

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
April 1, 2014**

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Members Present: Graham Govoni, Chairman (GG) Craig Fowler (CF); Malcolm Teale (MT); Melvin Harvey (MH); Tom Wawrzeniak (TW); and Gary Houston (GH)
Members Absent: Pete Sweeney (PS)
Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk
Guests: Roy Ward from EH Danson Architects; Steve Sayce, McMahon Chevy; Fire Chief Ed Webster; Brian Jones; Ralph Larson, Dave Lachtrupp and Dennis Tatro.

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

1. **Welcome and Public Comment:** No public comment.
2. #2014-003 submitted by Dan Keene, **McMahon Brothers LLC** for conditional use and site plan review, including signs, to operate auto sales, repair and body shop in current buildings with a proposed 13,000 square foot new facility for McMahon Chevy to be built within 36 months. The request comes under Section 243, L, Auto Sales and Service, of the 2014 Village of Hyde Park Interim Zoning Bylaw. The property is located at 868 VT Route 15 East in the SIR Zoning District.

GG swore in the applicant's representative Roy Ward and Steven Sayce. GG tried to contact Dan Keene by cell but there was no answer. Mr. Ward reviewed the proposed site plan and improvements for a new sales and repair facility in the same location as three existing buildings. Roy explained the following. Two parcels exist and they will need to be combined at the time of the sale by Hyde Park Office, LLC to McMahon/GM. The current site plan shows about 6 acres total but the town assessment shows 7 acres. The business will use the existing driveway which is shared with a single family home to the southwest of the parcel. There are no changes to the fire pond and the final interior structure will likely change prior to construction. Visitor parking is calculated based on the current zoning bylaw and totals 27 spaces, two of which are handicap, to be located in the front of the building. Paving is planned for the front of the building and the rest of the 436 spaces, but no timing for the paving is set yet. The immediate development of the project will include the paved area around the building and some display parking to the west of the fire pond but south of the overhead utility line. The building is served by a ¾" municipal water line and on-site wastewater disposal with electrical service will need to be installed with electrical service being upgraded to 600 amps; either with underground or above ground as needed. DeWolfe Engineering Associates will be doing the stormwater design and state permitting. The building will be protected by a sprinkler and cistern system. The energy code will control the level of exterior lighting with light fixtures will be down-shielded to prevent glowing onto adjoining properties. The building will meet or exceed Vermont's commercial energy code. Exterior coloring will be light tone exterior walls with a "Chevy-blue" arch at the entrance. Signs on the building will be 40 sf for the CHEVROLET sign and 9 sf for the bow-tie with four other signs. Other signs are less than 25 sf except for the entrance sign which will be 28 feet tall and 100 sq ft in size on two posts. Arch signage on the building is not internally lit. The pylon sign is not known if it will be lit. GG noted that the Village Trustees have warned a hearing for April 16 to increase the maximum size requirement for signs along Route 15. A VTrans right-of-way permit will be required for the access improvements at Route 15. GG expressed some concern for vehicle stacking for westbound travelers trying to enter the facility. Steven Sayce suggested that the driveway into the property is long and will be open, so cars leaving Route 15 will be able to enter the facility easily. Roy Ward advised that LED lighting will try to be used with T-8 or T-5 interior lighting. The building's highest point will be the 28-foot tall entrance arch. Steve Sayce noted that the free-standing sign would be internally lit as is their current sign in Morrisville. The final wastewater plan will be prepared and submitted to the State for approval after site analysis and engineering is completed. Mr. Tatro advised that the existing wastewater system is under the proposed facility. Steve Sayce advised that there would be 35 full-time employees with service hours available from five to six days per week with the facility closed on Sunday. TW asked about construction scheduling and Roy Ward advised that as soon as permits are done, they will start construction. Mr. Ward advised that the first phase is the facility and the use of the existing parking areas, but as the business needs, the rear parking lots, which are on a slope requiring excavation, would be developed. Stormwater

flows head toward Route 15 and into existing streams. Roy Ward advised that daily "SALE" signage and other promotional signs would be part of the operation, including balloons, etc. Steve Sayce concurred that Chevy sends out promotional displays from time to time. GG offered that the promotional items and signs are not permanent and would be ideally be removed at night. The set of prints entitled "New Dealership, Hyde Park, VT" prepared by EH damson Associates and consisting of six sheets was entered into evidence. Motion by Mac Teale to close the hearing and move into deliberations. Seconded by CF. Voting: 6 in favor, 0 against, motion passed.

3. Re-Open the Public Hearing for Application #2014-001, which was closed on February 4, 2014, and 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.

GG and TW recused themselves from this matter and left the room. MT opened the hearing. Ralph presented a new Master Plan of the project which is now on one sheet as previously requested by the DRB in its decision dated 02/20/2014. Ralph explained that he has acquired some land from the former Mosig subdivision and both possible new lots are on the Master Plan with frontage on Battle Row Road and Green Park West Road. Overall, Mr. Larson feels the project is still in conformance with the original Master Plan. MT asked who owns the road to which Mr. Larson stated that the 100-foot right-of-way is owned by Sterling Meadows Farm LLC, except for the portion on N1 and N2. TW asked if a future subdivision amendment request would be accepted if not all homeowners are co-applicants. Ralph stated that he feels he can apply for permits and is doing the things he needs to do as the project developer. Ralph asked that the requirement to inspect survey markers be deleted, that the driveway standards be clarified for 3 or less homes, that the DRB confirm the road "to the lot" only is needed for zoning permits to be issued and finally asking for clarification that only the travel lanes need to be surfaced within the turn-around right-of-way. Motion by MH to close the hearing and move into deliberations. Seconded by CF. Voting: 4 in favor, 0 against, motion passed.

4. **Adjourn:** Motion by GH, MH seconded, to adjourn. So voted at 8:53 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk