

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
October 29, 2019**

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

Members Present: Malcolm Teale, Chair; Craig Fowler; Jim Fontaine and Tom Wawrzeniak
Members Absent: One vacancy; Melvin Harvey; Pete Sweeney
Staff: Ron Rodjenski, Town Zoning Administrator
Guests: Elisa Clancy; Milford Cushman; Susan Bulmer; GMATV did not videotape this meeting.

Mac called the meeting to order at 6:00 p.m.

1. **Welcome & Public Comment** – Deferred public comment to after the public hearing.
2. **Public Comment** – None.
3. **PUBLIC HEARINGS**

Application #2019-39 submitted by Paul and Elisa Clancy (Parcel #010-007-279) to remove and replace a garage and construct an addition to a single-family dwelling located in the Shoreland Zoning District and Green River Reservoir Viewshed Overlay District of the 2009 Town Zoning Regulations. The property is located at 407 Patnoe Farm Road.

Mac opened the hearing at 6:01 p.m. and read the public notice. Mac swore in Elisa Clancy and Susan Bulmer, VT Dept of Forest, Parks and Recreation. Elisa presented a photo image of the home's view from the reservoir, noting that the home is barely visible until you are about 15-feet into the property from the shoreline. Elisa pointed out the additions to the home and the new garage location which are on the non-lake side of the home. Elisa noted that the new mudroom won't be visible but about ½ of the garage could be viewed from the shoreline side of the house. Elisa said that a few square feet width along the house are being converted to impervious, but most of the new garage is on existing impervious area. Elisa stated that she would submit photos for the record, labeled House 1, House 2 and House 3. Elisa stated that the color of the house is brown, and the trim is maroon, and the exterior of the new construction will be the same color as existing, with clapboard or logs being the material. Elisa stated that exterior lighting on the garage will be down-shielded and no lights on the lake side of the structure. Elisa agreed that the coloring will match the photo images provided for the record and that exterior lights on the new structures will have down-shielding. Elisa noted that the windows will be replaced, and windows may get smaller. Milford suggested if the reservoir-facing deck is removed that the exposed concrete facing the reservoir be painted brown or planted with shrubs and Elisa showed the existing exposed foundation which is painted brown. Susan noted that colors on buildings are a concern to maintain the wilderness feeling for visitors to the State Park. Milford noted that the regulation's Standard for coloring is 35 LRV (Light reflectivity level) or less. Susan noted VT State Parks also supports dark-sky lighting and down-shielding. Motion by Craig to close the hearing and move into deliberative session. Seconded by Tom. Voting: 4 in favor, 0 against, motion passed.

4. **Other Business** – None.
5. **Minutes:** Deferred.
6. **Adjourn:** Motion by Tom to adjourn, seconded by Jim, meeting adjourned at 6:34 p.m.

Submitted by Ron Rodjenski