

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
August 5, 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); Pete Sweeney (PS) and Gary Houston (GH)
Members Absent: Tom Wawrzeniak (TW); One Vacancy
Staff: Ron Rodjenski, Zoning Administrator
Guests: Brian Jones, Mike Dubie, Roy Marble

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

1. **Welcome and Public Comment:** No public comment.
2. **Application #2014-033** submitted by Merrill E. Locke Estate (Parcel 004-035-001.700 and 004-035-021) for a subdivision amendment to create one new residential lot, extend a vehicular right-of-way and adjust property lines to allow the subdivision and development of the Estate in Hyde Park along proposed "Bud's Way" and the existing Locke Mill Lane. A waiver of sketch plan hearing is requested. The property is in the RR2 Zoning District. The Estate consists of approximately 7 acres in Hyde Park with the remaining lands of the Estate in the Town of Johnson. The lands in Johnson are proposed for five new homes and a forestry parcel with access into Hyde Park at Whitcomb Island Road.

MT swore in Roy Marble. Mr. Marble is representing the Merrill Locke Estate and reviewed the project to clean up a long history of land development and permitting issues. No members of the public appeared to participate in the hearing. A new private road is being built in Johnson to serve 5 new homes and a forestry parcel. The new private road is to be called "Buds Way" and will use the private road Locke Mill Lane to access the public highway, Whitcomb Island Road, in Hyde Park. A total of 11 homes and the forestry use will be using Locke Mill Lane and Highway Access permit #2014-037 has been approved by the Selectboard to allow the increase in traffic onto Whitcomb Island Road. A draft survey was prepared by Glenn Towne, dated January 2013, 2 sheets. The DRB asked that the fire service turnaround right-of-way on proposed Lot 11 be shown on the survey and that the proposed Lot 10, which is being merged with an adjacent lot, not be shown on the recording survey. A copy of the DRB's general conditions, which included a minimum 22'-foot wide road, was provided to Mr. Marble. Motion by MH to close the hearing and approve the application with the two changes to the draft survey and the general conditions, including a 22-foot wide road, with a written decision to be sent by the Chairman. Seconded by PS. Voting: 5 in favor, 0 against, motion passed.

3. **Application #2014-034** submitted by the Town of Hyde Park Selectboard (Parcel 019-015-100) for a conditional use and site plan approval to add one 20 X 64 open bay onto the town highway garage. The property is located in the LRA Village Zoning District at 332 VT Route 15 West.

Brian Jones, Vice-Chair of the Selectboard and Road Crew Member Michael Dubie were present to review the proposed addition to the town highway garage. No members of the public appeared to participate in the hearing. Mike Dubie explained that the grader would be kept in the addition to get it out of inclement weather. The highway crew may also use a portion for cold storage. PS asked if the structure was near any property lines or if new exterior lighting was proposed. Mike Dubie responded no to each question. Mike Dubie noted that at some point the addition might be heated, but that was not the immediate plan. PS stated that the addition would fit in with the other highway structures and meet all setbacks. Motion by MH to approve the application as presented and issue a written decision with the general conditions. Seconded by CF. Voting: 5 in favor, 0 against, motion passed.

4. **Other Business:** None
5. **Adjourn:** Motion by MH to adjourn; no objection. So adjourned at 7:23 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk