

TOWN OF HYDE PARK
DEVELOPMENT REVIEW BOARD MEETING
February 2, 2010

Members present: Graham Govoni, Craig Fowler, Melvin Harvey, Malcolm Teale,
 Tom Wawrseniak, Mary Walz

Absent: Pete Sweeney

Guest: Marty Spaulding, Ralph Larson

1. G. Govoni, Chairman, Called the meeting to order at 6:58 p.m.
2. G. Govoni asked for a motion to accept the minutes of January 5th. Motion was made by M. Harvey and seconded by C. Fowler. Motion passed.
3. Marty Spaulding, Facilities Director at Lamoille Union High School requested a few minutes to inform the DRB members that he had completed paperwork for an energy efficiency block grant. The school will be replacing the light fixtures in the parking lot with LED lighting. Marty distributed a map of where the poles were. This is a cost savings of \$4000/yr. The DRB questioned Marty about the project and stated that there did not appear to be any problems under the bylaws. No official action was taken.
4. G. Govoni recessed the hearing on application #2009-11 (Levin) to March 2, 2010 at 7:00 p.m., as no one was present to represent the project.
5. G. Govoni recessed the hearing on application #2009-01 (Hight & Alfieri) to March 2, 2010 at 7:05 p.m., as no one was present to represent the project.
6. G. Govoni called to order the hearing on Application 2009-49, Sterling Meadows, LLC, for subdivision approval for another clustered lot called the "Zodiac Lot".

Chairman Govoni swore in Ralph Larson to give testimony.

Ralph Larson requested a minor boundary line adjustment distributing a map with the proposed lot line correction on the Aurora lot. The acreage will stay the same. This is an adjustment between the permitted lot (Aurora) and the proposed lot. The Zodiac Lot will remain as 1.01 acres. G. Govoni requested the survey map be put into evidence.

G. Govoni informed Ralph and the other DRB members that the meeting was warned for approval of the Zodiac Lot and not for a minor boundary line adjustment. G. Govoni read the section on minor boundary line adjustment approval from the subdivision regulations on page 23. G. Govoni also mentioned that a surrounding property owner had a concern with privacy. Ralph has since installed a fence. G. Govoni informed Ralph that he would have to submit an application for the boundary line adjustment. It was determined that

this did not need to come before the DRB and could be approved by the Zoning Officer. Ralph agreed to submit an application for that adjustment.

Ralph distributed a draft master plan to be discussed and asked that this map be used as the final submission to the master plan. The goal of Green Park West is to develop an energy self-sufficient community with each lot having full access to the sun for the production of bio-mass gas and fire production. Ralph is going to do the project in phases. Phase A keeps him out of storm water runoff, however he will deal with the storm water runoff in Phase B. The Starlight Hill area is served by Town Road #38 coming off the Will Grimes Road. Starlight Hill has minimal density with one or two lots (15 to 40 acres) 1 or 2 lots to minimize traffic on TH #38. The project, when completed will be outside of ACT 250 with 9 acres or less only. Ralph says he is at seven lots right now with one lot expiring this year, two lots expiring next year. Then two years pass with nothing expiring due to slow, limited development. There was discussion regarding property market in Hyde Park. G. Govoni asked about roads and lot lines on the plan. Ralph described future plans and discussed the road plans and compliance with regulations. G. Govoni asked about how many lots will be constructed in the "A" section. Ralph said a maximum of 2, maybe one more, 2 or 3 acres each. Ralph explained that he has been using the one-acre lot because of his interest in timber stand improvements. M. Walz asked how many lots on the "B" Phase and Ralph said 3 more at most. Ralph clarified that the 15-40 acre lots were not in the "B" section but in Starlight Hill. T. Wawrzeniak asked about stormwater runoff and Ralph stated that he is below one acre of impervious surfaces, the State standard. T. Wawrzeniak questioned this. Ralph disagreed and stated his intention of staying below the one acre standard, which is why "Phase B" is undone at the moment. Craig asked about cul-de-sac / turn-around. Ralph stated that none were needed at this point, as these are private drives. T. Wawrzeniak asked how many lots would be served by the road (A section). Ralph said one, two, three, maybe four lots. M. Walz clarified that 5 lots are under discussion: two existing, Zodiac and one or two more. Ralph agreed. T. Wawrzeniak stated that the road needs to meet standards. G. Govoni read the section of road standards from the bylaws, which included the Town of Hyde Park road standards. He also referred to the bylaw section on "intersections". Discussion ensued regarding the definition of a "dead end road". G. Govoni thought it did not include one that ended in someone's dooryard. There was further discussion about what regulations apply to Ralph's plans. It was agreed that the bylaws apply because four lots are proposed. It was also agreed that further work is required, including getting a copy of the Town Road Guidelines. G. Govoni stated his view that the road would need either a hammer-head or a cul-de-sac for turnaround. Ralph questioned this. G. Govoni stated the Master Plan is in a preliminary state and Ralph agreed. G. Govoni recessed application 2009-49 (Zodiac Lot) to March 2, 2010 at 7:15 p.m. The Master Plan would be revisited at the meeting, and thereafter in subsequent meetings. It was then agreed, by reference to the bylaws that the Zoning Administrator could approve the minor boundary

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line adjustment, and no DRB hearing would be required. Ralph will stop by the office and pick up an application.

G. Govoni recessed the hearing for the Zodiac Lot for final subdivision approval for next month and they will revisit the Master Plan then.

Ralph requested if the DRB found any guidelines for private road, to please mail him a copy.

M. Harvey made the motion to adjourn the meeting with a second by C. Fowler. Meeting adjourned at 8:00 p.m.

Respectfully submitted:

Dawn M. Slayton
Ass't. Town Clerk