

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
June 27, 2018**

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

Members Present: Malcolm Teale, Chair; Melvin Harvey; and Jim Fontaine  
Alt. Member Present: Bob Malbon (7:15 p.m.)  
Members Absent: Pete Sweeney; Craig Fowler; and Tom Wawrzeniak; one vacancy  
Staff: Ron Rodjenski, Zoning Administrator  
Guests: Melanie Rodjenski; Eric Williams; GMATV did not videotape this meeting.

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Mac called the meeting to order at 7:15 p.m.

1. **Welcome, Public Comment & Agenda Changes:** No public comment & no agenda changes. Ron reported that Craig Fowler would not be attending and he has not heard from the other members. Three members were present, so the Chair advised to call DRB alternate Bob Malbon who showed up to complete the quorum.
2. **PUBLIC HEARING:** #2018-25 submitted by James Wood on behalf of landowners Fred Hoadley and Mary Judd for conditional use and site plan review for a proposed 30' x 42' firewood shed/pole barn related to a *Forestry Products Processing* use at 3806 VT100 (Parcel 05-100-184). The project is in the Rural Residential 2 Zoning District and will be reviewed under the 2018 Hyde Park Land Use and Development Regulations. The proposed structure will be accessed by the driveway to the existing single-family home and the proposed use is firewood storage, sales and delivery. A setback waiver is also requested for the side yard setback along the southerly property line under Section 4.1(k), Waivers of minimum front, side and rear setback requirements.

Mac opened the public hearing at 7:14 p.m., read the public notice and James Wood was sworn in. James provided an overview of the setback waiver which is required as the building site is the highest point of the land and will reduce the amount of fill needed to level out the access to the proposed building. Mac asked if there was another location that could comply with setbacks. James confirmed that this was the best location for the intended use. Jim asked about use and James stated that the building would be used to store loose firewood inside and walls would be 15 feet high plus the roof rafters. James stated that 110 cords are proposed to be stored on-site, exterior and interior areas, noting that the firewood activity has been on-going since the early 1990's. James stated that noise from the operation would come from the tractor to push the wood around and from the lift that will bring firewood into a truck for delivery. One neighbor appeared and provided testimony, Eric Williams – Fleury Road. Eric asked about the corner pin depicted on the sketch plan and James said his sketch plan was rough and not to scale; but that he would not be cutting any trees along the southerly property line. Eric stated that the proposed building was not near the Williams house and, if the operation stayed the same as in years past, he had no concerns. Jim asked if there was going to be sides on the firewood storage building and James stated the interior would be steel-lined on the inside and wrapped with wood. Jim asked if the exterior storage would continue and James stated that it would continue along the southerly property line between VT100 and the new building but the overall amount of firewood would stay at 110 cords or less. James stated that the exterior storage area is not in the State ROW. Jim asked about the proposed town zoning screening requirement for commercial operations and James said there was one opening along the south boundary line that could have trees planted. Jim offered that the zoning regulations provide an option for fencing, berms or buildings but it needs to be at least 4-foot high. Ron noted that a significant portion of the business activity is screened already, except the one open area when viewed from Fleury Road and when looking down the shared driveway. James stated that no lighting was proposed but one fan may be installed to move air under the interior firewood storage pile. James stated that the primary activity is loading and unloading as James operates an off-site firewood processing operation on VT100. James stated that in the past, this property would process firewood from logs for a month straight until all the firewood was processed but that has not happened recently. Eric Williams stated that this application was for firewood storage, not processing. Motion by Craig to close the hearing and move into deliberative session. Seconded by Jim. Voting: 4 in favor, 0 against, motion passed.

3. **Minutes:** April 10, 2018 and May 8, 2018 minutes deferred for lack of quorum.
4. **Other Business:** None
5. **Adjourn:** Motion by Melvin to adjourn, hearing no objection, meeting adjourned at 7:55 p.m.  
Submitted by Ron Rodjenski