

HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES July 7, 2009

Members Present: Graham Govoni (GG), Craig Fowler (CF), Melvin Harvey (MH), Mary Walz (MW), Tom Wawrzeniak (TW), Malcom Teale (MT), Pete Sweeney (PS)

Absent: None

Guests: Ralph Larson, Emmons Pirie and Town Administrator Julia Compagna.

The DRB reviewed the meeting minutes of May and June 2009. MH moved and CF seconded a motion to approve the minutes as written. All were in favor.

GG explained the necessity of signing in for participants who wanted to establish interested party status.

GG called to order the recessed hearing on Application #2009-16 Sterling Meadows Farm, clustered parcel subdivision, swore in all giving testimony and requested an update on the project. Applicant Ralph Larson explained that he wanted to withdraw Application #2009-16 for the "Teepee" lot and to present Application #2009-31 to extinguish the "Teepee" lot and to reestablish the former "Larsonette" 2.02-acre lot now named "Honeysuckle Ridge" to be accessed via an existing right of way. He also wished to create a new 3.27-acre lot to be known as the "Chain-O-Lakes" lot to be accessed via a deeded 50-foot, private right of way. The DRB inquired about the retained acreage. Ralph Larson stated he would retain approximately 150-acres of land with the one-acre former "Teepee" lot identified as a building envelope zone for his personal use. An application to amend two previous wastewater permits has been filed for use with the new lots. The "Honeysuckle" and "Chain-O-Lakes" lots will have septic easements onto the retained acreage. Application #2009-31 also requests approval to establish a building zone around the existing farm house on the 150 acres; to establish a building zone of 1-acre on the former "Teepee" lot, now part of the 150 retained acres; identify no build zones by the beaver pond, "Hidden Glen" lot, "Batwing" lot, "High Meadow" lot and the "Spruce & Fir" lot; delete a portion of the existing 50-foot right of way to the former "Teepee" lot; establish a no cut zone between the former "Teepee" lot and the "Batwing Lot," "Honeysuckle Ridge Lot," and the 150 acres of retained land. The DRB clarified that the request simplified was to request withdrawal of Application #2009-16 for the "Teepee" lot and to create two new lots known as "Honeysuckle Ridge" and "Chain-O-Lakes." Ralph Larson identified a hydraulic feature on the retained acreage that any person purchasing the lot which hosts an existing pond, would be granted an easement to, for pond maintenance purposes. This information was provided for clarification of the easement and to document existing infrastructure. The DRB questioned whether non-relevant information should be included on the application. The Chair explained that the DRB would rule on those issues over which they have jurisdiction and that the rest would

be for informational purposes only. The DRB clarified that withdrawal of the “Teepee” lot allows for one more “clustered parcel” from the parent lot. Ralph Larson entered into evidence a preliminary site map dated 6/18/09. MF moved and PS seconded a motion to grant preliminary sketch plan approval to Application #2009-31, with standard conditions and to recess the hearing to 8/4/09 at 7:00 PM for receipt of the approved wastewater permit and final mylar. All were in favor.

GG recessed the hearing on Application #2009-11, Levin, to 8/4/09 at 7:05 PM.

GG recessed the hearing on Application #2009-01, Hight & Alfieri, to 8/4/09 at 7:10 PM.

GG called to order the hearing on Application #2009-32, Emmons Pirie, 2-lot subdivision off Route 100, swore in all giving testimony and requested a summary of the project. Using a mylar map dated 6/30/09 and created by Bill Gove, Emmons Pirie summarized his two lot subdivision project. The Piries are dividing a lot from their parcel on Route 100 to give to their son. Application for state wastewater approval is pending. The 2.53-acre lot will be served by an existing 50-foot right of way that has curb cut approval onto VT 100. The Piries will reserve a 50-foot right of way to access the rear of their property. Their lot was irregular in shape when they acquired it. The new lot will be used for a single-family dwelling. The lot will be served by underground power. Mr. Pirie entered into evidence the paper version of the Gove 6/30/09 map. The DRB inquired about a septic replacement area identified on the map. Mr. Pirie indicated that a neighbor’s replacement field was being re-located as part of the wastewater approval process and that a mound “Presby” system would serve his son’s lot. He clarified that all setbacks could be met with the proposed infrastructure. MH moved and CF seconded a motion to grant preliminary sketch plan approval with standard conditions, and to recess the hearing to 8/4/09 at 7:15 PM for final review of the wastewater permit and mylar map. All were in favor.

MT moved and CF seconded a motion to adjourn at 8:00 PM.

Respectfully Submitted,
Julia Compagna
Town Administrator