

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
January 5, 2016**

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

Members Present: Malcolm Teale, Chair; Craig Fowler, Vice-Chair (Craig participated by phone); Melvin Harvey; Gary Houston; and Charlie Aronovici
Members Absent: Tom Wawrzeniak; Pete Sweeney
Staff: Ron Rodjenski, Zoning Administrator
Guests: None

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

1. Welcome, Modifications to Agenda and Public Comment. No changes to the agenda were made and no public comment was received.
2. *#2015-071 submitted by William Harvey and Todd Harvey (Parcel 05-003-139) for a mobile home park with three mobile home sites in addition to one existing single-family residence on 36.5 acres at 2300 North Hyde Park Road. The request comes under Section III, I, Mobile Home Parks, of the 2009 Town Zoning Regulations. The property is located in the Rural Residential 2 Zoning District.*

As the applicant's agent, Melvin Harvey recused himself from this application review. Mac swore in Melvin Harvey. Melvin explained that the three mobile homes would be separated by significant distances from each other – over 200 feet each. The board reviewed pages 31-33 of the 2009 Town Zoning regulations regarding mobile home parks. State permitting process has started and all wastewater and water supply systems have been approved by the State. The buildings will all have separate driveways and are in place or approved by the Selectboard. The Board agreed that the 31 foot separation of Building 4's driveway to the edge of North Hyde Park Road was the best location in this area for a single-family house access, as other areas created sight line issues or were subject to higher speeds on the main road. Motion by Gary to close the hearing and moving in to deliberations. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

The Board deliberated on the application in open session and agreed that there was no need to add any special conditions other than the general conditions for a conditional use and site plan review. Motion by Gary to approve application #2015-071 with the general permit conditions. Seconded by Charlie. Voting: 4 in favor, 0 against, motion passed. A written decision will be sent as soon as possible.

Melvin rejoined the board at this point.

3. **Minutes** – Motion by Craig to approve the December 1, 2015 minutes, as written. Seconded by Melvin. Voting: 4 in favor, 0 against, 1 abstention (Gary - he was not present), motion passed.
4. **Other Business** – None.
5. **Adjourn** – Motion by Melvin adjourn, seconded by Gary, no objection, adjourned at 8:32 p.m.

Respectfully Submitted, Ron Rodjenski