

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
December 1, 2015**

All minutes are draft until approved; please check future minutes for approval of these minutes.

Members Present: Malcolm Teale, Chair; Craig Fowler, Vice-Chair; Melvin Harvey; Charlie Aronovici; and Pete Sweeney
Members Absent: Gary Houston; Tom Wawrzeniak
Staff: Ron Rodjenski, Zoning Administrator
Guests: Peter and Cindy Fagnant; David Levin; Bob Malbon; and from LCPC - Kate Lalley & Taylar Foster

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

1. Welcome, Modifications to Agenda and Public Comment. One change to the agenda
2. *#2015-068 submitted by **Peter Fagnant, Michael Fagnant, and David Fagnant** (Parcel #23-007-052,a) requesting a 2-lot residential subdivision to create a 4.7 acre parcel with existing residential structures and the remaining lands of approximately 68 acres to be undeveloped. The request comes under the 2009 Town Zoning and Subdivision Regulations. The property is located at 20 Fagnant Farm Road in the Rural Residential 5 Zoning District.*

Mac swore in Peter and Cindy. Peter explained that the current tenants in common ownership of the farm is being separated into two parcels, one for Pete and Cindy and the remainder to continue to be owned by the three brothers in common. Pete explained that retaining 25 acres of hayfield was the reason why the 4.7 acres is proposed and the acreage is calculated to the outside of the highway right-of-way and everyone the family agreed to the proposed acreages. The draft survey shows the acreage to the center of the roads as 5.2 acres. Motion by Melvin to close the hearing and moving in to deliberations. Seconded by Craig. Voting: 5 in favor, 0 against, motion passed.

3. *#2015-065 submitted by **David Levin** appealing the final administrative decision in regard to the approval for the conversion of a barn to a single-family home. Appellant is specifically appealing the road portion of the decision. The request comes under Section VI, C, Appeals of the 2009 Town Subdivision Regulations. The property is located at 41 Foss Drive in the north Hyde Park/Garfield Zoning District.*

Mac swore in David Levin. David explained that if he could, he would like to take back the appeal. The road or bridle path on some maps, known as Foss Drive, is being used by two homes. David explained that he moved into the original parcel with the main house on VT100 in 1995 before Ed Yaddow built the house at the end of Foss Drive, which was a skidder trail originally. David received one lot from the original house lot following his divorce which is the subject of this appeal. David noted that VTrans wants to see a new larger culvert at VT100 and the town wants a 10-foot wide driveway. Levin offered to withdraw his appeal because it is complicated and involves other parties, noting he is now working on the driveway improvements with his neighbors; Tom Elwood and Scott Harvey. David noted that the public uses the road but he would like to gate it. David stays at the house on Foss Drive from time to time and uses a \$1,000 composting toilet. David would like to be able to construct parking spaces in the front of the house. Pete Sweeney pointed out that the parking is only prohibited in the front 25-foot setback area, not the entire front yard. David would have no problem fencing off the road. David stated that the zoning administrator gave him a fair amount of time, by July 2016, to complete the driveway improvements. David Levin noted that the first house on Foss Drive has a failed septic emptying into the state drainage system near Foss Drive. David paid \$8,000 for a new drilled well after not finding shallow water sources. David stated that he was withdrawing the appeal tonight. David promised to meet the zoning permit conditions. Motion by Pete to accept the withdrawal of appeal #2015-065. Seconded by Melvin. Voting: 5 in favor, 0 against, motion passed.

4. **Green Infrastructure Presentation.** LCPC Regional Planner, Kate Lalley, presented information via a slideshow on innovative solutions to stormwater challenges. Kate pointed out that the town's proposed unified land development bylaw includes green infrastructure options for controlling

stormwater. Changes to federal and state regulations are pushing this topic. The second tier of contaminated national waters is the most recent focus by the federal government, including Lake Champlain. The first tier included much larger watersheds and more severe pollution issues. The northeast has seen a recent increase of 71% in "Very Heavy Participation Events". There are over 500 miles of roads in Vermont with Lamoille County having the highest number of federally declared disasters since 1953. Six times more runoff into rivers occurs from developed lands compared to forested land. Ron noted that the stormwater system in the Village of Hyde Park is being evaluated for sewer and storm connections on December 8th with smoke testing by the Agency of Natural Resources and hopefully the last two or three connected structures will be identified. Green infrastructure consists of two main approaches; first planning and design via low impact development and, second, implementation techniques. The more rainwater absorbed on site, the better new land development minimizes negative impacts on natural resources. Some techniques include trees planted around impaired streams, permeable sidewalks, bio swales, rain gardens, and green roofs. Kate noted that Stone Environmental is working with the State to update the stormwater manual with more examples of techniques to clarify options for developers and regulators. Kate advised that when a GI project is completed, the town should celebrate the achievement and over time it will encourage others to think about those options in future projects. Taylor noted that there are many resources to assist the DRB in providing applicants with examples of GI and LID that work, so not all projects would need engineering support. Kate noted that Smuggler's Notch encourages tours of their GI projects.

5. **Minutes** – Motion by Melvin to approve the November 3, 2015 minutes, as written. Seconded by Pete. So voted.
6. **Other Business** – None.
7. **Adjourn** – Motion by Melvin adjourn, seconded by Craig, no objection, adjourned at 8:32 p.m.

Respectfully Submitted, Ron Rodjenski