests a waiver of the required 50-foot setback requirement from Route 100 for parking. Larry Demar and Roger Audet were sworn in. Larry explained that he would withdraw from the request to add parking behind the Church house and the duplex would be converted back to a single-family house. Larry explained that he would approach Tom W for the engineering work to show the flood elevation. Larry agreed that parking on Route 100 was not a good idea. Motion by PS to move into deliberative session. Seconded by MH. Voting: 6 in favor, 0 against, motion passed.
7. **Minutes:** The review of the September 3, 2013 minutes. Motion by MH to approve the September 3, 2013 minutes. Seconded by PS. Voting: 6 in favor, 0 against, motion passed.
8. **Other Business:** None.
9. **Adjourn:** Motion by GH, MH seconded, to adjourn. So voted at 8:16 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk