

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
June 3, 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); Tom Wawrzeński (TW); Pete Sweeney (PS) and Gary Houston (GH) also new DRB Alternate Greg Paus

Members Absent: One Vacancy

Staff: Ron Rodjenski, Zoning Administrator

Guests: Elwin Stone, Ralph Larson, Ken Smith, Todd and Terry Carter, Water Anderson, Gus Elfer, Karen Uhendorf, H. Joyce Kimball, Janet Jones, Carole and Carl Emond, and Graham Mink

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

1. **Welcome and Public Comment:** No public comment. Greg Paus introduced himself as a new DRB alternate and Greg will be involved during the transition to the new Unified Code, including a new form-based regulations. Greg participated in all hearings tonight as an alternate.
2. **Organizational Meeting:** PS nominated Mac Teale as Chair, no objection, so nominated. MH nominated Craig Fowler as Vice-Chair, no objection, so nominated.
3. Application #2014-013 submitted by **Sterling Meadows Farm, LLC** (Parcel 015-038-90.104) for subdivision amendments to request two additional single-family home lots in the Green Park West Subdivision and a request for a waiver of the sketch plan hearing requirement. The request comes under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations. The property is located off Battle Row Road and is in the Rural Residential 2 Zoning District.

MT swore in Ralph Larson. Larson reviewed the draft survey plat which includes a boundary adjustment to enlarge the Hewitt parcel and two new lots between Green Park West Road and Battle Row Road – so called “N4 and N5”. Larson advised that the deed covenants restrict use of the 100-foot right-of-way for shared uses and does not allow personal use, even though the land is owned by them. Ralph said these are likely the last two lots in his project. Motion by PS to approve the application with the general conditions, including state permits, and a written decision to be issued. Seconded by MH. Voting: 7 in favor, 0 against, motion passed.

4. Application #2014-014 submitted by **Todd and Tammy Carter** (Parcel 015-038-90.104) for subdivision amendment to Permit #2014-001 to relocate the proposed driveway for Lot N2 from a private road – Green Park West Road – onto Battle Row Road, a public highway. The request comes under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations. The property is located off Battle Row Road and is in the Rural Residential 2 Zoning District.

MT swore in Todd Carter. Carter stated that he has found ledge in the proposed driveway location onto Green Park West Road and would like to have direct access to Battle Row Road. Rodjenski raised the issue of reducing the number of users of the private road will increase the remaining owners’ costs, but no neighbors appeared to object to the relocation. Motion by PS to approve the subdivision amendment and Master Plan amendment to relocate the N2 driveway to Battle Row Road, with general conditions and a written decision to be issued. Seconded by CF. Voting: 7 in favor, 0 against, motion passed.

5. Application #2014-015 submitted by **Janet and Clifford Jones** (Parcel #001-100-269) for subdivision approval to create two 2-acre lots from an existing 4 acre parcel and a request for a waiver of the sketch plan hearing requirement. The request comes under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations. The property is located at 4705 VT 100 and is in the Rural Residential 2 Zoning District.

Janet Jones reviewed the application to create a 2 acre house lot and the remaining 2 acres to be deferred lot with no land development at this time. Motion by MH to approve the 2-lot subdivision request with general conditions and a written decision to be issued. Seconded by GH. Voting: 7 in favor, 0 against, motion passed.

6. Application #2014-016 submitted by **Craig and Jennifer Fowler** (Parcel 22-046-020.001) for a conditional use and site plan review for construction of six 1-bedroom cabins and one 2-bedroom cabin for rental purposes with one free-standing sign. The application comes under the 2009 Town Zoning Regulations and the property is located at 302 Brook Road in the Rural Residential 2 Zoning District.

