

HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES August 5, 2009

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

Absent: Pete Sweeney (PS)

Guests: Ralph Larson, Emmons Pirie, Barrett Singer, Milford Cushman, Terri Gregory and Town Administrator Julia Compagna.

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 wished to withdraw Application #2009-31 which received preliminary approval at the July 7, 2009 DRB hearing. He has changed his plans for the property. He submitted to the Town Administrator an application for a different project to be reviewed by the DRB at their September meeting. He gave a brief overview of what that subdivision request will involve. GG clarified for the record that Mr. Larson was formally withdrawing Application #2009-31.

GG recessed the hearing on Application #2009-11, Levin, to 9/1/09 at 7:00 PM.

GG recessed the hearing on Application #2009-01, Hight & Alfieri, to 9/1/09 at 7:05 PM.

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

Other Business – Julia Compagna advised the DRB that Mark Couture is in violation of his DRB permit for an auto business on Silver Ridge Road. The \$100 per day fine is now accumulating for his violation.

GG called to order the recessed hearing on Application #2009-32, Emmons Pirie, 2-lot subdivision off Route 100, swore in all giving testimony and requested an updated on the project. Emmons Pirie submitted into evidence state wastewater permit WW-5-5178, which has been recorded in the land records. He also submitted into evidence a final mylar map dated 6/30/09 created by Bill Gove. MW clarified that the wastewater site plan and the survey mylar contain the same information. MH moved and CF seconded a motion to approve the application as submitted with standard conditions. All were in favor. GG signed the mylar and submitted it for recording.

GG called to order the hearing on Application #2009-34, Barrett Singer, for a landscape feature pond, swore in all giving testimony and requested a summary of the project. Barrett Singer submitted into evidence letters from his neighbors the Clancys and the Hallquists in support of his project. He explained that his landscape feature pond has been designed in conformance with state and local requirements and referred to the description of the project contained in the application. MT inquired about the depth of the pond. Mr. Singer indicated it would be three, four and six feet deep in various places. GG clarified that it is not located in a mapped wetland. Barrett Singer referred to a letter included in his application package from the Water Resources Board that states the project does not require a wetlands permit. He indicated the site is seasonally wet from the drainage of surrounding properties. TW inquired how he would maintain the pond. Mr. Singer indicated an existing culvert would channel water to the feature and that he will use a fountain or other device to aerate it. MW clarified the location of the existing culvert using the aerial map included in the application package. Mr. Singer owns all the land surrounding the project. GG clarified that the project would impound less than the state minimum for approval, does not involve a stream and would not contain fish. GG inquired about the height of any berm. Mr. Singer explained that the whole feature would be sunken, so there would be no raised berm. An emergency spillway will follow an existing drainage pattern and dissipate in a wooded area. GG clarified that there is no infrastructure in the path of this spillway. Milford Cushman clarified the location of the project using the Green River Reservoir Viewshed Overlay Map. He indicated that while it may fall within the minimal visibility zone, he is satisfied it would have no adverse impact. MH moved and MT seconded a motion to approve Application #2009-34 as submitted, with standard conditions, to be constructed per the plans submitted. All were in favor.

MT moved and CF seconded a motion to adjourn at 7:45 PM.

Respectfully Submitted,
Julia Compagna
Town Administrator