

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
June 7, 2016**

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

Members Present: Malcolm Teale, Chair; Tom Wawrzeniak; Melvin Harvey; Pete Sweeney; Jim Fontaine  
Members Absent: Craig Fowler, Vice-Chair; Gary Houston;  
Staff: Ron Rodjenski, Zoning Administrator  
Guests: Fred Prevost, Ralph Larson, Bill Ashline

---

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 co-applicants Andre Lague and Sterling Meadows Farm, LLC** for new vehicular easements, a two-lot subdivision and amendments to the Sterling Meadows Farm master plan. The subdivision creates one new 2-acre lot for single-family residential use and the remaining lands of approximately 72 acres to be undeveloped. The proposed 2-acre lot is located in the Rural Residential 2 Zoning District along the west side of Webster Road, a class 4 town highway, and approximately 1,000 feet south of Grimes Road. The application will be heard under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations.

Mac opened the hearing Ralph Larson explained that he has changes to the Master Plan, now involving only 66.95 acres from the original farm due to a series of boundary adjustments with neighbors. Ralph provided the Use Value Program summary, with notes added from Ralph, dated 07 Jun 16, summarizing the acres enrolled, with 11.5 acres excluded for potential future development; 3 two-acre house lots and 5.5 acres for land now used for Green Park West and East roadways. Ralph explained that his current 2-lot subdivision application proposes to use a portion of Andre' Lague's parcel for a private 50-foot easement to avoid the pond, instead of moving the town highway out of the pond. Ralph stated that he was in the process of amending the access permit through the Selectboard to include the two new access permits in and out of the Class 4 town highway near the Lague home to avoid the pond. A new 50-foot ROW, about 300 feet southerly of Lague parcel, off the west side of the Class 4 Webster Road will serve the proposed 2-acre house lot. Ralph confirmed that this would be a preliminary application and he would come back with a final application in the future. Ron noted that the two highway access permits are needed at Lague and a state wastewater permit for the new lot or evidence from an engineer or site designer that wastewater can be found to serve the lot. Tom asked for metes and bounds on the two lot parcel as part of a final application. Motion by Melvin to move into deliberative session. Seconded by Melvin. Voting: 5 in favor, 0 against, motion passed.

3. **Application #2016-019 submitted by Frederick Prevost** (Parcel 04-035-001.002) for a conditional use and site plan review to convert a residential detached garage to an auto repair shop. The request comes under the 2009 Town Zoning Regulations, Section II, D, Conditional Uses #9, All other land uses, and the draft 2016 Land Use and Development Regulations. The property is located in the RR2 Zoning District at 37 Whitcomb Island. The application also seeks to create a vehicular easement to serve the property of William Ashline at 39 Whitcomb Island Road. The proposed easement crosses the Prevost parcel and a parcel owned by John Grogan and a third parcel owned by Nancy Pope. The easement request comes under the 2009 Town Zoning Regulations, Section IV-A, C, Frontage and Access and under the 2009 Town Subdivision Regulations under Section IV-A, A (3), Frontage, and the draft 2016 Land Use and Development Regulations. Applicant also requests setback waivers, side and rear yard, for a small shed/office to be located near the repair garage structure.

Mac opened the hearing. Fred Prevost stated that it was the same application as 2015's with one change to add a small office to either side of the left or right side of the existing repair shop; the new office needs rear and side setback waivers – the distance is 14 feet to Ashline at the closest, not 25 feet. Fred stated that the office area would be 14' x 16' attached to the garage and is required as part of his state permit for a repair garage. Pete asked about why the north side wouldn't work, which

doesn't need a waiver, and Fred stated that it interferes with parking and would be more of an impact on a drainage swale. Bill stated that he wants privacy and to have his driveway relocated onto the Pope parcel. Bill noted that the easement needs to be signed and he supports approval with the same conditions on noise, etc. as previously approved. Tom W asked if any employees and Fred stated no, and Tom noted that with employees the public building laws kick in and the use becomes a commercial use under the state's rules. Fred stated that at some point he would like to grow with employees someday, but it would not be at this location. Bill said he wanted to make sure he gets a new driveway and there is no need to change the prior permit conditions. Motion by Melvin to move into deliberative session. Seconded by Pete. Voting: 5 in favor, 0 against, motion passed.

4. **#2016-012 submitted by Kipp Youngman on behalf of Prime Properties, LLC** for a two-lot subdivision of a 137-acre parcel to create one single-family residential lot on 41 acres and the remaining lands of 96 acres to be undeveloped. The subdivision is in the Rural Residential 2 Zoning District located at 3390 Vermont Route 100. The application will be heard under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations.

Mac opened the hearing. Kipp Youngman did not appear and did not call in to ask for a continuance. Pete Sweeney stated because he was an interested party to the application that he would not be participating as DRB member but does want to participate on the other side of the table. Pete stated that he feels the permit application can't be heard. Pete stated that the prior issues were preservation of wetlands and farmland. Pete noted that the proposed 41 acres appears to be north of the house on one map and south of the house on another, noting that this is the same application rejected last year. Pete, as an interested party, asked that the application be denied. Melvin suggested continuing but writing a letter with a list of items needed. Motion by Melvin to continue the hearing to the August monthly meeting and write a letter informing the applicant that all of the items required in the zoning regulations for a preliminary application must be presented prior to or at the hearing. Seconded by Jim. Voting: 5 in favor, 0 against, motion passed.

**Pete returned to the DRB.**

5. **Review the Minutes:** deferred to next meeting: January 5, 2016, April 6, 2016, May 3 & 10, 2016.

**Other Business** – None.

6. **Adjourn** – Motion by Melvin to adjourn, seconded by Tom, no objection, adjourned at 8:21 p.m.

Submitted by Ron Rodjenski