

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

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

Members Present: Malcolm Teale, Vice-Chair (MT); Craig Fowler (CF); Melvin Harvey (MH); Tom Wawrzeaniak (TW); and Gary Houston (GH)
Members Absent: Pete Sweeney (PS)
Staff: Ron Rodjenski, Zoning Administrator
Guests: None

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

1. **Welcome and Public Comment:** No public comment.
2. **Application #2014-024** submitted by Melvin Harvey (Parcel 005-003-129) for a conditional use and site plan review for a planned unit development with one single-family home and two mobile homes on the same parcel. The landowner is requesting a setback waiver to allow one mobile to be located 65 feet to the center of North Hyde Park Road instead of the required 75 feet. The application comes under the 2009 Town Zoning Regulations, Section III, J, PUD Approval and the 2009 Subdivision Regulations. The property is located at 2300 and 2126 North Hyde Park Road in the Rural Residential 2 Zoning District.

Melvin Harvey presented his application for PUD approval, stating that the state wastewater permits were all set, the town highway access permit was approved by the Selectboard and the 10-foot front yard setback waiver is requested so the new home can be set without requiring removal of ledge. Melvin noted that one new pole on North Hyde Park Road is costing him \$7,500 which he thought was high. TW asked whether there is sufficient depth to ledge to set a septic tank. Melvin responded that it was close, but if they can't get it done a shallow tank would be installed. No members of the public appeared to participate in the hearing. Motion by CF to approve the application as presented and issue a written decision with the general conditions. Seconded by TW. Voting: 4 in favor, 0 against, motion passed.

3. **Minutes:** Motion by CF to approve the May 6, 2014 and June 3, 2014 minutes, as written. Seconded by GH. Voting: 5 in favor, 0 against, motion passed.
4. **Other Business:** MT noted that prior to this meeting he called DRB Alternate Greg Paus and informed him that the DRB would not need him to participate in public hearings. MT explained that having a legislative member from the Planning Commission participate in the judicial process of the DRB resulted in a lack of separation of powers, possibly resulting in an undue influence on the zoning permit review process. MT also noted that having the planning commission and DRB separate was a good "checks and balances" arrangement that should be preserved in Hyde Park. Ron R reported that Greg called and said he would not come to the DRB meeting, but he is still interested in attending meetings to help with the DRB's transition to the new Unified Code, which could be in place as soon as this coming fall. Ron R also noted that the DRB's Rules of Procedure allow the DRB Chairman to decide whether or not to allow Selectboard-appointed DRB alternates to participate in hearings.
5. **Adjourn:** Motion by GH, MH seconded, to adjourn. So voted at 7:25 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk