

HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES January 6, 2009

Members Present: Graham Govoni (GG), Craig Fowler (CF), Melvin Harvey (MH)
Brickett Bailey (BB), Malcom Teale (MT)

Absent: Tom Wawrzeniak (TW), Pete Sweeney (PS)

Guests: Ralph Larson, Joe Alfieri, Charles Hight, Roy Marble, Robert
Woodside, Bill Ashline, Dick Grogan, John Grogan, Nancy Pope
and Town Administrator Julia Compagna.

GG explained the necessity of signing in for participants who wanted to establish interested party status.

GG called to order the recessed hearing for Application #2007-49, David & Elizabeth Levin, 4-lot residential subdivision, Foss Drive, noted that the applicant was not present and recessed it to February 3, 2009 at 7:00 PM.

GG called to order the recessed hearing on Application #2008-43 Sterling Meadows Farm, 3-lot residential subdivision swore in all giving testimony and requested an update on the project. Applicant Ralph Larson explained that there were a few minor changes to the proposed project. He indicated that he wishes to include a 12-foot square sign that will identify the subdivision. He also stated there would be a small diagonal shaped "Tree Farm" sign. The name sign will be located 100 feet in from the public road and shall be unlit. Mr. Larson gave an update on the site planning work Patrick Larson has been working on. The location of the septic system has been relocated on-site on the "Daylight" lot. Survey work continues. Mr. Larson submitted into evidence a revised and updated site plan identifying the septic sites and proposed changes to the access road to move it further away from neighboring properties. GG recessed the hearing to February 3, 2009 at 7:05PM.

GG called to order the hearing on Application #2008-46, Nancy Pope, two-lot residential subdivision and site infrastructure, swore in all giving testimony and requested a summary of the project. Richard Grogan, father of John Grogan and ex-husband of property owner Nancy Pope explained that the project involves the subdividing of a 2.1-acre parcel from 14.3 acres owned by Nancy Pope. The property will be used as a residential building lot for John Grogan's home. State wastewater approval has been received. Richard Grogan stated that the proposed subdivision meets zoning criteria, including density required in Rural Residential District 2, access road grade limits, and adequate turning radius'. The proposed John Grogan residence shall sit forty feet back from the property line of Nancy Pope. Richard Grogan submitted the survey mylar into evidence. He stated that a zoning permit for a clustered dwelling had been issued prior to obtaining a survey in order to expedite construction before winter weather began. They now wish to break off the parcel with the clustered dwelling. Maintenance language regarding the shared access shall be contained in the deeds to the properties. The DRB inquired whether any neighbors had concerns with the project. Adjoining property owner

Bill Ashline clarified that the new driveway crosses an existing septic system force main. Richard Grogan indicated they would insulate any pipes under the driveways with the help of original owner Merrill Locke, who can locate them. Richard Grogan clarified the location of the new well. MH moved and BB seconded a motion to approve the application as submitted, with standard conditions. All were in favor. GG signed the mylar and submitted it for recording.

GG opened the meeting to an informal discussion with landowners Joe Alfieri and Charles Hight and their consultant Roy Marble regarding a potential planned unit development located off Collins Pond Road. GG swore in all giving testimony. Roy Marble submitted into evidence a proposed narrative and sketch plan explaining their idea for a planned unit development in Rural Residential District 5 and the Green River Reservoir Viewshed District minimal/no impact zone. He stated the project would not involve the subdivision of land. The un-divided 25+ acre parcel would host five residential units on 8-9 acres of the total land. The residences would be clustered together, so the remaining acreage could stay forest and wildlife habitat. The property is served by an existing 30-foot wide right of way. The right of way would be upgraded to provide year-round access with a 16-foot traveled way and 2-foot shoulders, for a total developed width of 20 feet. Ditching and culverts would be improved. The right of way does not allow for utilities so the development is planned with off-grid power and cell phone service. Dean Walker has conducted preliminary engineering and found five sites with soils that met state engineer John Klimenock's approval. The sites have potential for 3-4 bedroom residences. Other than soil testing, nothing has been submitted to the state for approval. There are no plans to restrict existing trail use by VAST or Catamount. A 50-foot buffer zone will be maintained around the developed acres. The DRB stated they saw no obvious problems with the preliminary concept. Roy Marble will gather additional information and file a formal application when ready.

The DRB reviewed the previous meeting minutes. A quorum was not present to approve the minutes.

MT moved and BB seconded a motion to adjourn at 7:55 PM.

Respectfully Submitted,
Julia Compagna
Town Administrator