

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
March 6, 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; Melvin Harvey; Gary Houston
Members Absent: Tom Wawrzeniak; Pete Sweeney
Staff: Ron Rodjenski, Zoning Administrator
Guests: Terry Judkins; Deanna Judkins; Milford Cushman; Terry Gregory; John Medose, VT State Forest & Parks; Graham Mink; Tyler Mumley; GMATV did not videotape this meeting.

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

1. **Welcome, Public Comment & Agenda Changes.** No public comment & no agenda changes.
2. **PUBLIC HEARING** – *Application #2018-06 submitted by Graham Mink on behalf of Mink Properties, LLC for a subdivision permit amendment (Parcel 05-025-002.200) to modify road right-of-ways and road standards required in prior subdivision permits. The project affects Spruce Lane, a private road located off Fleury Road, in the Rural Residential 2 Zoning District and no new lots are proposed. The request comes under the 2017 Land Use and Development Regulations.*

Mac opened the hearing at 7:02 p.m.; reading the public hearing notice. Graham explained that they would like to reduce the width of the required road, eliminate the cul-de-sac previously approved, and utilize the existing ROW to the Lot 7 and Lot 5 boundary. Jim Fontaine noted that if the cul-de-sac ROW is eliminated, then the Lot 6 and Lot 8 driveways will need to be in a ROW, if not on their own lot. Graham stated that the entrance on to Fleury Road would be reconstructed to comply with B-71 Standards and the new turnaround will be at Lot 7. Tyler stated that in the Lot 7 turnaround area, the surface will have the 35-foot radius for turning. Tyler explained that the Lot 6/8 shared driveway would be split before the end of the 50-foot ROW, thus there will be no ROWs on Lot 6 and Lot 8.

Motion by Melvin to close the hearing and move into deliberative session. Seconded by Jim. Voting: 6 in favor, 0 against, motion passed. Graham and Tyler left the meeting at this point.

3. **PUBLIC HEARING** - *Application #2018-05 submitted by State of Vermont, Forest, Parks and Recreation for one storage shed at the Green River Reservoir State Park (Parcel ID# 05-013-130.400) to replace an existing storage shed with a new unheated wood and storage shed being approximately 752 s.f. in size. The review is a Conditional Use & Site Plan Review as an Outdoor Recreation Facility accessory use under Section 5.6 Shoreland District and Section 5.11 Green River Reservoir Viewshed Overlay. The application comes under the 2017 Land Use and Development Regulations. The project is located at 1394 Green River Dam Road in the Shoreland District.*

Mac opened the hearing at 7:15 p.m. Mac read the public hearing notice. John Medose, VT State Parks explained that the need for storing additional firewood has grown and the new building will replace a deteriorated shed. Milford explained that only small trees are being removed and the site is flat, but up against a 50-foot wetland buffer boundary, with no work to occur in the buffer. Milford explained that because there are no doors on the wetland side, there is no need to fence or mark the 50-foot buffer. Milford explained that the total impervious area of the entire site is 0.82 acres, below the 1-acre stormwater permit threshold. Deanna Judkins asked if Shannon Morrison's wetlands delineation is still marked in the field and John stated the delineation was done in 2017 and there are pins set. Terry Judkins stated that if the data is older than 5 years, the wetlands delineation needs to be done again. Milford agreed to make the changes to move the overhang out of the wetland buffer and stated that the impervious area will be well under 0.50 acres over the last 5 years per Section 10.5. John Medose confirmed that wetland data was done in 217.

Motion by Melvin to close the hearing and move into deliberative session. Seconded by Jim. Voting: 6 in favor, 0 against, motion passed. Terry, Deanna, John, Milford and Terry left the meeting at this point.

4. **Minutes** – The Board reviewed the minutes. Motion by Craig to approve the 10/3/2017 minutes as written, seconded by Gary, motion passed. No quorum for 10/18/2017 and 11/07/2017. Motion by Gary to approve the 01/30/2018 minutes as written, seconded by Melvin, motion passed.
5. **Adjourn** – Motion by Craig to adjourn, seconded by Melvin, so adjourned at 7:45 p.m.

Submitted by Ron Rodjenski