

TOWN DEVELOPMENT REVIEW BOARD

MEETING MINUTES

June 23, 2020

Members Present: Malcolm Teale, Chair; Craig Fowler; Jim Fontaine and Melvin Harvey
Members Virtual: Mary Walz, Tom Wawrzeniak
Members Absent: One vacancy
Staff Virtual: Ron Rodjenski, Town Zoning Administrator
Guests Virtual: Tim Budziak
Guests Present: Gary Nolan (Harvey Application); GMATV did not videotape this meeting.

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

1. **Welcome & Public Comment** – No public comment received and no changes to the agenda.

2. **PUBLIC HEARING #1**

Application #2020-20 submitted by Timothy Budziak for a Home Business exceeding 25% of the finished floor area of the primary residential structure at 803 Battle Row Road (Parcel ID 15-006-039). The property is in the RR2 Zoning District and the application will be reviewed under Section 7.8, Home Businesses of the 2020 Town Land Use and Development Regulations.

Mac opened the hearing at 6:02 p.m. and read the public notice swearing in Tim Budziak. Tim reviewed the project explaining that the home businesses would be operated by him and his son. Parking is limited to three areas, one in the front yard and two on the south side of the garage. The lean-to that is proposed for the north side will be used for car washing. Tim stated that no exterior lighting is proposed, and the square footage of the home business will be less than 1,700 sf, which is the finished floor area of his residence. The DRB reviewed the staff report and Tim agreed he understood that all general conditions and standards in the zoning bylaw must be met. No members of the public provided testimony or participated in the hearing. Motion by Melvin to close the hearing and move into deliberative session. Seconded by Craig. Voting: 6 in favor, 0 against, motion passed.

3. **PUBLIC HEARING #2**

Application #2020-28 submitted by K.A. Harvey's Manufactured Housing, Inc. for creation of a private permanent right-of-way for one interior residential parcel on the west side of VT100 just north of Mudget Drive (Parcel ID 01-100-473) and the creation of two residential lots with a waiver request for the required preliminary hearing. If the waiver is granted, this first public hearing will be the final hearing. The property is in the North Hyde Park Village District and the application comes under Section 9.13, Subdivision - General, of the 2020 Town Land Use and Development Regulations.

Mac opened the hearing at 6:20 p.m. and read the public notice. Gary Nolan is representing the property owner and was sworn in by Mac. Gary reviewed the proposal to create two house lots off VT100, across from Robert's Landscaping business. Jim Fontaine asked about building envelopes on the site plan and Gary stated the homes and driveways would be in the locations depicted on the site plan. Gary stated that the water source and location may change but everything else on the site plan will not be changed. Ron noted that there are steep slopes on a portion of both properties, and the amount of proposed impervious area will not exceed 5,000 sf if the project is built as depicted. No members of the public provided testimony or participated in the hearing. Motion by Craig to waive the preliminary hearing and make this the final hearing, close the hearing and move into deliberations. Seconded by Tom. Voting: 6 in favor, 0 against, motion passed.

4. **Other Business** – None.

5. **Minutes:** Deferred.

6. **Adjourn:** Motion by Melvin to adjourn, seconded by Tom, meeting adjourned at 6:59 p.m.

Submitted by Ron Rodjenski