

HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES November 3, 2009

Members Present: Graham Govoni (GG), Mary Walz (MW), Melvin Harvey (MH), Pete Sweeney (PS), Tom Wawrzeniak (TW), Malcom Teale (MT)

Absent: Craig Fowler (CF)

Guests: Ramonia Allaire, Terry Hodgdon, Larry Peake, Donna Peake, Deanna French, John and Sandra Vear, Ralph Larson, Brent Allaire and Town Administrator Julia Compagna.

GG explained the necessity of signing in for all present that might wish to establish interested party status for appeal purposes.

GG recessed the hearing on Application #2009-11, Levin, to December 1, 2009 at 7:00 PM as no one was present to represent the project.

GG recessed the hearing on Application #2009-01, Hight & Alfieri, to December 1, 2009 at 7:05 PM at the telephone request of Consultant Roy Marble.

GG called to order the hearing on Application #2009-44, Sterling Meadows Farm, LLC to enlarge an existing "clustered lot" to a conforming lot size of 2+ acres. GG swore in Ralph Larson and requested a summary of the project. Utilizing a preliminary site plan the applicant demonstrated proposed changes to the existing "Teepee" lot. The applicant submitted into evidence as Exhibit 1, the preliminary site plan of proposed boundary line adjustments prepared by Gunner McCain and dated October 30, 2009. The existing "Teepee" lot will be increased from 1.01 acres in size to 2.39 acres in size. Access to the lot will be via an existing fifty-foot right of way. The original "Teepee" lot has been conveyed to a purchaser interested in acquiring additional land for buffer, gardening space and improved access. The lot is benefited by an easement for offsite septic. A state wastewater permit amendment is pending to alter location and style of the septic system in order to be closer to the dwelling and less expensive to construct. A final mylar is in development with a surveyor. GG questioned the unusual shape of the lot. The applicant explained that geographic features such as water and hay fields, as well as deeded no-build zones dictate the shape of the lot, as well as the desire for improved access. GG inquired about the remainder land with regard to any Master Plan. Ralph Larson stated that he had reviewed his Master Plan with the DRB several years before and that the build-out of the property is nearly complete according to that plan. MT moved and PS seconded a motion to grant preliminary sketch plan approval to Mr. Larson's project, with standard conditions and to recess the hearing to December 1, 2009 at 7:10 PM for final review. All were in favor.

GG called to order the hearing on Application #V2009-08, Larry and Donna Peake, for a retail shop at their residence near the corner of Route 15 and Route 100. GG swore in all giving testimony and requested a summary of the project. Applicant Donna Peake explained that she wishes to open a small, retail consignment shop featuring Vermont specialty products such as local produce, maple, dairy, baked goods, spirits, pumpkins, Christmas Trees, etc. She indicated that the proposed 16X20 shop would meet setback requirements and would be barn-red with white trim. A light will be on each corner of the entrance door with one light on the peak of the roof facing downward toward the shop's business sign. The sign would not be highly visible from Route 100. An "open" flag would be hung from the corner of the house. A motion light already exists in the driveway. She stated that her property is already located at a busy intersection, so it would not be a change of character to have moderate retail traffic. The property contains her primary residence. The shop building would be located to the left and rear of her dwelling and would utilize an existing driveway. She indicated that she does not anticipate a high volume of traffic and estimated no more than five delivery trucks per month would visit the business, those being small in style. Anticipated hours of operation would be from 9AM to 7PM, three to five days per week with extended hours during peak seasons. The applicant stated that a traffic plan incorporating signage had been incorporated into the site plan to insure safe ingress and egress to Route 100. GG inquired about parking. Donna Peake stated that two to three spaces had been created in addition to the existing residential parking area. She identified the area as 28 feet wide and 32 feet long. GG inquired about employees. Donna Peake indicated it would just be her and her husband. GG inquired about plumbing. Donna Peake indicated there would be no plumbing to the shop building. GG clarified that an existing driveway access would be used. Donna Peake indicated that they could modify the corner of their front yard to allow visitors to turn around before exiting onto Route 100. MW clarified the zoning district as Low Density Residential-Agriculture, and that the property is served by off-lot water. She expressed concerns with the type of use in this district, with the "tightness" of site features and with traffic access. Donna Peake reiterated that significant traffic exists in the area already and that it is not a situation where she is making a request to generate traffic in an otherwise quiet area. She also stated that the roundabout being installed at the intersection would slow traffic. GG asked if the audience had any questions or concerns. Brent Allaire clarified the size of the shop (16X20). John Vear expressed concern regarding the possibility with wine and beer sales of having to offer returnable bottle services. The area is presently kept clean. He does not wish to see that change. Donna Peake stated they have no plans to accept returnable bottles. The Town Administrator was asked to provide copies of the application documents to the audience. PS stated that he would like to insure that cars turn around before exiting. Donna Peake stated that they could provide a way to accomplish that through site modifications and signage. John Vear inquired whether "no parking" signs could be posted on Route 100. GG explained that as a state highway the Agency of Transportation would have jurisdiction over that issue and not the DRB. MT moved and TW seconded a motion to go into deliberative session on the application. All were in favor. MT moved and TW seconded a motion to come out of deliberative session. All were in favor. TW moved and MT seconded a motion to grant approval to the project with standard conditions and a condition that customers shall not back onto Route 100; adequate space to turn around shall be

provided. A diagram of such turn around area shall be provided to the Zoning Administrator for the project file. Voting in favor – GG, MH, MT, PS, and TW. Voting opposed - MW. Motion passed.

The DRB reviewed the meeting minutes of September 1, 2009 and October 6, 2009. MT moved and MH seconded a motion to approve the minutes as written. All were in favor.

The Town Administrator provided an update to the DRB regarding the status of groundwater monitoring at the Casella Facility on Route 100 North.

MH moved and TW seconded a motion to adjourn at 8:30 PM.

Respectfully Submitted,
Julia Compagna
Town Administrator