

HYDE PARK PLANNING COMMISSION
MEETING MINUTES

April 3, 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), Vicki Emerson (VE); Rebecca Dennis (RD); and Mark Isselhardt (MI)
Members Absent: Dan Young (DY)
Staff: Ron Rodjenski, Town Administrator; Seth Jensen, Lamoille County Planning Commission (LCPC) Senior Planner
Guests: Jack Anderson, Village Trustee; Charlie Aronovici, Village Trustee; Carolyn and Robert Jones

GP opened the meeting at 7:10 p.m.

1. **Welcome and Public Comment** – No public comment. Seth Jensen stated that the LCPC is required by the State to conduct an annual consultation with each town. Seth asked if there were town concerns that could be addressed with the assistance of LCPC. The Commission offered that current zoning and subdivision rewrite is a priority, then assisting with the on-going visioning of the Village and keeping the town up-to-date with the changes in state law would be appreciated. Seth noted that the state-designated growth center definitions are changing slightly and a new Vermont Neighborhoods designation is available. The neighborhood designation provides housing incentives to developers if the project is within one-quarter mile of a Village Center. Jack Anderson advised that the Trustees were interested in seeing future development include mixed uses along Main Street, focusing on redevelopment of the CRD Zoning District. MI asked if LCPC could provide more data on the impact on Hyde Park from Newport and other large commercial projects. VE advised that more information on fluvial and flood zones would be beneficial to consider in the drafting of the unified development code.
2. **VTel Telecommunications Tower** – A VTel broadband tower is proposed on the Lanphear Farm property, at the end of the Class 3 portion of Webster Road. The planning commission and Hyde Park Historical Society have been asked to comment on only one potential area of impact – historic resources. The Commission agreed that a letter should be sent to the VTel consultant, listing the town’s historic resources. Jack offered that writing a letter to express the town’s concerns is important, including the need to see an evaluation of other options and locations. Motion by VE to authorize GP to draft a letter to comment on Section 106 (historic resource issues), then have the PC review it before sending to the consultant. Seconded by MI. Voting: 4 in favor, 0 against, motion passed.
3. **Historic Preservation Committee** – Discussion on the current town historic resources inventory. Carolyn Jones advised that a review of the entire town, not just the Main Street area, for all historic resources would be important, including North Hyde Park, Centerville and Garfield villages. The Historical Society will report back to the Commission with their list of possible historic preservation projects that they feel are important to the town. The Commission agreed that by combining the 2012 Town and Village Plan goals and the Society’s list, the Commission could then prioritize possible projects to work on with one or two accomplished this calendar year. The Society’s next meeting is April 11 and Carolyn will report to Ron shortly after their meeting.

4. **Minutes** – Motion by VE to approve the February 5, 2013 and March 6, 2013 as written. Seconded by MI. Voting: 5 in favor, 0 against, motion passed.

MI left at this point.

5. **Zoning Re-write** – The Commission discussed the recent Project for Public Spaces workshops held on March 25 & 26; a visioning session and walking tour. GP reported that the two workshops were well-attended by community members, most from Hyde Park, but some from our neighboring towns. The staff from PPS was very helpful in drawing out the community's suggestions and concerns for the future development of the village area along Main Street. A PPS report on their work in Hyde Park is due back to the town in a couple of weeks and will be reviewed at the May planning commission meeting. A \$3,000 grant is available through the Lamoille County Fit & Healthy Committee for improvements, such as benches, public gardens, etc. The Commission discussed the PPS outcomes and the 2012 community survey completed by Fit & Healthy. One outcome was the need for Main Street to be improved with benches, pedestrian lighting and possibly historic markers. The Commission discussed with Jack the possibility of a pocket park in front of the Sheriff's building. GP will draft a sketch of the improvements, at no cost to the town, and the \$3,000 could then be used to secure two metal – or metal and wood - low-maintenance benches to be installed in the park with flowers and lilac bushes donated by others. GP noted that anodized aluminum is best for outdoor surfaces and Ron noted that a wind break should be included on the westerly side of the seating area. Jack offered to bring the idea to the Village Trustees meeting on April 8th. Ron will report to Kate from the Fit & Healthy Committee.

Seth Jensen, LCPC Senior Planner reviewed the status of the land development code rewrite process. Seth reviewed the "Hyde Park Village Structures and Lots" map prepared by LCPC staff which showed 63% of the existing village lots do not conform to the current zoning regulations. Seth's March 6, 2013 memo regarding a Village Standards Summary was reviewed. Seth will come back in May with examples of standards and regulations that can preserve the existing building exteriors while allowing a variety of uses within the buildings. The Commission expressed the importance of achieving some controls on building design; to preserve the village character, but not burdening homeowners with costly regulations.

6. **Adjourn** - The meeting adjourned at 9:25 p.m.

Respectfully submitted by Ron Rodjenski