

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
March 11, 2014**

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

Members Present: Malcolm Teale (MT); Melvin Harvey (MH); Tom Wawrzeniak (TW); Gary Houston (GH)  
Members Absent: Graham Govoni, Chairman (GG) Craig Fowler (CF); and Pete Sweeney (PS)  
Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk  
Guests: Tricia Harper, State of VT, Buildings and General Services (BGS); Kathy Hobart, Judiciary; Cara Audibert; Jeff Lively, BGS Attorney; John Collins, County Attorney; Ian Jewkes, County Surveyor – Krebbs and Lansing; Mike Burke, Engineer – Krebbs and Lansing; Steve Smith, BGS Architect; Janet Larson, neighbor; Ralph Larson, neighbor

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

1. **Welcome and Public Comment:** Cara Audibert introduced herself as a new business owner looking to locate on East Main Street. The Board asked her to present a quick project overview after the County Courthouse hearing.
2. 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.

Kathleen Hobart provided a quick overview of the project. The Board received a new boundary survey which depicted the centerline of Commonwealth Avenue with an assumed 49.5 foot public right-of-way. The County and Vermont Buildings and Grounds Services hired Krebbs and Lansing to provide the updated site plan. County surveyor, Ian Jewkes, explained that he found that the courthouse parcel was created in 1835 but he did not discover any road dedication or acceptance for Commonwealth Avenue by the Town, thus the assumed 49.5 right-of-way. Jewkes pointed out the current lease from the County to Janet Larson allows Larson to maintain a triangular area of the southwesterly corner of the County's parcel and it also provides for access across a narrow strip of land along the southerly boundary near the Larson barn.

BGS attorney stated that the current site plan shows the most conservative survey information for the southern boundary, as there is a discrepancy with the pins and land records. Ralph Larson stated that the court is showing a town highway and 49.5 foot right-of-way and he believes there is a question about the validity of the public road. Larson stated that the town now maintains the road and approval of a setback waiver will bring the buildings close to his wife's property. Larson noted that the current plans show new development within the town right-of-way and the Selectboard should be approving those uses. Larson stated that the new rear entrance to the Sheriff's Department is an aesthetic issue for the Larson's and he would like to see more information on stormwater provisions to address runoff now running into the Larson's barn. Larson raised security issues for the Sheriff's activity, based on prior events, noting that the lease has about 60 more years. Larson questioned if the lease condition that the Larson's do not change the grade of the land also applied to the County. Larson asked for construction safety measures and stated that overall he is supportive of the additions moving forward. Larson asked that the County and neighbors meet to work out the property issues and right-of-way issues and invite the Selectboard to the meetings. Larson stated that the lease was drafted by current DRB member, Graham Govoni. The Board reviewed the DRB's recess memo dated January 2014. In the recess memo, Janet Larson was asked for three documents to which Larson responded that two of the documents requested are in the town land records and the third, Paul Gillies' roadway opinion, is not being provided pending Larson's counsel's recommendation. John Collins stated that he has been in contact with Larson's attorney and asked if there were any concerns on the court's plans, and no comments were received as of this hearing. John Collins advised that the waiver request can move forward outside of the road right-of-way issues as right-of-way is not under the jurisdiction of the DRB, but the Selectboard. Tricia Harper advised that one additional

parking space is provided and security is increased with a controlled sally port access for the Sheriff. Harper advised that the stormwater runoff is comparable to the existing situation and will be handled on-site. Harper advised that the plan is to start construction in April 2015 – and for staff to be back in the building by January 2016. Hobart advised that the ADA access will be in the front, reducing the traffic to the rear, with only staff coming into the rear next to the new Sheriff drop off area. BGS Attorney, Jeff Lively stated that the setback request was conservative with no certainty of the road right-of-way location, and BGS does not want to force the town into throwing up the road. Motion by TW to close the hearing and move into deliberative session. Seconded by MH. Voting: 4 in favor, 0 against, motion passed.

3. 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.

Motion by MH to continue the hearing to April 1, 2014 at 7:00 p.m. due to lack of a quorum. Seconded by GH. So voted. Rodjenski noted that the only other matter on April 1 is McMahon Chevrolet.

4. **Cara Audibert** – Cara provided a brief overview of the proposed auto detailing business, Madadashcar, LLC, and the board agreed to review the application on April 8<sup>th</sup> rather than wait for the next regular board meeting planned for May 6.
5. **Adjourn:** Motion by GH, MH seconded, to adjourn. So voted at 8:10 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk