

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD**  
**MEETING MINUTES**  
**January 30, 2018**

*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; Gary Houston; Melvin Harvey; Pete Sweeney (by phone)  
Members Absent: Tom Wawrzeziak  
Staff: Ron Rodjenski, Zoning Administrator  
Guests: Fran Sladyk; Christine Cooney; Matt Reed (for Chauvin)

---

Mac called the meeting to order at 7:01 p.m.

1. **Welcome & Modifications to Agenda.** No changes to the agenda were made.
2. **PUBLIC HEARING** – Application #2018-01 submitted by Fran Sladyk and Christine Cooney a front yard setback waiver (Parcel ID# 05-013-130.400) to an existing private road (Boulder Drive) under Section 8.1 – Access in the 2017 Land Use and Development Regulations; Section 4.1 (k) Waivers. The project is at 923 Grimes Road in the Rural Residential 2 Zoning District.

Mac opened the hearing at 7:02 p.m. Mac read the public hearing notice. Ron confirmed that there was an error in the warning as a second location, Boulder Drive, was in the warning but only Grimes Road was correct. Mac swore in Fran and Christine. Fran explained that the addition to their home was for a replacement bedroom and the house is 31 feet from the centerline of the town highway. A 50-foot setback from the town highway right-of-way is required in the RR 2 Zoning District. Fran explained that the addition would be one foot back from the existing house. No members of the public appeared or submitted comments prior to the meeting. Ron advised that the town road foreman has reviewed the proposed addition and had no objections to a waiver. Motion by Melvin to close the hearing and move into deliberative session. Seconded by Gary. Voting: 6 in favor, 0 against, motion passed. Fran and Christine left the meeting at this point.

3. **PUBLIC HEARING** - Application #2018-02 submitted by Town of Hyde Park and McKinstry Hill Cemetery Property, LLC for boundary line adjustment and vehicular easement approval (Parcel IDs #05-013-009 and 17-013-001 a, b). The project will result in the Center Cemetery parcels being merged into one approximately 2.15-acre parcel and a vehicular easement being established on 51 McKinstry Hill Road to benefit the Center Cemetery (77 McKinstry Hill Road). The parcels are in the Rural Residential 2 Zoning District and review will be under the 2017 Land Use and Development Regulations, Sections 9.16 Minor Boundary Line Adjustment Approval and 11.1 (d), Dimensional Requirements, Easement Requirements.

Mac opened the hearing at 7:11 p.m. Mac read the public hearing notice. Matt Read provided an overview of the proposed project which is seeking town zoning approval for a boundary adjustment and vehicular easement to benefit the town cemetery. The project will result in a 2 ac Center Cemetery parcel at 77 McKinstry Hill Road. No new changes are proposed from the recorded survey from 2004. No members of the public appeared or submitted comments prior to the hearing. Motion by Melvin to close the hearing and move into deliberative session. Seconded by Craig. Voting: 5 in favor, 0 against, motion passed.

4. **Minutes** – A quorum was not present for review of prior minutes; deferred November 2017 minutes.
5. **Adjourn** – Mac confirmed that there was no additional business, and the DRB adjourned at 7:15 p.m.

Submitted by Ron Rodjenski