

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
April 10, 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 (by phone); Jim Fontaine; & Melvin Harvey
Members Absent: Tom Wawrzeniak; Pete Sweeney and one vacancy
Staff: Ron Rodjenski, Zoning Administrator
Guests: James Brosseau; 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 #2018-07 submitted by James and Mary Brosseau for conditional use and site plan review for a new business office, 100' x 60' Brosseau Fuels 4-bay shop and tank farm with five storage tanks on VT100 (Parcel 16-100-055). The project is in the Rural Residential 2 Zoning District off the west side of VT100 and a new commercial access is proposed between Webster Road and Rocky Lane. The office/services use is a conditional use with the tank farm proposed as an accessory use under Section 8.12, Bulk Storage of Fuel Products of the 2017 Hyde Park Land Use and Development Regulations.*

Mac opened the public hearing at 7:03 p.m. James Brosseau testified that he was working with state fire safety division on the buildings and with Act 250 but wanted to pursue local zoning approval first. Arjay West is working on the state wastewater permit and the VTtrans Letter of Intent for a new commercial driveway has been issued. The stormwater control plan has been added to the wastewater plan with sheet flow toward Webster Road through a vegetated area with a gutter system on the commercial building. The public will visit the office for very brief periods so only two customer parking spaces are planned near the office door on the south end of the commercial building. The only parking area is on the west side of the building and no parking or building access is proposed facing VT100 only windows. The parking area will only be used for truck turning and work hour parking as trucks will be brought inside at night. One sign is planned at the entrance near VT100 that will comply with the town zoning. Jim Fontaine asked about fencing and James stated that the mandatory security plan requires that the tank farm have a chain-link fence around that area. The wooded area will be removed for the parking lot and construction, but no trees will be removed along the southern side of the parcel along Webster Road. Existing trees and vegetation to the west toward Pastini parcel will remain that are outside the developed area. James said that they did a lot of test pits and found hard pan consistently at 3" thick and below that layer is glacial till with large rocks. The consultant found one good area for a mound system after digging all over the site. The proposed mound is upgrade of the commercial building by 2 or 3 feet in elevation, so the system will require pumping the wastewater. The commercial building will be 16' to the eaves with a ridgeline at about 26' and one cupola is proposed to vent moisture for the building resulting in a maximum height of 32 feet. Jim asked about exterior lighting and James stated that the main entry way would be post & beam with canned lights under the roof and down-shielded lighting will be at doors and bays with no exterior lighting on VT100 side. There is required yard lighting of the tank farm for visibility and safety and any additional exterior yard work lights will be shut-off when employees are not working in the yard. The tank field will need to comply with federal rules for fencing and security lighting. The tank farm will consist of one 12,000-gallon self-contained tank, two 20,000-gallon tanks and two 12,000-gallon storage tanks. Screening of the parking area was discussed. Existing vegetation is now growing up on the eastern side of Webster Road to screen the parking area from the road, the western side of the parcel will retain existing vegetation for screening and the building and apple trees screen the yard from the north and east. The northbound VT100 traffic will be able to see into the rear yard after passing Webster Road. James testified that the tank height is about 15 feet, but the tanks will be sunken down into the cradle by about three feet. Motion by Melvin to close the hearing and move into deliberative session. Seconded by Jim. Discussion: Craig asked if neighbors appeared and Ron noted one neighbor, Mr. Pastini, expressed support for the project. No objections or comments from other neighbors were submitted. Voting: 4 in favor, 0 against, motion passed.

3. Minutes: Motion by Melvin to approve the 10/17/2017, 11/07/2017 and 03/06/2018 minutes, as written, seconded by Jim, motion passed.
4. Other Business. None.
5. Adjourn. Motion by Melvin to adjourn, hearing no objection, meeting adjourned at 7:43 p.m. Submitted by Ron Rodjenski