

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
February 4, 2014**

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

Members Present: Malcolm Teale (MT); Craig Fowler (CF); Melvin Harvey (MH); Pete Sweeney (PS)
Members Absent: Graham Govoni, Chairman (GG) and Gary Houston (GH)
Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk
Guests: Ralph Larson; Dave Lachtrupp; Tom Wawrzeniak for Ralph Larson

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

1. **Welcome and public comment.** No public comment.
2. Application #2014-001 submitted by **Sterling Meadows Farm, LLC** for subdivision amendments to permit #2013-017, including modifications to the subdivision's Master Plan, with a request for a road standard waiver, clarification of road and driveway standards for the existing residential subdivision and a waiver of the sketch plan hearing requirement. The request does not create any new lots or modify any property lines in the subdivision. The request comes under Section III of the 2009 Town Zoning Regulations. The property is located along Green Park West Road in the Rural Residential 2 Zoning District. Ralph Larson presented a Master Plan amendment to include approximately two acres from the former Mosig subdivision and using that land to create two new lots, noted as N4 and N5 on the revised Master Plan. The revised Master Plan shows the Aurora lot increasing in size and Dean Hewitt's lot increasing to 3.91 acres. Larson requested that the DRB waive the 18" cross culvert requirement near Lot N1 and instead allow a 15" culvert at this location as it only serves an approximately 3,000 sq. foot watershed. PS offered that maybe the 18" could be installed in the spring. Tom Wawrzeniak excused himself from the Board and represented Ralph at this point. TW noted that he had calculated the watershed in an earlier inspection report and it confirmed that the 15" is oversized for the possible water that might flow to this location. MT swore in Ralph, Dave and TW. Dave Lachtrupp agreed that the 15" culvert has a higher capacity than needed, noting that a previous 8" culvert at this location operated fine for a number of years. Ralph stated that the rules are reviewed more closely now in Hyde Park and compliance with the 18" requirement was an oversight, and an 18" is possible, if the waiver is not granted. TW cautioned that the 18" would likely run into bedrock and require more excavation work than is necessary. Motion MH to grant the waiver to allow the 15" culvert at this one location. Seconded by GF. Voting: 4 in favor, 0 against, motion passed. Ralph submitted a list of recommendations for a "standardized" driveway, i.e. 10' wide travel with 2' shoulders, for use in future revisions of town policies and guidelines. Ralph reviewed Condition #5 from Permit #2012-058 regarding road improvements, specifically the permit language that states the entire surface of T-2 must be surfaced. Ralph requested three clarifications to prior subdivision permits: 1) that only the "traveled way" be surfaced, not the entire T-2 area to the edge of the right-of-way, 2) the restriction on zoning permits not being clarified so that when the road is completed "to the lots served by the road or drive to T-2", then a zoning permit could then be issued, and 3) deleting the last sentence in Condition 10 of both permit #2013-16 and #2013-17 that requires survey markers to be inspected. The Board compared the phased-approach to building roads to the requirement that the entire road be completed at the start of a project. Motion by MH to close the hearing and move into deliberations. Seconded by PS. Voting: 4 in favor, 0 against, motion passed.
3. Hearing Continuance for Application #2013-064 submitted by **State of Vermont Buildings and General Services** on behalf of the **Lamoille County Court** (Parcel #021-004-093) for conditional use and site plan review to renovate 16,655 square feet and construct two side additions totaling 11,340 square feet for a total project of 27,995 square feet. A setback waiver for the front yard and side yard minimum setback distance are requested. The request comes under Section 213(d) of the 2000 Village Zoning Regulations. The property is located at 154 Main Street in the Commercial Residential District. Motion by to continue the public hearing to March 11, 2014 at 7:00 p.m. at the municipal office. Seconded by PS. Voting: 4 in favor, 0 against, motion passed.
4. **Adjourn:** Motion by GH, MH seconded, to adjourn. So voted at 7:40 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk