

**HYDE PARK TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
January 7, 2020**

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 Pete Sweeney (by phone)
Members Absent: One vacancy; Melvin Harvey; Tom Wawrzeniak
Staff: Ron Rodjenski, Town Zoning Administrator
Guests: Vicki Lang; Nathan Lang; George Lewis; George McCain; Dave Vilord; Brian Jones; 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.

2. **PUBLIC HEARING #1**

Application #2019 Application#2019-49 submitted by Vicky and Nathan Lang for conditional use approval to operate a salon with woodworking shop at 986 VT15 West (Parcel ID 18-015-140). The property is in the RR2 Zoning District and the application will be reviewed under the 2018 Town Land Use and Development Regulations.

Mac opened the hearing at 6:00 p.m. and read the public notice. Nate and Vicki Lang reported that they had no information from VTrans on the dual driveway and ANR has approved the new use under the prior state wastewater permit treatment capacity. Vicki stated that the sign being considered is 2' x 5' with something smaller to add on or take off at the bottom for wood working business. Mac discussed the 4-foot screen required by the zoning for the parking lot with concern of whether existing vegetation was sufficient and adding more created a sight line issue. Nate said that due to sight line issues looking easterly, he could have the exit / out access near the house and require entrance / in to the property on the loop closer to Cricket Hill Road. The school board minutes will be added to the file approving the use change to Salon and woodworking. The Board agreed that screening is enough with apple trees and adding more was not needed. Motion by Jim to close the hearing and move into deliberative session. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

3. **PUBLIC HEARING #2**

Application #2019-50 submitted by McCain Consulting for conditional use approval for a driveway and house site on steep slopes under Section 8.11 of the 2018 Town Land Use and Development Regulations. The property (Parcel ID 05-026-095.506) is in both the RR2 and RR5 Zoning Districts (vacant lot – across from 3731 North Hyde Park Road).

Mac opened the hearing at 6:10 p.m. and read the public notice. George McCain stated the driveway design has a 9.8% slope for 500-feet and portions follow an old logging road which steepens to over 14% before getting to the house site. A pull off area of 12' x 50' at about halfway up the drive is proposed then a large turnaround area at the top, just east of a proposed garage. The Board discussed the design of the turnaround and accessibility at the top of the hill and whether the staging area should be before the steepest section – about 200-feet from the foundation the grade is 14.9%. George McCain stated that they are just about ready to submit the state wastewater permit. Mac reviewed the stormwater controls being proposed and any potential impact on the town highways. George McCain stated that the culverts will dissipate the flow and a driveway culvert will protect the town highway and the proposed drive entrance onto North Hyde Park Road will comply with the B-71 standards. Motion by Jim to close the hearing and move into deliberative session. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

4. PUBLIC HEARING #3

Application #2019-51 submitted by VIPIEN, Inc. for a change of use to convert one building to commercial rental storage units as a Warehouse use under the 2018 Town Land Use and Development Regulations. The property (Parcel ID 01-003-301.100) is in the North Hyde Park Village District at 327 Ferry Street.

Mac opened the hearing at 6:27 p.m. Ron noted that the application fee and signed application are still missing so the application is incomplete but the DRB agreed to proceed as Dave Vilord was present and Dave agreed to pay the fee soon. Dave reviewed the project which includes closing a couple of windows and adding a couple of doors and they added insulation for heated storage recently. The building is currently vacant, and the Custom Metal access will be used. Craig noted that the state website could guide Dave on ADA access requirements to the storage units. No town highway permit has been issued yet by the Selectboard to add the new use. Dave noted that security lights will be motion-sensor and access will be during Custom Metals hours, or by appointment, due to the need to make sure the building is secure and because the building will be heated. Mac asked if the storage unit space could be reviewed by the fire chief and Dave said yes, he could do that. Motion by Jim to close the hearing and move into deliberative session. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.

5. **Deliberative Session** – The Board reviewed the three applications. Motion by Jim to re-open the Lewis/Jones hearing and accept the letter from the North Hyde Park / Eden Fire Department and close the hearing to return to deliberative session. Seconded by Craig. Voting: 4 in favor, 0 against, motion passed.
6. **Other Business** – None
7. **Minutes:** Motion by Craig to approve the minutes from 05/07/2019, 07/09/2019 and 10/29/2019 as written. Seconded by Jim. Voting: 4 in favor, 0 against, motion passed.
8. **Adjourn:** Motion by Jim to adjourn, seconded by Craig, meeting adjourned at 6:53 p.m.

Submitted by Ron Rodjenski