

HYDE PARK PLANNING COMMISSION

MINUTES

June 4, 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); Bob Malbon (BM)
Members Absent: One Vacancy
Staff: Seth Jensen, MPG14 Staff/LCPC; Ron Rodjenski, Zoning Administrator; Village Trustee Charlie Aronovici; Village General Manager Carol Robertson; PC Candidate Peggy King; Garret Hirchak; Barbara Potter; Claudia DiCicco; Steve DiCiccio; Lynn McBrien; Frank McBrien; Steven Edgerley; Lauren Traister; Martha Coleman

GP opened the meeting at 7:04 p.m.

1. **Welcome and Public Comment** – Frank McBrien on Plantation Road stated that he found out that the RR2 could allow commercial and industrial uses in a primarily residential neighborhood. GP explained that it was true, but only after a public hearing review. GP noted that this issue is one of the reasons the commission is in the middle of a major rewrite of the land use regulations. Frank felt that certain residential areas should be protected from commercial and industrial uses. The Plantation Road neighbors present agreed noting that there was concern that an upcoming auction could result in the historically residential area not staying residential.

All left the meeting except Garret Hirchak, Barb Potter, Charlie Aronovici and Carol Robertson. Barb Potter asked if her residential property on Main Street could be converted to commercial and GP said yes, as long as the zoning district allows it when she proposes the change in use. Barb left the meeting. Garret Hirchak advised that he was present to review the East Main Street parcel he owns, and generally speaking, he is interested in smaller spaces for smaller businesses, ranging from 500 sq ft to 7,500 sq feet in size and up to 15,000 sq ft for one business. Garret listed examples of current uses he is providing space for – martial arts studio, glass blowing, car audio, food preparation, light manufacturing, and inventory warehousing. Garret noted that he tries to provide low cost rental space. Garrett noted that new zoning that allows mixed uses will work for his business model. Garret left the meeting.

2. **Minutes** – Motion by VE to approve the April 3, 2014 minutes, as written. Seconded by BM. Voting: 4 in favor, 0 against, motion passed.
3. **Organizational and Rules of Procedure** – Motion by BM to adopt the 2014 Planning Commission Rules of Procedure, as presented. Seconded by VE. Voting: 4 in favor, 0 against, motion passed. VE nominated GP as Chair, no objection, so nominated. KF nominated BM as Vice-Chair, no objection, so nominated.
4. **Drafting of Unified Code** – Seth Jensen from LCPC reviewed the draft table of uses, showing administrative and conditional permit requirements. Seth advised that the DRB would be able to consider proposals that are similar to a listed use, serving as a pressure relief valve for projects that are only slightly different but that difference was not provided for in the bylaw. The Commission will continue its work on the use index in July. GP reported that he attended the VLCT Planning Workshop earlier today with BM, KF and Peggy.
5. **2014 VTrans Bicycle and pedestrian Grant** – The Commission reviewed a draft letter of support for a scoping study grant, focusing on bike lanes, pedestrian improvements and improvements to the village highway network, including how to connect the high school to the elementary school and improve the gateway entrances to the Village. The grant requires a 10% match. Motion by VE to authorize GP to sign the letter of support for the Bike-Ped Grant Program. Seconded by KF. Voting: 4 in favor, 0 against, motion passed.
6. **Adjourn** - The meeting adjourned at 9:30 p.m.

Respectfully submitted by Ron Rodjenski