

HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES June 2, 2009

Members Present: Graham Govoni (GG), Craig Fowler (CF), Melvin Harvey (MH), Mary Walz (MW), Tom Wawrzeniak (TW)

Absent: Malcom Teale (MT), Pete Sweeney (PS)

Guests: Ralph Larson, Charles and Pauline McArthur, Bud LaClair, Stacey Boivin, Teresa and William Farquharson, Robert and Carol Parsons, Susan Premo, Philip Etter, Denise Greene 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 on Application #2009-15 Sterling Meadows Farm, clustered parcel subdivision, swore in all giving testimony and requested an update on the project. Applicant Ralph Larson submitted a final mylar with paper copies into evidence for his "Aurora" lot located off Battle Row. He stated that the state wastewater permit amendment is pending for the project and estimates he will receive it within a week. MW clarified that the "Aurora" lot constitutes his third cluster parcel, while changes to his existing clustered parcel known as "Teepee" lot are pending. CF inquired whether the proposed project effects the previously approved clustered parcel known as the "Twilight" lot. Ralph Larson stated that it does not and that the "Twilight" lot has already been sold. GG stated that the DRB normally has the wastewater permit in hand before issuing final approval, but that they could accept the mylar into evidence and discuss the matter further in deliberative session. GG inquired whether there was any additional evidence. Ralph Larson stated there was not, but requested an approval conditioned upon receipt of the wastewater permit, as opposed to recessing the hearing to next month. MH moved and CF seconded a motion to go into deliberative session at the end of the hearings. All were in favor.

At the request of Ralph Larson, the DRB recessed Sterling Meadows Farm Application #2009-16 to July 7, 2009 at 7:00 PM.

GG called to order the recessed hearing for Application #2009-11, David & Elizabeth Levin, 4-lot residential subdivision, Foss Drive, noted that the applicant was not present and recessed the hearing to 7/7/09 at 7:15 PM.

The DRB reviewed the previous meeting minutes. A quorum was not present to approve the minutes. The DRB reviewed their mail. No action taken.

GG called to order the recessed hearing on Application #2009-01, Joseph Alfieri and Charles Hight regarding a planned unit development located off Collins Pond Road. GG noted that the applicants were not present and recessed the hearing to 7/7/09 at 7:20 PM

unless the applicants arrived late at which time they would be added to the end of the evening's hearing schedule. The applicant did not arrive. Pauline McArthur clarified that any corrections to previous meeting minutes or additional evidence could be presented at the next meeting and that the application would be recessed each month until final approval is granted or the one-year preliminary approval expires.

GG called to order the hearing on Application #V2009-03, Roland and Shelley Boivin for a setback waiver to construct a small shed on their village property, swore in all giving testimony and requested a summary of the project. The Boivin's daughter, Stacey Boivin, explained that the project consisted of a 16X16 storage shed within the setback to the north property line. Adjoining neighbor Glenn Jones told Stacey Boivin that he had no problem with the project. Stacey Boivin invited him to the hearing but he declined stating that he was ok with the project. The shed will be within 21 feet of the boundary line, behind the house, but visible from Rt. 15 and Fitch Hill. CF inquired whether there was any way to meet the setback and why it was to be located within the setback. Stacey Boivin stated that gravel fill had been placed in the area last year when the Boivin's received a setback waiver for a swimming pool and the plan was to locate it on this established area. TW inquired whether the property line was marked and whether the shed was wooden? Stacey Boivin replied in the positive to both questions. GG inquired whether exterior lighting was proposed. Stacey Boivin stated there were no plans for lighting. MW inquired about the purpose of the shed? Stacey Boivin indicated it would be used for storage of yard equipment. MH moved and TW seconded a motion to approve the application as submitted with standard conditions including that any exterior lighting on the shed would be downshielded. All were in favor.

GG called to order the hearing on Application #2009-22, Robert and Carol Parsons, for a two-lot residential subdivision on Jones Road, swore in all giving testimony and requested a summary of the project. The DRB reviewed a site plan and final mylar submitted into evidence. A 19.6-acre lot located in the RR 2 Zoning District will have 2.9 acres broken off to convey to the Parson's daughter for a single-family dwelling. Wastewater permit WW-5-5040 dated 2/5/09 was submitted into evidence. The Road Commissioner has granted preliminary approval of the driveway permit. CF inquired whether utilities would be above-ground or underground? Bob Parsons stated that their application to the Co-Op required that they use the "closest pole" and that as there are two poles of equal distance to the project, it will be up to the Co-Op which one they use and whether it will be above or underground. TW moved and CF seconded a motion to go into deliberative session at the end of the hearings. All were in favor.