Craig Fowler, Jennifer Fowler and Tom Wawrzeniak were sworn in by MT. Craig provided an overview of the cabins which will not have a kitchen, but will have a bedroom area, bathroom, two sinks and shower. The project will be built in two phases and is planned as a four season nightly rental business, similar to a motel. Craig said they are pricing of the rental units would be competitive with area motels and do not have plans any longer to offer breakfast or other meals. PS asked about the acreage of the parcel which is 11.8 acres. Jennifer stated that the intent of the project is to achieve a quiet country setting for tourists. Craig thought that the timeframe for construction would be 3-years to complete phase one and then another 4 years to complete phase two, a total of 7-years to complete phase 2. Craig said that they bought the property from Karen Sherman and a neighbor mentioned the possibility of a restriction on the land to one residence and no commercial activity. Gus Elfer asked for confirmation that this project is allowed in the RR2 Zoning District to which GP stated it was covered under "all other land uses not allowed above". Joyce Kimball asked about the site plan and Craig stated the new plans presented tonight are revised and he reviewed the new site plan, showing two access roads and cabins spread out in wooded areas. Gus Elfer asked if the project would be family-friendly and Craig responded that units will have one bedroom with a couch so kids could sleep on the couch. Craig stated that there were no community facilities, such as a playground or camp fire area. Craig stated that he has researched this type of business and is comfortable with the concept of rental cabins. Craig stated that he will be working with Tom Wawrzeniak on contours and drainage issues that cross the property. Gus Elfer expressed concern for negative impacts that might be generated by the rental units such as roaming children and noise. PS explained that trespass was addressed by state law, not town zoning regulations. Motion by MH to move into deliberative session. Seconded by PS. Voting: 5 in favor, 0 against, motion passed.

8. Continuance of Application #2014-009 submitted by **Stone Brothers, Inc.** (Parcel 005-025-015.100) for conditional use and site plan review under Section II, D, "All other land uses not classified above" of the 2009 Town Zoning Regulations to construct a 36' X 64' garage/warehouse with an attached 14' X 60' office/living space and future construction of a detached single-family home in the RR2 Zoning District. The property is located at 250 Fleury Road.

Elwin was sworn in by MT. Elwin reviewed the new site plan showing the design of the new warehouse/garage. The new building is about 25-feet tall and is 64 feet compared to the existing 20-foot high by 80-foot long existing barn located near the town highway. Natural colors will be used on the exterior and possibly with a green metal roof. Elwin explained that he builds homes and most of the equipment is off-site, not taken in and out each day, with helpers meeting him here or on-site. Don Tobey asked about the weight of trucks since the town highway was limited to 24,000 lbs. Elwin stated that the one piece of equipment does weigh 28,000 lbs. and he knows town roads are limited to 24,000 lbs. Carl Emond asked why not directly on Route 100 or in the North Hyde Park Industrial Park to which Elwin stated that he wasn't looking at it as a business only, but was looking for quiet space to live and to have business storage space. Graham Mink stated that he found that Elwin is known for being responsible and will do what he says. Graham noted that he has a vested interest in land on Fleury

Road and wants to see the neighborhood remain residential. Email from Matthew Tracy asked for screening of the new building from their "Lot 1" was received into the record. Graham Mink asked for an exterior material and color that is closer to the existing barn rather than industrial looking. Graham asked that the DRB limit traffic issues and noise. Karen Uhlendorf agreed with the statements and concerns of Graham. Elwin stated that the heaviest piece of equipment is rubber-tired and no work is done on-site, only repair of equipment primarily during the winter months. Don Tobey advised that a section of Fleury Road has a water issue in the road bed. Motion by MH to move into deliberative session. Seconded by CF. Voting: 7 in favor, 0 against, motion passed.

9. Other Business – None.
10. Deliberations – Tom Wawrzeniak and Craig Fowler left the room as they were the subject of deliberations. No action taken when coming out of deliberations.
11. Review and Approve Minutes – May 6, 2014 – deferred until July 1st.
12. DRB Rules of Procedures. Motion by MH to re-adopt the 2012 DRB Rules of Procedure. Seconded by GH. Voting: 5 in favor, 0 against, motion passed.
13. Adjourn