

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
July 9, 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 (by Phone), Jim Fontaine and Tom Wawrzeniak (attended Public Comment only as DRB member)
Members Absent: One vacancy; Pete Sweeney
Staff: Ron Rodjenski, Town Zoning Administrator
Guests: Aaron Fuller; Dirk Schmidt and Tom Wawrzeniak representing Randy Whittemore; GMATV did not videotape this meeting.

Mac called the meeting to order at 7:10 p.m.

1. **Welcome & Public Comment** – Deferred public comment to after the public hearing.

2. **PUBLIC HEARINGS**

- a) *Application #2019-18 submitted by Randy Whittemore for a front yard setback waiver request (Parcel ID# 05-100-091) for a replacement mobile home to be located less than the minimum 50-foot required from the state highway right-of-way under Section 4.1 (k) Waivers of the 2018 Town of Hyde Park Land Use and Development Regulations. The project is located at 2043 VT100 in the Rural Residential 2 Zoning District.*

Mac opened the hearing at 7:11 p.m. and read the public notice. Mac swore in Tom Wawrzeniak as the land designer and representative for landowner Randy Whittemore. Tom Wawrzeniak stated that he was brought in to help Randy Whittemore obtain permits for the replacement mobile home at 2043 VT100 but only during the construction process so his information now “as-built”. Tom obtained a new state wastewater permit, WW-5-7981, and confirmed the edge of the VT100 right-of-way with VTrans. Tom stated that the new home is 35.81 feet west of the VT100 ROW where 50 feet is required, noting the new slab is turned slightly to an angle compared to original mobile home which was parallel to VT100 centerline. The new location is about 5-feet farther from the ROW than the original home’s location. Tom stated that the hillside and existing wastewater system would have increased the costs of the project to comply with the 50-foot setback requirement. Craig noted that going farther uphill, away from VT100, would potentially increase the risk of erosion and stormwater expenses. No other comments were received prior to the hearing and the DRB had no further questions. Motion by Craig to close the hearing and move into deliberative session. Seconded by Jim. Voting: 4 in favor, 0 against, motion passed.

3. **Public Comment** (Tom W. joined the DRB, making five DRB members present) – Dirk Schmidt and Aaron Fuller were present for an informal discussion on a planned unit development being considered along the east side of North Hyde Park Road, just north of the Village of Hyde Park well site. A sketch was presented for informal feedback from the members as final plans are being prepared. The sketch showed six single-family home lots, about 1-acre in size, on a 12-acre portion of the Schmidt’s parcel (which contains a total of 202 acres). Aaron used 100-feet for the lot width as the town zoning has a minimum lot width of 75-feet with three houses coming off the existing Schmidt single-family driveway and three with access directly onto North Hyde Park Road. The plan showed a potential Class 2 wetland in the center of the 12-acre site and Aaron noted he would be having the State Wetlands Biologist visit the parcel to confirm the Class 2 status. The Board discussed the town bylaw’s PUD provisions and advised that the applicant could come in with a PUD for the 12-acre portion only since it appears to be separately deeded or on the entire 202 acres. Ron advised that the Class 2 delineation should occur next, since the

home sites are planned close to the wetland. Aaron noted that soil testing is planned for this coming Friday. Dirk asked about the quickest path to approval and Ron stated that two meetings would likely be required, and a final decision should be possible before November. Aaron agreed that two meetings is appropriate. Dirk stated that he would like to keep it simple and he intends to rent the units to keep them affordable, as he has personal experience with Lamoille County workers needing to live outside the county. The Board thanked Dirk and Aaron for the informal presentation.

4. **Other Business** – Ron reminded everyone that the new meeting time is 6:00 p.m.
5. **Deliberations** - Motion by Craig to move into deliberations on the Whittemore application, seconded by Jim. Voting: 4 – 0 in favor, motion passed. Tom W left at this point in the meeting. The DRB came out of deliberative session.
6. **Minutes:** Review of the 05/07/2019 minutes was deferred pending a quorum of those present. Motion by Jim to approve the 02/26/2019 minutes, as written. Seconded by Craig. Voting: 4 – 0 in favor, motion passed.
7. **Adjourn:** Motion by Melvin to adjourn, seconded by Tom, meeting adjourned at 7:10 p.m.

Submitted by Ron Rodjenski