

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
February 26, 2019**

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

Members Present: Malcolm Teale, Chair; Craig Fowler; Melvin Harvey and Jim Fontaine

Members Absent: Tom Wawrzeniak; Pete Sweeney; one vacancy

Staff: Ron Rodjenski, Zoning Administrator

Guests: Cinda Brown; Gladys Cubit; Jeff Emerson; Tina Emerson; GMATV did not videotape this meeting.

Mac called the meeting to order at 7:00 p.m.

1. **Welcome & Public Comment** – No public comment.
2. **PUBLIC HEARING** – # #2019-04 submitted by Applicant Jeffrey Emerson on behalf of landowners; Nikki Carpenter, Tina Emerson, Vicki Emerson and Jeffrey Emerson for a 5-lot residential planned unit development of 25.41 acres at 21 Beam Road & 475 Garfield Road (Parcel ID #13-053-115). Four residential lots are proposed on the westerly side of Garfield Road (2 existing house lots and 2 proposed house lots) and the easterly side of Garfield Road to remain undeveloped (Lot 5). The project is in the Rural Residential 5 Zoning District. The application will be heard under the 2018 Town Land Use and Development Regulations.

Mac opened the hearing at 7:01 p.m. and swore in Arjay West, consultant for Emerson. Arjay provided an overview of the project. Arjay presented the 5-lot project on the easterly and westerly side of Garfield Road with four homes on the west side of Garfield Road. The land on the east side is not proposed for development. All building foot prints will be no more than a 5% lot coverage per lot with building envelopes, approximately 100' x 100' to dedicate the non-building envelope areas for preservation of open space. The Lot 1 house may be replaced with another home and each lot will be served by private systems. Lot 4 has an easement for electric from Trigg parcel otherwise, each lot has direct access for utilities. Arjay responded to the Agency of Natural Resources comment regarding possible wetlands on Lot 4 in the vicinity of the camp on Lot 4 and shed on Trigg. Arjay explained that the proposed driveway will be outside the wetland areas as mapped and noted that the applicant feels the project has no wetland impact and no exemption is required. Arjay stated that the state permit is in place and Allen Newton is the land surveyor. The proposed driveways are noted on the plans, with culverts were required, and Arjay stated that three applications are pending town approval. Mac asked what wetlands division would likely find and Arjay felt these are independent sites and not likely to be an issue. Arjay noted that if he reached out to them then he would make the same presentation. Mac reviewed the staff report and Arjay answered the questions regarding open space language for the deed and final plat. Motion by Melvin to close the hearing and move into executive session. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

3. **Continuance of Application #2019-01** submitted by Gladys “Dolly” Cubit for a 2-lot residential subdivision of 140 acres at 1426 VT100 (Parcel ID #16-100-060). Applicant has requested a waiver of preliminary hearing, making this first hearing the final hearing, and a waiver of development requirements for the new parcel, Lot 6, which will be agricultural and forestry acreage only and not approved for land development. The remaining land, Lot 1, is developed with a camp and consists of approximately 80 acres. An extension of an existing 100-foot wide easement from VT100 will be created to provide access to Lots 1, 2, 3 and 6. The project is in the Rural Residential 2 Zoning District. The application will be heard under the 2018 Town Land Use and Development Regulations.

Mac opened the hearing at 7:18 p.m. Cinda Brown stated that Ed Pierce from VTrans stated a new permit is not needed for the interior parcel, Lot 6 because no land development is proposed at this time. Cinda explained that the landowners are trying to sell the land and this permit will help them move that along. Mac said if the southern entrance remains open or closed it will not impact the access to Lot 6. Ron stated that compliance with state permits can be an issue to include in the local permit conditions. Motion by Melvin to close the hearing and move into deliberations. Seconded by Jim. Voting: 5 in favor, 0 against, motion passed.

4. **Other Business** – None.
5. **Minutes:** Motion by Melvin to approve the February 5, 2019 as written. Seconded by Jim. Voting: 4 in favor, 0 against, motion passed.
6. **Adjourn:** Motion by Melvin to adjourn, seconded by Pete, meeting adjourned at 7:38 p.m.

Submitted by Ron Rodjenski