

The Village of Hyde Park, Vermont  
Minutes of the Village Development Review Board (DRB)  
Hearing on December 10, 2015

The duly warned Public Hearing was held on December 10, 2015 at the Municipal Offices (344 VT 15 West).

**DRB Members Present**

Charles (Charlie) Aronovici  
John (Jack) Anderson  
Nathaniel (Nate) Perham  
Adam Lory

**Staff**

Karen Wescom, Office Administrator/Clerk/Treasurer

**Others:** Raymond Chauvin, Carolyn Chauvin, John Pitrowski of Trudell Consulting, Rob Connerty, J.C. Siner, Jeff Schake, B.J. Wuerthele, Donna Hamel, Clint Coakley

The Public Hearing was called to order at 5:30 p.m. by Charlie Aronovici.

The agenda was reviewed, no changes made.

No Public Comments

**Hearing 1:** Hearing # 2015-003 – Application submitted by Raymond Chauvin, Parkmont, LLC for Conditional Use review and Site Plan review for change of use to Public Assembly use.

Charlie Aronovici swore in John Pitrowski and Raymond Chauvin, John gave a brief overview of his professional background and presented evidence for the 100' X 180' existing indoor ring to change of use for Public Assembly. John explained the existing barn is currently permitted for the type of activities that would be public assembly and the Applicant is not seeking to change the permitted use of the barn but to have the activities co-exist. The Public Assembly activities will not coincide with the barn activities. There will be no impact on current infrastructure. New items will be Interior Lighting, a storage facility for water and internal sprinkler system. The ring will not be used in the winter months. According to the site plan a 22,000 gallon precast holding tank will be buried and willed with water from an outside source. No landscaping is proposed to maintain the agricultural look. Pedestrian/bikeway not proposed as the property is along a State highway. The ring does not have water/wastewater facilities existing facilities are in the barn. Nate Perham arrived at the hearing. Current use for the barn allows capacity of 115 people and 13 employees. Can provide for designated handicap parking near building entrance. Clint Coakley asked about the impact on traffic and potential for increased noise from the new activity. The Applicant stated the traffic impact would be minimal, activities at the ring will not be held in conjunction with activities at the barn, activities at the ring would be during the day and mostly a drop off trip and pick up trip for adults to leave students for lessons, there will be an occasional bus trip for groups of students supervised by adults. Adam Lory motioned to enter deliberative session seconded by Jack Anderson.

Hearing # 2015-002 – Continuation of hearing Application for office services, Financial Institution, retail, gallery/studio, light manufacturing, office services, agricultural,

Rob Connerty, Pamela McKenna(Resource), Jeff Schake(Resource) , J. C. Sinar,

Swore in – Rob Connerty; Jeff Siner; Pamela McKenna, Jeff Schake

Rob Connerty -590 East Main St, LLC. submitted an application for conditional uses as listed above. The most immediate needs are for the conditional use of retail. The proposed awning over the second bay, furthest from the front of the building, will not be higher than the existing height of the building. The awning will be 14' wide x 32' long and a single sloped roof, for water/snow runoff, of corrugated metal roofing and is intended to cover the new loading deck that is proposed. Applicant is requesting 2 directory board signs each 48" in width no higher than 10' made of vinyl. The landscaped area in the curb cuts was removed for the Town to replace the culvert and will be replanted in the spring. Existing parking allows for 22 spaces plus 2 dedicated handicap spots. The retail operation requires 6 spaces, light manufacturing 3 spaces, the warehousing 3 spaces and the art studio 1 space. The new deck will be made of pressure treated material lumber. The lumber racks will require removal of topsoil and addition of gravel/stone base for the concrete posts. The proposed chain link fence is 8' high with privacy slats. The fence closes off the delivery/storage area from public view. The current row of cedars helps with screening of the fenced area from route 15. Existing lighting will not be changed, they lighting is LED downcast with photo-eye activation. Stormwater: no increase in impervious surface and there is an existing state stormwater permit in place. All gutters will have downspouts that are in the ground.

Motion by Nate Perham to go in to deliberative session 2<sup>nd</sup> by Adam.

There being no further business, motion by Nate Perham, second by Jack Anderson to adjourn the meeting at 8 p.m. The motion carried unanimously.

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Date