

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
November 4, 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); Tom Wawrzeniak (TW); Pete Sweeney (PS);
Members Absent: None
Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk
Guests: Mariah Jiron, Robert's Landscape and Supply

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

1. **Welcome, Modifications to Agenda and Public Comment:** No public Comment.
2. *Application 2014-046 submitted by **Robert's Landscape Supply** (Parcel 001-100-468) to allow the construction of three commercial structures, one residential structure and apartment, signs, creation of a residential right-of-way to enter Route 100 at TH 76 and commercial outdoor storage and display areas under Section II, G, Conditional Use #2 and #3. The proposed uses involve a number of lots owned by the application with frontage on Deer Run Lane and one lot with frontage of Route 100. The applicant is requesting two front yard setback waivers to reduce the setback from a new storage building at the corner of Deer Run Lane and Locke Avenue under Section IV-A, A(2).*

MT swore in Mariah. Mariah handed out a new site plan on one sheet of paper and drawn to scale based on prior surveys and aerial photos as previously requested by the DRB. A preliminary survey of the proposed 50-foot ROW to serve their home on Lot 5 was also submitted. Mariah clarified that since the last hearing, the project on Lot 9 was modified so it would only require administrative approval. The Lot 9 modifications removed the need for setback waivers and hazardous materials storage review. The rest of the improvements and modifications to their business operation will occur on the lots between Deer Run Lane, Locke Avenue and Route 100, per the new site plan. A lengthy discussion about use of the 50-foot strip of land, which includes Deer Run Lane, resulted in an understanding that storage and landscape business activities would occur outside the 50-foot strip of land. Infrequent and temporary parking or unloading could occur outside of the Deer Run Lane travel lanes, as long as the business or workers' vehicles were attended. Setbacks for storage areas on the various lots now owned by Robert's were proposed to be close to property lines but acceptable. The two existing buildings, an office and equipment garage, were requested to remain in their current locations as those were approved in prior permits. Mariah stated that the business would prefer to continue to operate from the adjoining lots they now own, including the recently purchased Greening parcel along Route 100 and an area on Lot 5 adjacent to the cul-de-sac. The DRB explained that a new survey of the 50-foot ROW will need to be filed. The DRB recommended that with improved communication, the neighbors using Deer Run Lane should be able to reduce the apparent frustration of all parties regarding the private road use and maintenance. Motion by MH to close the hearing and move into deliberations. Seconded by CF. Voting: 7 in favor, 0 against, motion passed.

3. *Application 2014-048 submitted by **Prime Properties, LLC** (Parcel 05-100-130) to amend a previously approved subdivision by reducing the approved number of lots from six to two; a 41 acre parcel with existing house and barn and the remaining undeveloped parcel of approximately 80 acres, under the 2009 Town Subdivision Regulations. The property is located in the RR2 Zoning District at 3390 VT Route 100.*

No one was present for this continuance other than Pete Sweeney, who recused himself from the DRB as he is a neighbor. Ron Rodjenski reported that two written notices of this meeting were sent to the Applicant. The Applicant has not contacted the town for a continuance. Pete Sweeney offered that the Applicant should withdraw from their pending Environmental Court matter regarding the 6-lot subdivision permit for this parcel. Motion by TW to continue the hearing to December 2 at 7:00 p.m. with two conditions; 1) the Applicant appear with a proposal to address the pending Environmental Court matter regarding the 6-lot subdivision permit, and 2) if they fail to appear, the application may be denied. Seconded by CF. Voting: 6 in favor, 0 against, 1 recused (PS).

4. **Other Business** - None
5. **Adjourn:** Motion by MH to adjourn; no objection. So adjourned at 8:50 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk