

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
December 2, 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); Charlie Aronovici (CA); Tom Wawrzeniak (TW); Pete Sweeney (PS);

Members Absent: None

Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk

Guests: Greg Paus and Kevin Fitzgerald from the Hyde Park Planning Commission; Barbara Potter from Main St and Seth Jensen from the regional planning commission

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MT called the meeting to order at 7:01 P.M.

1. **Welcome, Modifications to Agenda and Public Comment:** No public Comment.
2. *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.*

Pete Sweeney recused himself from the hearing as he is a neighbor. The applicant has not contacted the town in any way since the first hearing date in October. Mac Teale read a memo from the DRB dated 11/12/2014 which was sent to the applicant requesting additional information to be submitted to the DRB at this continuance hearing. Motion by MH to close the public hearing and issue a decision stating that the application is incomplete for lack of information requested by the DRB. Seconded by GH. Discussion: In order for a new hearing to be warned, the applicant needs to start over with a new complete DRB application and all normal application fees. Voting: 6 in favor, 0 against, 1 recused (PS). Motion passed.

3. **Minutes** – Motion by PS to approve the 11/04/2014 minutes, as written. Seconded by MH. Voting: 7 in favor, 0 against, motion passed.
4. **Joint PC and DRB Meeting to Review Unified Code** – Greg Paus reviewed the new preliminary draft of the unified code and commission's work over the past two years. Greg explained that the new document combines the three existing bylaws and allows more mixed uses in the village areas while focusing on preserving the exterior character of the village. The new document encourages first floor commercial use and second floor residential use along Main Street. Greg reviewed the availability of a tax stabilization program for the town and village which, in addition to an updated zoning bylaw, as examples of how the town is trying to encourage investment in Hyde Park. The DRB discussed the various uses in the village districts and North Hyde Park village. Rodjenski reviewed the upcoming adoption process required by the state law. Ron explained that under 24 VSA 4327 the Selectboard would adopt the document after their public hearing process. The Trustees would be encouraged to continue to participate in all planning and Selectboard hearings. Seth Jensen handed out the copies of the new Unified Code. The ability to expand or change non-conforming uses under the Unified Code was discussed and Seth offered some ideas on how to address height limitations as well as allow some expansion of non-conforming uses. Greg Paus noted that the bylaw is a living document, so if there is a project that comes before the town that is not allowed by some provision, then the new Unified Code could be amended. The Board reviewed the village façade standards and it was agreed that the method selected to achieve compliance with the new standards should be left to landowners. Tom Wawrzeniak advised that an administrative permit should be allowed for two-lot subdivisions if no new land development is proposed other than new lot lines. The DRB will review the new document and send written comments to the planning commission before the planning commission January 7<sup>th</sup> meeting.

5. **Adjourn:** Motion by CF to adjourn; no objection. So adjourned at 8:55 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk