

HYDE PARK PLANNING COMMISSION

MINUTES April 2, 2014

*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); Kevin Fitzgerald (KF); Vicki Emerson (VE)
Members Absent: Two Vacancies
Staff: Seth Jensen and Taylar Foster, MPG14 Staff/LCPC; Ron Rodjenski, Zoning Administrator
Guests: Resident Peggy King; Carol Robertson, Village General Manager; Nick Lange, Hyde Park Town Energy Committee Co-Chair

GP opened the meeting at 7:26 p.m.

1. **Welcome and Public Comment** – No public comment.
2. **Community Solar** – Carol Robertson reviewed the possibility of a community solar project to generate local power for Hyde Park, reducing the need to purchase energy from non-local sources. Co-Chair of the Hyde Park Energy Committee, Nick Lange, reviewed the 50% grant and benefits of local power. Carol R. advised that 50% of the money would come from other sources, such as a bank loan. Resident Peggy King said her home has no significant electrical demand due to her solar panels. The project would best be located on town owned land. Nick L. stated that the grant needed to show the capability of proposed structures to support the solar equipment. A draft letter of support for the grant was reviewed by the Commission. Carol R. noted that the grant is due May 9 and community support is the key to a successful grant. Nick L. stated that the maximum grant is \$125,000. Vicki Emerson asked questions about notice to neighbors in the development of this project. She stated that her personal experience with commercial projects was poor and the process provided little comfort to adjoining landowners with limited participation allowed in the Public Service Board review process. Nick L. offered that this project will engage neighbors and the grant project objective is requiring strong community support. Nick L. stated that a letter of support from the Planning Commission could express the concerns for strong neighbor support. Carol R. said without neighbors support, they won't move forward. Motion by KF to authorize Greg Paus to sign the letter of support for the community solar grant, pending VE's final approval of the letter. Seconded by VE. Voting: 3 in favor, 0 against, motion passed.
3. **Minutes** – Motion by VE to approve the March 5, 2014 minutes, as written. Seconded by KF. Voting: 3 in favor, 0 against, motion passed.
4. **Village Trustees** – GP noted that there is a public hearing on April 16 to consider changes to the sign regulations to allow up to 150 sq feet on a parcel. The Commission was concerned that allowing larger signs along the Route 15 corridor would be detrimental to the character of the Village. Seth reviewed the current draft of the new sign regulations which limits single-business free-standing signs to 25 square feet. Motion by VE to express the Commission's objection to an increase in signage size to 150 sq feet along the Route 15 corridor and support a change that more closely follows the current draft language for signs in the unified bylaw. Seconded by KF. Voting: 3 in favor, 0 against, motion passed.
5. **MPG14 Planning Grant** – Seth Jensen and Taylar Foster from LCPC were present to review the draft Unified Land Development – Table of Uses, Ag and Forestry Uses and the outline for the entire document.
6. **Adjourn** - The meeting adjourned at 9:10 p.m.

Respectfully submitted by Ron Rodjenski