

HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES September 1, 2009

Members Present: Graham Govoni (GG), Craig Fowler (CF), Mary Walz (MW), Tom Wawrzeniak (TW), Malcom Teale (MT)

Absent: Melvin Harvey (MH), Pete Sweeney (PS)

Guests: Ralph Larson, Marty Spaulding and Town Administrator Julia Compagna.

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

GG recessed the Green River Reservoir State Park periodic permit review to October 6, 2009 at 5:30 PM, due to the illness of Parks Regional Manager Susan Bulmer.

GG recessed the hearing on Application #2009-11, Levin, to 10/6/09 at 7:00 PM as no one was present to represent the project.

GG recessed the hearing on Application #2009-01, Hight & Alfieri, to October 6, 2009 at 7:05 PM at the telephone request of Consultant Roy Marble.

The DRB reviewed the meeting minutes of August 5, 2009. CF moved and MT seconded a motion to approve the minutes as written. All were in favor.

GG called to order the hearing on LUHS Application #2009-38, swore in all giving testimony and requested a summary of the proposed mudroom/entrance project at the Supervisory Union Office on Cricket Hill Road. Marty Spaulding representing LUHS explained that the existing office building does not meet setback requirements. They wish to construct an 8X8 mudroom at the entrance to the building in order to prevent heat loss and improve access. Mr. Spaulding demonstrated on the site plan the location of the project, approximately 70 feet from the road centerline. There will be no new signage associated with the project. Exterior entrance lights shall be downshielded. MT moved and TW seconded a motion to grant a setback waiver for the project as submitted with standard conditions. All were in favor.

GG called to order the hearing on Sterling Meadows Farm Application #2009-39, swore in all giving testimony and requested a summary of the proposed sign project to be located on the former "Vanderbeck" property located off Battle Row, recently subdivided for residential lots. Applicant Ralph Larson explained that a 30-inch, diamond-shaped sign would identify the development as containing a tree farm and solar farm. The sign would be less than eight feet tall and would be located over an existing culvert along the

side of Battle Row. A second sign, measuring 41"X 56", and less than eight feet high, would be located along the access road into the subdivision. The purpose of this sign would be to advise the name of the development – "Green Park West." This sign would be located approximately 152 feet from the centerline of Battle Row. No lighting is planned for either sign. Sign maker Jay Cooke will construct both signs of wood. CF moved and MT seconded a motion to approve the application as submitted and reviewed under the "sign at edge of highway" and "business sign" sections of the Zoning Bylaws, with standard conditions and a condition that the signs shall be maintained in good repair. All were in favor.

GG called to order the hearing on Sterling Meadows Farm, LLC Application #2009-40, subdivision of 3.26 acres from a 91.38-acre lot, swore in all giving testimony and requested a summary of the project. Ralph Larson explained that the proposed "Chain-O-Lakes" lot had been included in a previous request for a multi-lot subdivision, which he had withdrawn after initial preliminary sketch plan approval had been granted by the DRB. He filed a new, separate subdivision application for the "Chain-O-Lakes" lot in order to comply with public notice requirements. The proposed lot has received state wastewater permit #WW-5-2108-8 approval. Mr. Larson reviewed a site map prepared by engineer/consultant Gunner McCain. Mr. Larson submitted into evidence a final mylar for the subdivided lot, which matches the engineer's site plan. Mr. Larson stated he met with neighbors Jim and Vicki Grant and Jay and Anne Cooke, who he believes do not oppose the project. Town Administrator Julia Compagna shared that Mr. Grant had telephoned to offer his support for the project, as he was not able to attend the hearing. GG inquired about lot access. Mr. Larson stated the lot would be accessed via an existing 50-foot right of way over his retained property established by former owner "Surviva." The right of way then accesses the town road known as Webster Road. Mr. Larson requested both preliminary and final approval for the project as it had previously received DRB preliminary approval, the "Chain-O-Lakes" lot has not changed since its original preliminary approval, and all of the criteria for final approval have been met. MW questioned the original preliminary approval. GG clarified that the application file contained complete information supporting Mr. Larson's request, and stated that the DRB has granted similar requests for simple projects such as the "Chain-O-Lakes" lot. TW inquired about utility location. Mr. Larson stated that the existing 50-foot right of way contains a provision for utility installation. The original portion of the shared right of way has utilities installed. Mr. Larson shared that the surveyor's stamp and certification by Repro Graphics insure that the mylar meets Vermont plat law per Hyde Park Subdivision Regulations requirements. CF moved and MT seconded a motion to grant preliminary and final approval to the application as submitted, with standard conditions. All were in favor. GG signed the mylar and submitted it for recording.

MT moved and CF seconded a motion to adjourn at 8:00 PM.

Respectfully Submitted,  
Julia Compagna  
Town Administrator