



Town Development Review Board

**AGENDA**

Monday August 9, 2021

Starting at 6:00 p.m.

Remote Meeting & In-Person

1. **Welcome & Public Comment** – There are a few minutes at the beginning of each meeting to receive public comment on any matter that does not pertain to another agenda item.
2. **PUBLIC HEARINGS** – The Hyde Park Development Review Board (DRB) shall hold a public hearing on Monday August 9, 2021 at 6:00 P.M. in the Municipal Office Building, 344 Route 15 West, Hyde Park, VT to take comment on and consider the following applications. Applications taken in the order listed. All guests are invited to attend online or attend in-person per the below remote meetings notice.
  1. Application #2021-37 submitted by Francois Marcoux for a 2-lot subdivision of Parcel 15-006-038 with setback waivers requested on proposed Lot 2, boundary line adjustments for Lot 1 and 804 Battle Row Road, and a waiver request from the preliminary hearing requirement making this hearing the final hearing if approved. The proposed project maintains a non-residential use on Lot 2 with frontage on Battle Row Road, creates Lot 1 for a new single-family home on 6.14-acres to be accessed via a proposed 50-foot right-of-way across Lot 2 and allows an existing home at 804 Battle Row Road to share the proposed 50-foot right-of-way. A boundary adjustment is proposed between the proposed Lot 2 (774 Battle Row Road), and the existing home lot at 804 Battle Row Road (Parcel 15-006-044). The property is in the RR2 Zoning District, and the application will be reviewed under the 2020 Town Land Use and Development Regulations.
  2. Application #2021-38 submitted by Tyler Maynard for a home business use at 385 Diggins Road (Parcel 06-115-029.100) proposed to not exceed 100% of the existing home's finished floor area. The existing home is located on the same parcel at 501 Diggins Road. No new buildings are proposed however, the existing home business was approved under town permit #2013-01 with a maximum home business square footage of 25% of the home's finished floor area. The property is in the C10 Zoning District and the application will be reviewed under the 2020 Town Land Use and Development Regulations.
  3. Application #2021-40 submitted by Matthew Reed on behalf of landowners Donna and Robert Mead for a 3-lot subdivision off a private road, Sugar Ridge Lane (Parcel 16-0390913) and a waiver request from the preliminary hearing requirement making this hearing the final hearing if approved. The project will reduce the existing home's lot size to 1.06 acres (281 Mead Road) and create Lot 9A for a proposed single-family home on 2.21 acres and create Lot 9B for a proposed single-family home on 2.45 acres. Proposed right-of-ways off Sugar Ridge Lane are required to access Lots 9A and 9B. The property is in the RR2 Zoning District, and the application will be reviewed under the 2020 Town Land Use and Development Regulations.
  4. Application #2021-44 submitted by Gary Nolan on behalf of landowner KA Harvey (Parcel 01-100-473) and Craig and Debbie Edwards for a proposed right-of-way across 152 Mudget Drive to serve a proposed single-family home on the deferred lot under town permit #2020-28 owned by KA Harvey consisting of 8.89 acres and tentatively referred to as 150 Mudget Drive. The project also proposes to lift the current deferred status of the 8.89 acres and construct one home and garage with an individual driveway as a consolidated permit application. The property is in the North Hyde Park Village Zoning District and the application will be reviewed under the 2020 Town Land Use and Development Regulations.

**Town Notice:** Per Title 24 V.S.A. §4471, Appeal of DRB Decision to Environmental Court: Only an interested person who participates in the DRB hearing may appeal a decision. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. The full application may be examined at the Hyde Park Municipal Office between the hours of 8:00AM and 4:00PM, Monday through Friday, or by calling 802-316-6921. Questions may be submitted via email to [admin@hydeparkvt.com](mailto:admin@hydeparkvt.com).

5. Other Business

- a. The Town Planning Commission is working on zoning amendments. The list of possible amendments is posted on the town planning commission web page at [hydeparvt.com](http://hydeparvt.com).

6. Adjourn

**Remote Meetings:** For fully vaccinated individuals, public meetings may be attended either virtually or in-person (no mask required) in the town office lower-level meeting room. If unvaccinated or sick, the Town recommends virtual participation.

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