

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
July 5, 2017**

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

Members Present: Malcolm Teale, Chair; Craig Fowler, Vice-Chair; Jim Fontaine; Pete Sweeney;
and Tom Wawrzeniak

Members Absent: Gary Houston; Melvin Harvey

Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk

Guests: Brad McKnight; Deanna McKnight; Matt Morin

Mac called the meeting to order at 7:00 p.m.

1. **Welcome & Modifications to Agenda.** No changes to the agenda were made. No public comment.
2. **PUBLIC HEARING** – Application #2017-20 submitted by Brad and Deanna McKnight for conditional use review and DRB approval for land development associated with a new single-family home proposed for Lot 9, Levesque Drive (Parcel ID #10-040-150.200). Applicant is proposing to develop steep slopes with access onto a private road. Steep slopes are defined as slopes between 10% and 25%. The project is within the Conservation 10 Zoning District and Core Forest and Wildlife Corridor Overlay District. Specific issues to be reviewed by the DRB are contained in a May 25, 2017 letter to the applicants from the town zoning administrative officer. The application will be heard under the 2017 Town Land Use and Development Regulations and 2017 Policy for Transportation Construction and Improvements.

Mac opened the hearing at 7:00 p.m. and read the public notice. Mac swore in Brad McKnight. Brad presented new information with the proposed cuts for the new driveway. Matt Morin explained that they shot the centerline grade and 20 feet to each side. 730 feet of new driveway length with 55 feet of rise at 7.589% slope on average. Tom W noted that there is about a 3 to 4 foot cut for most of the driveway length and more near the house. Motion by Tom W to approve the application as presented on the plans received tonight. Seconded by Craig. Voting: 5 in favor, 0 against, motion passed. Mac advised the applicants that a formal written decision would be issued within two weeks and that there was a 30-day appeal that needed to pass before work could start, just in case there were any appeals filed.
3. **Review the Minutes:** Motion by Craig to approve the November 1, 2016 minutes, as written. Seconded by Pete. Voting: 5 in favor, 0 against, motion passed. The minutes of February 7, 2017 and May 2, 2017 were informal resulting in a continue or lacked a quorum and do not require approval. Minutes pending review and approval: June 6, 2017.
4. **Other Business** – None.
5. **Adjourn** – Motion by Tom to adjourn. Seconded by Craig. Adjourned 7:17 p.m.

Submitted by Ron Rodjenski