

**TOWN DEVELOPMENT REVIEW BOARD
MEETING MINUTES
October 17, 2022**

Members Present: Malcolm Teale, Chair; Mary Walz
Members Virtual: Elisa Clancy; Tom Wawrzeniak
Members Absent: Craig Fowler
Guests Virtual: Rilke Greenmun; Jeff Neagle, potential lot owner of 280 Center Rd
Guests Present: Ron Rodjenski, Town Zoning Administrator; Doretta Nelson; John Nelson; Kathleen Greenmun; Dody Day, real estate agent for seller; John Sherwood, neighbor; Grant Wieler; real estate agent for buyer; 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. **Application #2022-54** submitted by Rilke Greenmun Parcel 12-001-469) for a proposed right-of-way to serve an existing single-family home parcel at 280 Center Road. The property is in the RR5 Zoning District, and the application will be reviewed under the 2022 Town Land Use and Development Regulations.

Mac read the warning and Kathleen introduced herself as mother of the applicant (Applicant Rilke was absent at start of meeting). Mary confirmed that the request was for only the Rilke Greenmun parcel and Nelson's confirmed it was for the 2-ac parcel, crossing their parcel. The Selectboard access permit is pre-existing, so an amendment to that access permit (19 VSA 1111) is not required with this project with two homes. Mary noted that the shared access would have shared maintenance costs and Dody agreed that the new deeds would address that issue. Slide 75 is the 2004 survey showing the 50-foot ROW which was not approved by the Town as required by Section 4.1 of the bylaw. Mary noted that the attorneys will be responsible for writing the maintenance responsibilities and ROW description into the Quit Claim deeds. Motion by Elisa to close the hearing and move into deliberations. Seconded by Tom. Voting: 4 in favor, 0 against, motion passed. Just prior to deliberations, Tom Sherwood asked about the new no trespass signs he observed along his parcel, and no one knew who installed them. The DRB came out of deliberations. Motion by Mary to approve application #2022-54 without a new survey required, but with deeds including language on shared maintenance costs, and a written decision to be prepared and sent within the statutory timeframe. Seconded by Elisa. Voting: 4 in favor, 0 against, motion passed.
3. **Minutes** – Motion to approve the minutes 06-21-2022, as written, Voting: 4 in favor, 0 against, motion passed. Deferred 05-02-2022 and 05-18-2022.
4. **Discussion** – Mary talked about new cannabis projects in Hyde Park and Ron summarized the bylaws three options for new state licensees: Ag Enterprise, light manufacturing and home business. Ron reviewed the Clause project which is being slightly downsized which increases the screening % from the reservoir surface and decreases the home footprint, noting these types of changes would not need DRB review.
5. **Adjourn:** Motion by Mary to adjourn, seconded by Tom, meeting adjourned at 6:47 p.m.
Submitted by Ron Rodjenski