

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES**

July 7, 2015

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Members Present: Malcolm Teale, Chair (MT); Craig Fowler, Vice-Chair (CF); Melvin Harvey (MH); Gary Houston (GH)
Members Absent: Charlie Aronovici (CA); Pete Sweeney (PS); Tom Wawrzeniak (TW);
Staff: Ron Rodjenski, Town and Village Zoning Administrator and DRB Clerk
Guests: Ralph Larson; Tyler at ReSource (Morrisville); Clint Coakley; Fred Prevost; Autumn Prevost; Kevin Tallman; Mr. and Mrs. Hasler; Bill Ashline; Dave Lachtrupp.

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

1. Welcome, Modifications to Agenda and Public Comment. No changes to the agenda. Tyler was present to review ReSource's desire to occupy the MSI building, next to Madadashcar, and to convert it to warehouse and retail sales. The current zoning does not allow retail, however, the proposed Village zoning would allow retail and the next hearing on the new zoning for the Village is tomorrow at 6:00 p.m. at the Lanpher Memorial Library.
2. #2015-028 submitted by Kevin Tallman and Sandra Hasler to create a 50-foot right-of-way to access a wood lot at 1678 North Hyde Park Road (Parcel 05-003-110). The request comes under the 2009 Town Zoning Regulations, Section IV-A, C (1), Frontage and Access. The property is located in the Rural Residential 2 Zoning District.

MT opened the hearing at 7:11 p.m. Kevin and Mrs. Hasler were sworn in. No adjoining neighbors appeared or otherwise participated in the hearing. Kevin stated that he needs a 50-foot ROW to access a wood lot and no ROW exists today. Mrs. Hasler did not object to the proposed location of the 50-foot ROW crossing her parcel. The Board asked about any limitations in the regulations and Ron noted the minimum 50-foot wide right-of-way requirement and maximum 8% grade for land development. Motion by MT to close the public hearing and move into deliberations. Seconded by MH. Voting: 4 in favor, 0 against, motion passed.

3. #2015-029 submitted by Clint Coakley for conditional use and site plan review to expand their outdoor display and storage areas for Lamoille Woodcraft (Parcel 12-015-001). The request comes under the 2000 Village Zoning Regulations, Section 243, Small Industry Use. The property is located in the Small Industry Residential District (SIR) at 990 VT15 East.

MT opened the hearing at 7:13 p.m. Clint was sworn in. No adjoining neighbors appeared or otherwise participated. Clint explained that he needs more storage area and would like to improve the landscaping along Route 15. Clint would like to modify and raise the level of the ditch along Route 15 with terracing and only a small part within the State ROW. The State requested an access permit for the review of any work in the ROW. The proposed storage trailers will be visible from the road but be pushed back from their current location. Clint asked for a 3-year window to complete the work in a couple phases. Motion by MH to close the public hearing and move into deliberations. Seconded by CF. Voting: 4 in favor, 0 against, motion passed.

4. #2015-031 submitted by Frederick Prevost (Parcel 04-035-001.002) for a conditional use and site plan review to convert a residential detached garage to an auto repair shop. The request comes under the 2009 Town Zoning Regulations, Section II, D, Conditional Uses #9, All other land uses. The property is located in the RR2 Zoning District at 37 Whitcomb Island Road.

MT opened the hearing at 7:18 p.m. Fred was sworn in by MT. Adjoining landowner Bill Ashline appeared and testified. No other neighbors appeared or submitted testimony prior to or at the hearing. Fred explained that he would like to have an option for conducting auto repairs in his existing residential garage on his duplex parcel. The garage was approved last year after receiving setback waivers from the DRB. Fred will install five parking spaces for the business and noted that the shared drive off Whitcomb Island Road would be maintained at 19-feet for use by Bill Ashline to his duplex. Fred presented some photos of the 19-foot shared drive with the areas proposed for more parking for the business and his residential uses. Bill explained that when the garage came before the DRB, Fred had told the town that it was for residential use only. Bill has issues now with

