

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
September 9, 2014**

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

Members Present: Malcolm Teale, Chair (MT); Craig Fowler, Vice-Chair (CF); Melvin Harvey (MH); Gary Houston (GH) and Charlie Aronovici (CA)  
Members Absent: Tom Wawrzeniak (TW); Pete Sweeney (PS);  
Staff: Ron Rodjenski, Zoning Administrator  
Guests: Ed and Nancy Webster

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

1. **Welcome and Public Comment:** No public comment. Introductions and welcome to the new DRB member, Charlie Aronovici. Charlie is a current Village Trustee living on Commonwealth Avenue.
2. **Application #2014-035** submitted by Edwin and Nancy Webster (Parcel 022-050-010) for a side yard setback waiver for a proposed 24' X 24' shed under Section IV-A, A(2) of the 2009 Town Zoning Regulations. The property is located in the RR2 Zoning District at 329 Noyes Farm Road.

Ed Webster reviewed his project to construct a residential shed within 2 or 3 feet of his easterly side property line. Webster explained that other options were limited due to the slope of the land and water on the western half of his lot. During the winter, he needed access off the edge of his driveway to plow to and access the shed. Ed confirmed that a field fence was in place along the easterly property line and there was only about 38 feet between the driveway and side property line. The property owner along the Webster's easterly line submitted a letter to the DRB supporting the proposal. Motion by CF to close the hearing and move into deliberations. Seconded by MH. Voting: 5 in favor, 0 against, motion passed.

3. **Other Business:** The Board reviewed DRB hearing procedures and the process of issuing written decisions then provided Charlie with the DRB's Rules of Procedure and the Technical Services Fee Policy. The DRB briefly discussed starting hearings earlier than 7:00 p.m. but decided to keep 7:00 p.m. The next meeting is October 1<sup>st</sup>.
4. **Minutes:** Motion by MH to approve the 07/01/2014 and 08/05/2014 minutes, as written. Seconded by CF. Voting: 5 in favor, 0 against, motion passed.
5. **Adjourn:** Motion by MH to adjourn; no objection. So adjourned at 7:35 p.m. Next meeting: 10/7/2014.

Respectfully Submitted, Ron Rodjenski, DRB Clerk