

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
May 10, 2016**

All minutes are draft until approved; please check future minutes for approval of these minutes.

Members Present: Malcolm Teale, Chair; Gary Houston; Tom Wawrzeniak; Melvin Harvey; Jim Fontaine
Members Absent: Craig Fowler, Vice-Chair; Pete Sweeney
Staff: None
Guests: Peter Bourne

Mac called the meeting to order at 7:03 P.M.

1. **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made and no public comment was received.
2. #2016-011 submitted by Bourne's Energy on behalf of Little Fuel Company for conditional use and site plan review to change the existing auto repair use to wood pellet warehousing, bulk and bagged, and the addition of a new 25' foot high pellet silo on a 17' x 17' cement pad. An additional storage building and retail sales are requested with the existing building to be used for repair and storage of Bourne's Energy equipment. The project is located at 115 Mudgett Hill Road in the North Hyde Park/Garfield Zoning District. The application will be heard under the 2009 Town Zoning Regulations.

Mac opened the hearing and welcomed Peter Bourne. Jim reviewed an email for adjoining landowner Heather Dale Porter dated 5/10/2016. Peter explained that this use would not include a actual store front for retail sales, but some customers may pick up materials at the site during daytime work hours only. The one proposed structure, Quonset Hut-style, would be about 80' x 50' and 20 feet high somewhere on the parcel and be used for storage to keep pallets and bags of pellets out of the weather. This new building would be built between this August 2016 and February 2017. Peter estimated no more than 40 tractor trailer deliveries to the site per year with no more than 3 employees working at the site Monday through Friday, 7:00 a.m. to 5:00 p.m., and very few Saturdays. Peter stated that truck deliveries would be during normal business hours and not at overnight hours. Peter estimated that no more than about 30 small LP tanks would be on site for servicing and repair. A down-lit exterior light would be installed on the building. Motion by Melvin to close the hearing and issue a decision that would require the applicant to follow all zoning rules and setback requirements for the single proposed future storage building. Seconded by Gary. Voting: 5 in favor, 0 against, motion passed.

3. **Review the Minutes:** January 5, 2016 and April 6, 2016 deferred to next meeting.
4. **Other Business** – None.
5. **Adjourn** – Motion by Tom adjourn, seconded by Melvin, no objection, adjourned at 7:33 p.m.

Notes taken by Tom Wawrzeniak and minutes prepared by Ron Rodjenski