

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
February 7, 2017**

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

Members Present: Malcolm Teale, Chair; Gary Houston; Jim Fontaine
Members Absent: Craig Fowler, Vice-Chair; Tom Wawrzeniak; Melvin Harvey; Pete Sweeney
Staff: Ron Rodjenski, Zoning Administrator
Guests: Reeves Larson; Matt Reed

Mac called the meeting to order at 7:00 P.M. noting that there was no quorum present.

1. **Welcome & Modifications to Agenda.** No changes to the agenda were made.
2. **PUBLIC HEARING - Application #2017-02 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.** *This final subdivision application proposes one 2-acre single-family lot with the remaining lands of approximately 72 acres to be undeveloped (Parcel 15-038-090.400). The project is in the Rural Residential 2 Zoning District off the west side of Webster Road, a class 4 town highway, and located approximately 1,000 feet south of Grimes Road. The application will be heard under the 2009 Town Zoning Regulations and 2009 Town Subdivision Regulations.*

Reeves Larson was present and reported that Ralph Larson is in the hospital and will not be attending, although he would possibly be able to attend in March. Ron reviewed the staff report with Reeves Larson and advised him to review it with Ralph. The members present discussed continuing the hearing. Motion by Jim to continue to March 7, 2017 at 7:00 p.m. Seconded by Gary. Voting: 3 in favor, 0 against, motion passed.

3. **Public Comment:** Matt Reed asked for a few minutes to informally introduce the proposed Cubit subdivision on VT100. The farm is being subdivided for the family members and Matt has laid out an 8% access road to reach the middle of the parcel for new house lots. Matt will be meeting with the family and a subdivision permit application may be submitted soon to create or modify three single-family house lots with frontage along VT100 and present a Master Plan showing 13 interior lots served by the new road which will be located within a proposed 100-foot easement connecting to VT100. The 100-foot width may require setback waivers due to existing structures on both sides of the proposed right-of-way.
4. **Review the Minutes:** Deferred until a quorum is present.
5. **Other Business** – Letters of interest are due for DRB members interested in being re-appointed: Craig Fowler and Gary Houston (4 year terms). Gary is interested in a new term.
6. **Adjourn** – Motion by Jim to adjourn, seconded by Gary, no objection, adjourned 8:00 p.m.

Submitted by Ron Rodjenski