

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
June 6, 2017**

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

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

Mac called the meeting to order at 7:05 P.M. noting that there was no quorum present.

1. **Welcome & Modifications to Agenda.** No changes to the agenda were made. No public comment.
2. **PUBLIC HEARING** – *Continuance of #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.* Ralph Larson appeared and submitted an email from Shannon Morrison, VT District Wetlands Ecologist, stating that the project would only require a wetlands permit if land development occurred in the two wetland buffer areas on the Quiet Lot; See: Site Plan entitled “ ‘Quiet Lot Wetland Map’, prepared by Wheeler Environmental Services, LLC, dated May 2017, WES Project #1-1207-1”. Ralph stated that the Selectboard is all set with access and is requiring Webster Road to be 14-feet in width. Motion by Melvin to close the public hearing and move into deliberations. Seconded by Craig. Voting: 5 in favor, 0 against, motion passed.
3. **Brad McKnight and Deanna McKnight Informal Discussion:** Deanna stated they are looking for help to build a house and are now being referred to the DRB. Mac stated that he and Eric Williams had visited the lot recently to see what it looks like. Mac confirmed that the DRB does have jurisdiction of private road development and he reviewed the May 25, 2017 letter from the zoning administrator, noting items 1 through 3 are basically the same issue which seems to be more related to new subdivisions and #4 requires DRB review for driveway access onto private roads. Matt feels that the maximum grade will be 7% and under 8%. Matt explained that lowering the proposed house location will eliminate a gravity feed system which \$10,000 cheaper than a pump system to send wastewater uphill. Mac feels that there are limited sites for house on Lot 9. Brad presented a rough sketch of the proposed driveway which differs from the state WW site plan, but is close. Brad stated that about 95% of the area needing to be cleared has been cleared. Tom pointed out the difficulty of changing 20% grades to 8% and the amount of fill needed will be significant. Matt explained that the house is being lowered to help get to 8.0%. Mac completed the review of the May 25th letter, noting that water quality is important. Jim expressed concern for meeting the driveway grade maximums. Mac noted that erosion into Levesque Road and streams are important and Matt stated he was aware of state permitting process and is confident in his ability to not create any issues with erosion. July 4 is the next regular date so the next hearing date would be July 5th - requiring a \$200 fee and an updated site plan to show grades in more detail. Mac summarized the main areas of concern being the 8% grade and erosion control. Matt asked if a low-risk permit from the state would help. Brad felt that the steep slope issue should have been identified at the time of the discussion on the Act 250 issue several months ago. The Board asked to see the 8% grade on a new drawing. The McKnight’s asked for a formal public hearing to be scheduled and submitted the \$200 fee.
4. **Minutes:** April 4, 2017 minutes deferred (no quorum of those present to review the minutes).
5. **Other Business** – None.
6. **Adjourn** – Motion by Melvin to adjourn. Seconded by Craig. Adjourned 8:10 p.m.

Submitted by Ron Rodjenski