

**HYDE PARK PLANNING COMMISSION**  
**MEETING MINUTES**  
**November 6, 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), Dan Young (DY) and Kevin Fitzgerald (KF)  
Members Absent: None  
Staff: Ron Rodjenski, Town Administrator (RR); Seth Jensen, LCPC Senior Planner  
Guests: Jack Anderson, Village Trustee, Jens Hilke, VT Conservation Planning Biologist

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GP opened the meeting at 7:05 p.m.

1. **Welcome and Public Comment** – No public comment received. RR asked for the commission's opinion on whether staff should monitor proposed tower projects or similar projects with potential impacts on Hyde Park, even though not located in Hyde Park. The Commission advised that Hyde Park projects should be commented on, such as they now do with Public Service Board applications, but the commissioners would advise staff on any specific projects in neighboring towns that should be monitored.
2. **Manosh Solar Array – Public Service Board (PSB) Application** – A draft letter, to be sent to the PSB, was reviewed and approved conditionally supporting the revised solar array location in the gravel pit to the south of McFarlane Road and east of Garfield Road. Motion by VE to send the letter of support to the PSB for the Manosh solar array off Garfield Road. Seconded by DY. Voting: 4 in favor, 0 against, motion passed.
3. **Wildlife Habitat Conservation** – Jens Hilke was present to review the science and value behind wildlife corridors and habitats in Hyde Park. Hilke noted that he has no regulatory authority but can give examples of what has worked in other towns in Vermont. The largest Hyde Park block of wildlife habitat is in eastern Hyde Park around the Green River Reservoir. The movement of wildlife between habitat blocks, especially from the Adirondacks to the Green Mountains, allows for gene diversification and improved capacity to survive changes in climate and disease. The Staying Connected Initiative is focused on habitat connectivity at a regional scale and maintaining current land development patterns to ensure the best opportunity for wildlife to adapt to climate change. The Vermont Natural Resources Council is available to assist the town in considering tools to adopt to achieve habitat conservation objectives, such as overlays, reducing driveway lengths into blocks, etc. Hilke suggested that at some point the town could apply for a planning grant to complete a town-wide natural resources inventory at an estimated cost of \$5,000 to \$15,000.
4. **Hyde Park Unified Code** – Seth Jensen reviewed the first draft of the Unified Code, entitled the "Hyde Park Land Use and Development Regulations". The strike version shows the current regulations and which current sections are being revised or replaced.
5. **Historic Sites Subcommittee** – DY reported that the Hyde Park Historical Society is turning over the maintenance of the Grange Hall to the Town. Carolyn Jones is preparing a set of documents on the previous maintenance work completed at the Grange by the Society. The subcommittee is considering a grant application with Preservation Trust of Vermont to provide a needs assessment of the building. The subcommittee will continue to look at ways to fund an update of the existing Village historic inventory produced by the VT Division for Historic preservation.
6. **Approve Minutes** – 10-02-2013 minutes were approved. The January meeting will need to be moved to January 8<sup>th</sup> due to New Year's Day being on the first Wednesday.
7. **Adjourn** - The meeting adjourned at 8:19 p.m.

Respectfully submitted by Ron Rodjenski