

HYDE PARK PLANNING COMMISSION
MEETING MINUTES
January 2, 2013

*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 (GP), Mark Isselhardt (MI) and Dan Young (DY)
Members Absent: Rebecca Dennis (RD) and Vicki Emerson (VE)
Staff: Ron Rodjenski, Town Administrator
Guests: John Mandeville, Executive Director for LEDC; Seth Jensen, LCPC Senior Planner; Conrad Bellavance, Fred's Plumbing and Heating; Harold Bailey, Hyde Park Historical Society; Jack Anderson, Village Trustee

GP opened the meeting at 7:03 p.m.

1. **Welcome and Public Comment** – No public comment.
2. **Lamoille Economic Development Corporation – John Mandeville, Executive Director** – John Mandeville encouraged the town to pursue economic development incentives, but there should be some thought given to where, how and what expectations will be realized so the municipality doesn't end up in hot water with legal issues or existing businesses. Once these incentives are offered to new business, the existing businesses may object as they did not benefit from the incentive. Jack Anderson offered that the village trustees were happy to see that the school board decided to renovate the elementary school rather than relocate outside the village. The trustees are trying to encourage an upscale restaurant to locate in the village and are now looking at how other towns have succeeded with revitalization efforts. Mandeville advised that a restaurant and grocery were on the top of the list for many towns, but for Hyde Park, the draw would have to be from a regional base because of its low population. Mandeville advised that agri-tourism was growing and would be supported by LEDC in the coming years, noting that there are 350 farms in Lamoille County. Mandeville advised that a food venture center could be located in Hyde Park, similar to Hardwick's recent efforts. Mandeville offered his expertise to the town and village and the Commission thanked him for his time.
3. **Historic Preservation Committee** – Harold Bailey advised that the Historical Society would like to pursue preservation of the old hotel, the so-called "Valley House", northerly and next to the Grange Hall on Route 100, especially for our younger generation. The building could be used for education and as a museum, as well as provide for additional parking for both buildings. Greg Paus stated that he has a long list of potential grant resources from LCPC; such as Community Development Block Grants, USDA, and VT Agency of Transportation. The property is being marketed now at \$90,000. Harold noted that the Valley House needs a lot of work. Harold Bailey will ask his members what they see as the future role of the Society and how the planning commission or a new municipal historic preservation committee or commission could take on property acquisitions and major renovation projects. Ron outlined the three main groups to address historic preservation; the existing Hyde Park Historical Society; a planning commission sub-committee on historic preservation and a Hyde Park Historic Preservation Commission operating under the VT Division for Historic Preservation and recommending projects to the Selectboard and Village Trustees. Seth Jensen offered that LCPC is available for grant writing assistance.

4. **Zoning Re-write** – Seth reported that the Town and Village were recently awarded a \$14,000 state planning grant for 2013-2014 technical planning work to develop a new Unified Land Development Code for the Town and Village. Seth advised that a kick-off meeting with two follow-up public work sessions are anticipated with the dates to be set by the commission. Rural and village issues will be looked into, starting with six months on addressing village issues, such as parking in the village core, managing density and intensity in a village and then addressing rural issues such as conservation and subdivision development. Seth advised that the current conditional uses, including the one called ‘all other issues’ should be reviewed and he would bring ideas to the commission for consideration, such as use flexibility and looking at the exterior form of buildings more than the interior uses. This grant would examine the three historic villages of Garfield, North Hyde Park and the Village core along Main Street. Other topics to be examined included sign size by district and combining regulations to allow a coordinated review of subdivision and conditional use reviews. The middle of the grant period would allow for the evaluation and updating of permit review and approval procedures. The last four or five months, ending in February 2014, would focus on rural standards including ridge line and wildlife standards, with meadow lands and forest land provisions. The project would end in May 2014 with public hearings following to consider adoption of the new Code. Jack Anderson asked if any national issues, such as fracking, should be contemplating for incorporation into the bylaws. Seth advised that there are some areas of state and federal pre-emption from local zoning but the town should be considering the impacts of local decisions, such as the development in Jay, VT which is likely to increase traffic along Route 100 in the near future. Seth will also look into state rules, such as ADA ramps that sometimes conflict with local zoning setback rules. Seth advised that enterprise businesses should be allowed so the farmers and large landowners are allowed to grow their business if they lose their agricultural exemption (which happens when 51% of their raw materials are not generated on the property). Conrad Bellavance is on the board of directors for the Newport Renaissance effort and he encouraged the town to look at North Hyde Park for more tourist services. Bellavance advised that the new growth at Jay Peak will generate customers along 100C and 100 from Burlington Airport. Greg Paus supported the idea of looking at these issues creatively. Rodjenski asked if the concept of a new food venture center, similar to Hardwick’s recent efforts, should be looked at now and then provisions made within the bylaw to encourage the development of those types of businesses. The Commission will continue the discussions in February with Seth.
5. **Interim Zoning Bylaw** – Discussion on three areas to be potentially addressed with interim Village Zoning Regulations while the new Code is developed are village parking, PRD 10 acre requirement and sign size in SIR. Seth will return in February with ideas for new parking and signage regulations. Conrad offered that 75 sq. foot per sign along Route 100 in the SIR zoning district would be appropriate.
6. **Approve Minutes** from December 5, 2012. Deferred until February.
7. **Adjourn** - The meeting adjourned at 8:47 p.m.

Respectfully submitted,
Ron Rodjenski