

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES**

August 4, 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); Charlie Aronovici (CA); Pete Sweeney (PS); Tom Wawrzeniak (TW)
Members Absent: Gary Houston (GH)
Staff: Absent
Guests: Ralph Larson; Jason Zimmerman

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

1. Welcome, Modifications to Agenda and Public Comment. No changes to the agenda.
2. *#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.*

Ralph Larson questioned the board to see if the DRB had any news on the progress of the Selectboard about road classifications. MT stated that he knows that the Selectboard is working on a plan but is unsure of the progress. MT stated that another applicant had recently had a problem with meeting grade requirements and is working toward a solution with the Selectboard and recommended Ralph attend their next meeting. Ralph Larson agreed he would do that. MT also explained that he felt the road restrictions in the state would likely be tightened up a bit due to the last few years of storm history. Ralph Larson then asked the board to extend his hearing until next month. Ralph Larson left at 7:06.

3. *#2015-040 submitted by **Jason Zimmerman** (Parcel 21-015-040) requesting approval for "all other commercial uses" to allow a home industry with an outdoor display area near Route 15. The request comes under Section 223, k of the 2000 Village Zoning Regulations. The property is located at 261 VT Route 15 East in the Low Density Residential – Agricultural Zoning District.*

MT then called the next applicant forward permit 2015-040; Jason Zimmerman (JZ). Adjoining neighbor Eric Williams (EW) was sworn in and JZ affirmed. JZ explained the project and stated right away that he has decided to change the scope of the project due to cost and to better fit the neighborhood and property. JZ also stated that there would be much less parking needed as well, he is expecting the building size to be 40' x 48' with parking only needed in the area marked "Lot B". JZ stated that the culvert would be lengthened at VT Route 15 to allow for better flow and so tractor trailers can enter. JZ explained that his shop will be for wood working and anticipated there may be 1 delivery per month. TW questioned if that was a reasonable estimate. JZ thought that it is a reasonable number based on the type of business. TW expressed that the project appears to be approaching capacity for the site. JZ explained that was another reason why he decided to downsize. TW explained that the soil at that part of town was good sandy loam type soil so it should hold a lot of water provided there is less parking. TW expressed concern with the run off at the property line and how they plan to address this. TW also expressed concern over trucks safely entering the site. PS stated the trucks will do what is needed to be safe and that they already enter properties adjacent to the Zimmerman's. PS questioned JZ if he understood how a conditional use works and that there are certain rules that need to be followed and the affect on neighboring properties is one of the things considered. EW stated he is an interested abutter and doesn't want to stop the project, only make sure the run off is dealt with. EW explained that the development will add about 1/4 acre of impervious area to the lot. EW stated he feels a professional engineer should be hired. EW stated that he had an engineer look at the site and stated that a catch basin would likely need to be installed to keep erosion from plugging the culverts that cross Centerville Road and VT Route 15. The engineer felt the culverts were of adequate size as long as they didn't plug. PS suggested maybe the land owners could come up with a working plan. EW expressed that he felt a professional would need to be involved due to the complexity. MH asked if lining the ditch with stone

would help. EW still insisted an engineer should be involved. JZ explained that they have added some drainage already and it has helped with erosion. MT asked if the residence had on site septic system. JZ stated that it does. PS asked if there were any employees. JZ stated there would only be family working at the shop and in the event he needed employees he would have to move the business to accommodate higher volume. PS explained that adding employees changes the type of business and additional permits could be required. MT asked if there were any further questions. Paul Trudel (PT) spoke up and stated that he was sitting in to see how things worked on our board as he had recently become a member of the Village DRB once the new regulations have passed. CA explained that from what he knows the rules may become final in October, if all goes as well. PT thought we should require a better site plan than what was submitted. PS explained that will be one of the requirements for approval as stated in the bylaws and that the home industry is a permitted use. PT doesn't think the use fits this part of town. TW thought as long as the planned development was down sized it should be ok. PS states that JZ should be able to do what he wants as the development does not come under the state storm water regulations and with a new updated plan update he should have a local permit with out a bunch of added rules that are not part of the 2009 zoning rules. EW stated that he didn't want the project to stop, only be sure not to create damage to his property. JZ apologized to EW for not talking to him about his concerns before the meeting and that he was sure they could work it out. All public left at this time 7:35 pm.

4. **Pending Matters:** MT continued the discussion on the pending applications. Motion by CF to continue #2015-011 for Ralph Larson to next month's meeting, September 1, 2015 at 7:00 p.m. All agreed, so voted.
5. **Deliberations** – MH moved to go to deliberative session CF 2nd. So, voted. The Board conducted a short deliberative session. Motion by CF to continue #2015-040 for Jason Zimmerman to September 1, 2015 at 7:00 p.m. and to require Jason Zimmerman to provide the DRB with an engineered stormwater system and to refer to Page 67 of the Zoning Regulations to make sure all items are included on the drawing. Seconded by MH. Voting: 6 in favor, 0 against, motion passed.
6. **Minutes** – For lack of a quorum, the review of the July 7th minutes were deferred until September.
7. **Other Business** – None.
8. **Adjourn** – Motion by TW to adjourn, seconded by MH, adjourned at 7:50 p.m.

Respectfully Submitted, Craig Fowler.