

HYDE PARK PLANNING COMMISSION

MINUTES

October 1, 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); Peggy King; Kevin Fitzgerald; Vicki Emerson
Members Absent: Bob Malbon, Vice-Chair
Staff: Seth Jensen, MPG14 Staff/LCPC; Ron Rodjenski, Zoning Administrator
Others: Paul Provost, LCPC Commissioner for the Town; Jack Anderson, Village Trustee; Cara Audibert, owner of Madadashcar Auto Detailing; Conrad Bellavance, Fred's Propane; Rhoda Vis, owner of a Johnson hair salon interested in relocating to the Village of Hyde Park

GP opened the meeting at 5:32 p.m.

1. Welcome and Public Comment – Cara Audibert, from Madadashcar expressed her ideas for the SIR District and the best place to go for new business, especially small business. Cara would like to see new commercial district options, such as a yogurt shop and hair salon. Cara would like to see the new facades with flexible uses within the buildings. Rhoda asked for personal services to be allowed in the current SIR which is now in the current draft, she sees improved opportunities for business with the new bypass opening soon around Morrisville. Lane's Computer is now operating in the SIR. GP agreed that the commission was trying to get these options into the new zoning to provide space for small business. Conrad Bellavance asked that larger sign sizes be allowed adjacent to Route 15 and was hoping for up to 75 sq ft but the April 2014 interim zoning only allowed 40 sq ft if the building has HVAC. Conrad would like to have 50 sf or 40 sf sign allowed on the bulk propane tank noting that the tank is 130 feet from Route 15. Cara suggested that their current sign is hard to read from Route 15 at 50 mph. GP explained that the 40 sf size was found acceptable by other municipalities along Route 7 in Shelburne and South Burlington.
2. Minutes – Motion by VE to approve the September 3, 2014 minutes, as written. Seconded by PK. Voting: 4 in favor, 0 against, motion passed.
3. Drafting of Unified Code – Seth Jensen reviewed water quality regulations and Jens Hilke from the State Fish and Wildlife Department was present to review wildlife corridors.

Wildlife Corridors - Jens explained that as a scientist he was able to prepare a two-tier wildlife protection overlay, with undeveloped road crossings important as well as low development on the edges generally not having a significant impact. Jens summarized that the concentration of development in Village Centers are preferred over ex-urban sprawl and outlying development that fragments contiguous tracts, including Garfield Road undeveloped stretches. Draft overlay regulations would require recommendations of a wildlife biologist to make recommendations to the town. Cara Audibert offered that species and habitat might need to be protected and Jens stated that the biologist is the one to review site specific development and make recommendations to protect habitat and species. The Commission will review the new zoning overlay and look at reducing the constraints on the higher-tiered wildlife overlay (connector corridors). Jens stated that the high priority crossings are roadways with trees up to both edges of the road. Jens is available to present at a public meeting on wildlife corridors.

Water Quality – Seth presented information and draft overlay for protection of water supplies. Three tiers of protection were discussed: Zone 1 with immediate impacts; Zone 2 has probably impacts and Zone 3 includes possible impacts. The Commission reviewed the draft overlay map for public water supplies which includes two major water sources; Fire District #1 in North Hyde Park and the Village Water Supply along McKinstry Hill Road. Seth reviewed the draft regulatory language for the three zones and requiring technical reviews for Zone 2 was seen as the best way to protect water quality.

Stormwater Management – Low Impact Development was discussed, and the requirement for stormwater measures for projects was discussed. Seth reviewed the draft language for stormwater management, including steep slope language and buffers within 500 feet of surface water.

Flooding – Seth handed out the revised floodplain regulations (rising waters) and fluvial (moving rivers) protection areas, which will assist the town in receiving more federal & state grant funds, from 75% to 92.5%. Ice and debris is accommodated by fluvial with a 2-foot free board elevation added to reduce flooding risks.

4. Adjourn - The meeting adjourned at 7:30 p.m. The next meeting is November 5.

Respectfully submitted by Ron Rodjenski