

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
November 7, 2017**

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

Members Present: Malcolm Teale, Chair; Jim Fontaine; Tom Wawrzeniak; Pete Sweeney (by phone)
Members Absent: Melvin Harvey; Gary Houston; Craig Fowler, Vice-Chair
Staff: Ron Rodjenski, Zoning Administrator
Guests: Beth HD Carrier

Mac called the meeting to order at 7:05 p.m.

1. **Welcome & Modifications to Agenda.** No changes to the agenda were made.
2. **PUBLIC HEARING** – Application #2017-60 submitted by Jeanine and John Chalue for review and approval of an expansion of an existing home business proposed to occupy up to 50% of the residential home's square footage for a vehicle repair shop at 188 Webster Road (Parcel ID #15-038-010a). The project is in the Rural Residential 2 Zoning District. The application will be heard under the 2017 Town Land Use and Development Regulations.

Mac opened the hearing at 7:07 p.m. Mac read the public hearing notice. Beth Carrier appeared as an adjoining landowner. John Chalue explained that two bays are needed to keep up with his work, especially when waiting for parts on one car. Tom W. noted that parking on the left is well laid out. Jeannine explained that the roadside parking for two cars would be in the driveway, not along the road. Tom asked about signage and John C. stated one small sign by the door and one light is on a motion detector. Current hours of operation are 9-4 and 9-5 with no employees and sometimes his son helps. Tom W. asked about the increase in traffic flow and John explained that the work flow will be more efficient, and the second bay can allow alignments, reducing the number of customer trips out for off-site alignments. John stated that parts deliveries are three to four times per day and some parts are kept on-site to reduce the number of delivery trucks. Jim asked about the distance between the road shoulder and parking is about 15-feet with some trees along the road. Jeannine stated that there is an average over the year of 10 customers per day. Beth Carrier, an abutting landowner, stated that there is no objection to the expansion but there is no privacy fence from the road. Beth did not want to end up with a whole bunch of cars that would not be compatible with the residential area. Beth expressed support for the project but if something could be done with a fence. Beth asked where the regulations require for screening and Ron noted Section 7.8 doesn't require screening until the business exceeds 50%. Motion by Tom to close the hearing at 7:25 p.m. and move into deliberations. Seconded by Jim. Voting: 4 in favor, 0 against, motion passed.

3. **Adjourn** – Mac confirmed that there was no additional business, and the DRB adjourned at 7:46 p.m.

Submitted by Ron Rodjenski