

HYDE PARK PLANNING COMMISSION

MINUTES

September 3, 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); Bob Malbon, Vice-Chair; Kevin Fitzgerald (6:00 p.m.); Vicki Emerson
Members Absent: Peggy King
Staff: Seth Jensen, MPG14 Staff/LCPC; Ron Rodjenski, Zoning Administrator; Village General Manager Carol Robertson

GP opened the meeting at 5:36 p.m.

1. **Welcome and Public Comment** – No public members were present.
2. **Minutes** – Motion by VE to approve the August 6, 2014 minutes, as written. Seconded by BM. Voting: 3 in favor, 0 against, motion passed.
3. **Drafting of Unified Code** – Seth Jensen reviewed an aerial photo of the current SIR District in the Village with an overlay showing what a 20,000 sq foot proposed building footprint would look like on each parcel. Jack Anderson for the Village Trustees provided comments in a 09-03-2014 email to Seth Jensen regarding wildlife, driveway standards, cell towers, subdivision and utilities. Seth reviewed the standards for the more rural areas of the town which the town plan has identified as requiring regulations for the protection of farm and forestlands. Suggestions for new standards were contained in a memo to the Commission from Seth dated September 3, 2014. Seth will work on an overlay district for wildlife corridors showing critical core, intermediate and no concern areas of town. Greg noted that the regulations should not be overly burdensome to administer or to follow for applicants. Seth noted that the final draft, due in November to the commission, will include many diagrams and depictions to provide applicants with examples of the effect and expectations resulting from the regulations. Carol reviewed the high cost of underground utilities compared to overhead, as the current draft language requires underground unless the cost of underground is 30% or higher than the overhead cost. Carol also noted that running underground exposes wires to water and may require ledge removal, although she recognized some people appreciate the lack of wires for aesthetic reasons. Seth will bring the final sections to the October meeting, focusing on water issues.
4. **Planning Grant; MPG15 Village Master Plan** – Carol reviewed the need for a Village Center master plan to create a core development plan along Main Street that will assist the new Hyde Park Arts Committee reach its community enrichment goals and the Trustees' interest in revitalization of existing structures. Motion by VE to authorize Greg Paus to sign the resolution in support of MPG15 application. Seconded by BM. Voting: 4 in favor, 0 against, motion passed.
5. **Re-Appointment of Ron Rodjenski as Administrative Officer** – Motion by VE to nominate Ron Rodjenski as administrative officer for 3 years and forward same to Selectboard for appointment. Seconded by BM. Voting: 4 in favor, 0 against, motion passed.
6. **Appoint Monica Heath to Historic Sites Subcommittee** – Motion by VE to appoint Monica Heath to the Historic Sites Subcommittee. Seconded by KF. Voting: 4 in favor, 0 against, motion passed.
7. **LVRT Trailhead** – The Commission would like to have a new sign installed near the trail to direct people to the Village.
8. **Adjourn** - The meeting adjourned at 7:30 p.m. The next meeting is October 1.

Respectfully submitted by Ron Rodjenski