GG called to order the hearing on Application #2009-23, William & Teresa Farquharson, review of a change of use to a structure previously granted a setback waiver, swore in all giving testimony and requested a summary of the project. Teresa Farquharson explained that they wish to downsize their upholstery business and re-locate it from Morrisville to their home on Hemingway Drive. An addition to their home had previously been granted a setback waiver by the DRB, thus DRB jurisdiction for future changes was established. The home-based business will be located in the addition area. The only change to the building will be a larger entrance door. Teresa will be the only one working from the

home as her husband has accepted employment elsewhere. GG inquired what the estimated volume of business would be. Teresa Farquharson explained that the majority of her work is done offsite at client's locations, but she anticipates having 2-3 pieces of furniture a month at her home. She doesn't anticipate that it will generate a significant increase in traffic. She estimated she may have one visitor per day and that it will not be retail in nature. Generally, customers will provide their own fabric rather than having a retail set up or deliveries. CF asked if there would be a business sign. Teresa Farquharson stated she does not want a business sign. MW clarified that any new approval would supersede the underlying previous permit. GG moved and TW seconded a motion to grant the application as submitted with standard conditions and a requirement that it shall not be retail in nature. All were in favor.

GG called to order the hearing on Application #V2009-24, Village of Morrisville Water & Light and the Friends of Zack Woods Pond for an information kiosk, swore in all giving testimony and requested a summary of the project. Susan Premo submitted into evidence an updated photo and dimensions for an informational sign kiosk that has been recycled from the Green River Reservoir (see file: Exhibit A for dimensions). GG asked why they needed it? Susan Premo stated that it would be for public education on such topics as the vulnerability of the area, wildlife, fishing laws, camping guidelines, etc. GG asked if they are the organization that takes care of Zack Woods Pond? Susan Premo stated it is a joint effort between the Friends and Morrisville Water & Light. The kiosk is part of a management plan for the property. CF referenced a Zoning Bylaw regulation limiting the height of the structure to 8 feet. Susan Premo argued that it is not a sign along a highway, as referenced in the Bylaws, but rather along a Class 4 town road that the Selectboard has no intention of maintaining. GG clarified that the DRB has to follow the regulations and that the structure will have to meet the 8-foot height limitation. Susan Premo indicated that they could dig the posts deeper. There is a steep drop off where the sign will be located and it will be somewhat downslope anyway and accessed via a path behind boulders. GG entered into evidence a letter of support from MW&L Superintendent Craig Myotte. GG inquired whether the sign would be lighted? Susan Premo indicated it would not be lit. CF asked for clarification on the sign location. Susan Premo explained that it would be at the bottom of the first hill, in the general parking area, and out along a short path, approximately 48 feet from the centerline of the Class 4 Zack Woods Pond Road. CF moved and TW seconded a motion to approve the application as submitted with standard conditions per Page 36 of the Zoning Bylaws regarding an 8-foot height limitation. All were in favor.

GG called to order the hearing on Application #V2009-05, Lanpher Memorial Library, for a 19"X36" free-standing sign, swore in all giving testimony and requested a summary of the project. Denise Greene explained that it was an informational sign for Library activities. GG asked if it would be lighted? Denise Greene indicated it would not be lit. GG clarified that the setback distances to the centerlines of Main Street and Church Street needed a setback waiver. MH moved and CF seconded a motion to approve the application as submitted with standard conditions. All were in favor.

MH moved and CF seconded a motion to come out of deliberative session on Sterling Meadows Application #2009-15 and the Robert Parsons Application #2009--22. All were in favor.

TW moved and MH seconded a motion to grant final approval to the Sterling Meadows Application #2009-15, the one-acre building lot "Aurora" (under clustered lot bylaw provisions – Page 25) contingent upon receipt of the approved wastewater permit and site plan, with standard DRB conditions. All were in favor.

MH moved and TW seconded a motion to approve the Parsons' Application #2009-22 as submitted with standard conditions. All were in favor.

CF moved and TW seconded a motion to adjourn at 8:20 PM.

Respectfully Submitted,
Julia Compagna
Town Administrator