

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
September 6, 2016**

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

Members Present: Malcolm Teale, Chair; Gary Houston; Melvin Harvey; Jim Fontaine
Members Absent: Craig Fowler, Vice-Chair; Tom Wawrzeniak; Pete Sweeney
Staff: Ron Rodjenski, Zoning Administrator
Guests: Ben Wein, Matt Heath, Heather Heath and Flynt Wein

Mac called the meeting to order at 7:00 P.M.

1. **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made. Heather and Matt Heath met informally with the DRB and provided information regarding the new 8:12 roof pitch requirement for any structure greater than 300 sq. feet in the North Hyde Park Village District. Matt noted that 3:12 was standard for his existing single-wide mobile home and their proposal to remove that and bring in a double-wide home. Heather noted that modifying the standard to a 5:12 pitch was \$4,500 and 7:12 would cost an additional \$9,000-\$12,000. The DRB felt that since the existing structure was non-conforming that there could be some flexibility under the 2016 Bylaw however, the planning commission should be advised to look at this issue, especially for similar projects when 8:12 might not be possible or affordable. The DRB advised the Heath's to consider applying and they would try to work something out at a formal hearing.
2. **#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 which was continued from June and then again in August to this date. The August continuance was done by less than a quorum of DRB but with the agreement of the applicant in August. No applicant was present again for this meeting. Motion by Melvin to close the public hearing and deny the application due to incompleteness and non-participation. Seconded by Gary. Voting: 4 in favor, 0 against, motion passed. Ron will draft a decision letter for Mac to sign.

3. **#2016-038 submitted by Benjamin Wein (Parcel 08-015-160.200) for a conditional use** and site plan review to convert an existing bus transportation use to a contractor yard with accessory uses. The request comes under the 2016 Land Use and Development Regulations, Section 6.6, Contractor Yard. The property consists of 3.53 and is located at 54 VFW Drive in the RR2 Zoning District.

Mac opened the public hearing. Ben was sworn in by Mac. Ben explained that the office will be expanded, and larger vehicles and metal fabrication are part of the long-term plan. Most of the work is off-site but of the 40 employees, 6 full-time office employees and a few more full-time staff will be working on-site. Ben stated that the proposed large building will be for the shop and maintenance. Jim asked about fabrication and related noise, to which Ben stated that most work would be inside and only minor work, such as cutting to length materials stored on-site for delivery, would be outside, as needed. Jim asked about state stormwater permits and Ben stated that Tom Wawrzeniak is working on the state permit compliance issues. Ben noted that Act 250 will be issuing a change of use permit as well. Ben stated that some outside lighting exists, with one on the front of the shop, but limited lighting is planned after the yard lighting and power supplies are removed from the parking lot. Lights would be needed for each bay entrance to the structures. Jim asked about parking per square foot as no spaces are delineated on the site plan. Ben said they are not that far along to determine that but some spaces would be defined for the regular on-site employees. Jim asked about the 4,700 sq. foot proposed building and design of that structures due to the requirement for façade requirements for structures over 3,000 sq. foot. Ben is working with Dave K. to do a rendering so the local zoning requirements can be met. Motion by Melvin to close the hearing and move into deliberations. Seconded by Gary. Voting: 4 in favor, 0 against, motion passed.

4. **Review the Minutes:** deferred to next meeting: January 5, 2016, April 6, 2016, May 3 & 10, 2016 and June 7, 2016.
5. **Other Business** – None.
6. **Adjourn** – Motion by Melvin to adjourn, seconded by Gary, no objection, adjourned at 7:51 p.m.

Submitted by Ron Rodjenski