noise coming from the garage due to Fred's use of air tools and the shared driveway is used for parking by Fred or others which narrows the travel lanes. Bill stated that the homes are close with no sound barrier and he can now hear conversations on the Prevost property. Bill stated that he objects to any commercial use on the Prevost parcel as it is in a residential area. Bill explained that the auto repair business would generate too much traffic on the shared driveway. Autumn Prevost explained that the trees along the property line were meant to screen the two homes. Fred agreed to limit the hours of use and keep doors closed, and he would invest in an air conditioning unit for summer months to keep the doors closed. Autumn stated that along the shared driveway is a ditch and this project will move the ditch to create new parking away from the shared driveway. One exterior light is shining now and it is directed toward the Prevost home not toward Ashline and no new lighting is proposed. Fred stated that he gets no requests to move parked vehicles along the shared driveway. Motion by MH to close the hearing and move into deliberative session. Seconded by CF. Voting: 4 in favor, 0 against, motion passed.

5. #2015-030 submitted by Sterling Meadows Farm, LLC (Parcel 15-038-090.400) and LCI, Inc. for survey plat amendments to increase Lot N3 to 2.16 acres, amendments to DRB decision #2014-013 to allow Lot N5 to access Battle Row Road instead of Green Park West and waive the sketch plan hearing so that this hearing is the final hearing. The request comes under Section of the 2009 Town Subdivision Regulations, Section I, B, Amendments and Section III, C, Waivers. The property is located in the RR2 Zoning District at 2258 Battle Row Road.

MT opened the hearing at 7:28 p.m. Ralph was sworn in by MT. No other neighbors appeared or participated in the hearing. Ralph reviewed his specific amendment requests as: 1) Allowing N5 to use a shared driveway with N3 to access Battle Row Road, and 2) The lot size of N3 has been corrected by the surveyor and is now 2.16 acres – N3 is owned by LCI, LLC (a co-applicant to this application). Ralph stated that the Mosig Development received approval for a shared driveway to the current N3 and this was his intention as well, not to have one access Green Park West Road per the prior subdivision approval. Ralph stated that the Mosig access permit was not submitted with this application but should be in the town files. No other amendments were requested to prior approvals. Motion by MH to close the public hearing and move into deliberations. Seconded by CF. Voting: 4 in favor, 0 against, motion passed.

6. #2015-011 Continuance - Sterling Meadows Farm, LLC (Parcel 015-038-90.104) for a two-lot subdivision, one new 2-acre parcel off the Class 4 Town Highway, Webster Road, for a single-family home and the remaining lands of approximately 80 acres to remain undeveloped. The application requests a waiver of the sketch plan hearing requirement to make this the final hearing. The request comes under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations. The property is located off Webster Road and is in the Rural Residential 2 Zoning District.

MT opened the hearing at 7:37 p.m. Ralph provided an update on the project which has a pending access permit application before the Selectboard which is being heard on July 9th. Motion by CF to continue the hearing to August 4, 2015 at 7:00 p.m. Seconded by MH. Voting: 4 in favor, 0 against, motion passed. For discussion, Ralph presented a proposed amendment to #2012-058, Item 5, road improvements to T-2 completed for permits. Ralph stated that for 3 or less homes now at the end of Green Park West Road, the shared driveway width should be 10 feet, not 18-feet, to T-2. The Board reviewed permit #2014-001 and reviewed the impact of necking down the 18-foot shared road east of Aurora to less than 18-feet. Mac explained that the road standard is 18-feet with 2-foot shoulders for fire safety and that width maintained to the turnaround.

7. **Minutes** – Motion by GH to approve the June 2, 2015 minutes, as written. Seconded by CF. Voting: 4 in favor, 0 against, motion passed.
8. **Deliberations** – The Board conducted a short deliberative session.
9. **Other Business** – None.
10. **Adjourn** – Motion by Melvin to adjourn with no objection, adjourned at 8:43 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk