

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
March 3, 2015**

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: Pete Sweeney (PS); Tom Wawrzeniak (TW)
Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk
Guests: Bill Brown, Betsy Levin, Steve Sayce and Dan Keene

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

1. **Welcome, Modifications to Agenda and Public Comment:** No public comment or changes to the agenda.
2. #2015-001 submitted by **Elizabeth Levin and David Levin** to amend Permit #2009-11 clarifying the location of the 4-lot subdivision right-of-way and extending the recording deadline for the survey plat. A waiver of sketch hearing is requested, and if granted, this would be the final hearing. The request comes under the 2009 Town Subdivision Regulations. The property is located at 4946 VT 100 in the RR2 Zoning District.

MT opened the hearing at 7:03 p.m. Betsy Levin advised that the proposal has been revised to two lots from four lots. The Foss Drive right-of-way will be used for the second lot and the existing house will continue to directly access VT100. Betsy explained that the prior approvals required road upgrades but those were not completed and the prior approvals expired. The house will be on 9 acres and the second lot would be a little over 3 acres. Betsy advised that her ex-husband built a camp on the second lot. Mac asked about the location of the southerly property line – is it north or south of Foss Drive. Betsy stated that she is having Dave Peatman L.S. prepare the new survey. Melvin felt the road did go through to Jones Road and is most likely a public trail, not a town highway. Betsy stated that Foss Drive is now 14-feet wide, is only built to driveway standards and serves only one home of Elwood and the camp built by David Levin. Betsy stated that the state wastewater permit was issued. Charlie confirmed that the existing house would only be accessed from VT100. Motion by Melvin to approve the two-lot subdivision. Seconded by Gary Houston. Voting: 5 in favor, 0 against, motion passed.

3. #2015-002 submitted by Dan Keene, **McMahon Brothers LLC** to amend Permit #2014-003, and the conditional use and site plan review approval, to allow an expansion of the proposed primary structure to 15,400 square feet. The request comes under Section 243, L, Auto Sales and Service, of the 2014 Village of Hyde Park Interim Zoning Bylaw. The property is located at 868 VT Route 15 East in the SIR Zoning District.

MT opened the hearing at 7:17 p.m. Dan Keene reviewed the drawings of their previously approved 13,000 sq ft and the changes to increase the showroom size and add a couple of repair bays. The new building won't be any closer to the road except for the vestibule for a wind block and the height is the same as the original structure. The square footage is increased to not exceed 15,400 sq feet. Dan Keene stated that everything else is staying the same. Motion by Melvin to approve the request to increase the structure to 15,400 sf. with no other changes. Seconded by Craig. Voting: 5 in favor, 0 against, motion passed.

4. **Minutes** – Motion by Melvin to approve the December 2, 2014 and January 6, 2015 minutes, as written. Seconded by Craig. Voting: 5 in favor, 0 against, motion passed.

5. **Other Business** – Charlie reported that a new Village Planning Commission is working on a separate Village Zoning Bylaw, noting that at one time there was a separate village commission. The Trustees feel bringing the regulations back under the Village is the best way to take responsibility for the revitalization of the village. Charlie stated that the village has enjoyed and will continue to benefit from a collaborative working relationship with the town planning commission. Melvin asked about merging and Charlie said that it has been asked before and the village residents don't want merger. Melvin stated that the three utilities could be taken over by the town and Charlie said it would be up to the voters. Craig said he thinks we should be one town and the elementary school committee is working to bring people together and not to separate. Charlie explained that he sees a benefit to try and revitalize the village with a village planning commission and development review board. Mac reviewed the draft zoning and use index. He is planning on bringing suggestions to the next planning commission meeting to allow more conditional uses in residential districts.

6. **Adjourn:** Motion by CF to adjourn; no objection. So adjourned at 8:17 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk