

**HYDE PARK  
TOWN PLANNING COMMISSION**

**MINUTES  
January 6, 2016**

*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; Vicki Emerson; Kevin Fitzgerald, and Eric Williams

Members Absent: None

Staff: Ron Rodjenski, Zoning Administrator

Others: Carol Robertson, Village Manager; Charlie Aronovici, Village Trustee

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

1. **Welcome and Public Comment & Agenda Changes** – Ron asked to add one item; a proposed town road policy amendment. Carol provided a brief update of the current PSB review process on Waterhouse Solar Project with financial reviews and environmental reviews noting that at the current time the project is under budget. Carol feels that project will be one of the best solar projects in the state due to their concern for the environment and the benefit to customers.
2. **Update on North Hyde Park Solar Project** – VWSD, LLC150kW Group Net Metering. Carol noted that this is a relatively small project and Hyde Park Electric can accept the new power without capital costs to the system, noting that after this project is on-line, the max 15% net meter limit for the system will almost be met. Vicki noted that the project is in the industrial park and will use a parcel designed for employees and large commercial buildings, which would then generate local jobs and more tax revenue than a solar project. Carol left the meeting at this point.
3. **Certified Local Government Designation** – Kevin reported that the town would have to adopt rules and regulations as part of the CLG process which is different than an early understanding that regulations did not need to be adopted. Kevin will research more and report back at the February meeting.
4. **Update on LVRT Trailhead Amendment to #7C1321 (VAST 250)** – Ron updated the Commission on the David Ring appeal of the DRB permit which is now at Environmental Court and the need to amend the existing LVRT 250 permit.
5. **Act 250 Application** – McMahan Bros. LLC – Criterion 9L (sprawl) & regional plan – Ron provided an update on the current application that was deemed incomplete regarding responses to 9L and other items. The existing local permits will expire in 2017. Charlie reported that the Village was contacted to offer comment on whether the project complies with the town plan and Charlie reported to LCPC that it was compliant. The Commission agreed that it was a good project for that area.
6. **Act 250 Application** – Chauvin – Amendment for indoor 100' x 180' riding arena – Ron reported that Act 250 applies because there was an Act 250 permit for the existing banquet hall. Greg noted that the project includes public gatherings for horse shows. Charlie provided a brief update of the Village DRB review process for Village Gateway Commercial projects. Kevin left at this point.
7. **Review minutes** from November 4, 2015 (no meeting in December) Motion by Bob to approve the 11-04-2015 minutes with the following changes: Revise Item #3 to "Commission to do the work." And deleting "all the work again", delete "vice chair" after Greg Paus in attendance, and in Item 2, change the vote to "3 in favor". Seconded by Voting: 4 in favor, 0 against, motion passed.
8. **2012 Town Plan Update Process and PC Work Plan for 2016** – Taylar Foster wants to meet with the Commission in February to review the upcoming comprehensive plan per 24 VSA 4350. Chapter one of the 2012 Plan will be reviewed in February.
9. **Other Business** –
  - a. **North Hyde Park Solar Project** – Motion by Bob to send a letter of support for the project. Seconded by Vicki. Discussion: Eric wanted to know if the project would pay taxes as this project uses up potential industrial land with a use that may not produce as much tax revenue. Voting: 3 in favor, 0 against, 1 abstention (Eric abstaining as he would like to have more tax information), motion passed.
  - b. **Town Road Policy** – Ron handed out the 2014 Road Policy and a proposed amendment to set widths of travel lanes and shoulders at 18 feet. If anyone has comments they should attend the Selectboard's meeting on Jan 14<sup>th</sup>.
10. **Adjourn** - Motion by Kevin to adjourn at 6:45 p.m., seconded by Bob, so adjourned. The next meeting is February 3, 2016.

Respectfully submitted by Ron Rodjenski, adjourned at 7:31 p.m.