

**HYDE PARK
TOWN PLANNING COMMISSION
MINUTES
July 1, 2015**

*All minutes are draft until approved by the planning commission;
please check future minutes for the approval of these minutes.*

Members Present: Greg Paus, Chair; Bob Malbon, Vice-Chair; Kevin Fitzgerald and Eric Williams
Members Absent: Vicki Emerson
Staff: Ron Rodjenski, Zoning Administrator
Others: None

GP opened the meeting at 5:35 p.m.

1. **Welcome and Public Comment.** No public comment or changes to the agenda.
2. **PUBLIC HEARING Zoning Unified Bylaw – Continued from June 1st.** Greg opened and continued the public hearing at 5:36 p.m. The planning commission reviewed a change to the setback waiver procedures and agreed that administrative waivers were acceptable if neighbors were notified and given the option to call a public hearing. No new public comments were received. Greg noted that the state legislature modified the solar siting rules but after discussion, the Commission decided to send that option to the Selectboard for consideration during their public hearing process on the proposed bylaw. The potential change to allow administrative subdivisions was deferred until town counsel advises on how that process could comply with Title 24. Eric Williams, speaking as a town resident, asked the other members if they felt more than 12 months should be allowed prior to abandonment of a non-conforming use. The Commission felt that the 12 months was adequate and landowners facing this time limit should try to be active at least once during the 12 month period. No change was made to increase the 12 month period. Motion by KF to approve the July 1, 2015 Town Land Use and Development Regulations and forward to the Selectboard for consideration with the setback waiver change made today. Seconded by BM. Voting: 4 in favor, 0 against, motion passed.
3. **Minutes** – Motion by BM to approve the June 3, 2015 minutes, as written. Seconded by KF. Voting: 4 in favor, 0 against.
4. **Other Business** – The commission agreed to not meet in August.
5. **Adjourn** - Motion by KF to adjourn at 6:22 p.m., seconded by BM, so adjourned. The next meeting is September 2, 2015.

Respectfully submitted by Ron Rodjenski