

# HYDE PARK PLANNING COMMISSION

## MINUTES

November 5, 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; Peggy King; Vicki Emerson

Members Absent: Bob Malbon, Vice-Chair; Kevin Fitzgerald

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; Carol Robertson, Village General Manager

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Greg opened the meeting at 5:40 p.m.

1. **Welcome, Public Comment and Minutes** – No public comment. Motion by PK to approve the October 1, 2014 minutes, as written. Seconded by VE. Voting: 4 in favor, 0 against, motion passed.
2. **Unified Code** – Seth Jensen presented the draft of the new unified code for review with new maps. A proposed timeline to complete the planning commission's process was reviewed. Seth reviewed the flood hazard overlay map and related regulations that meet the minimum federal regulations and allow homeowners to apply for flood insurance. There are only four Hyde Park structures presently insured under the federal flood insurance program (NFIP) although there are many properties along the Gihon River and Centerville Brook that have flood hazard. An additional layer of protection is proposed in the regulation which will better protect properties as well as increase the state's share of future disaster grant funds. The additional layer is a 2-foot free-board which adds 2-feet to the current base flood elevation which will substantially reduce flood insurance premiums and also qualify the town for increased state grant shares (ERAF disaster funds) because it will better protect property against ice jams or river debris. The 2-foot free-board only applies within the current limits of the 100-year flood hazard overlay boundary. The draft of the new flood section was based on the most recent state model. Seth reviewed the revised core forest and wildlife overlays as requested by the PC at the last meeting. The Commission felt that the overlay core forest overlay covered a large amount of land area and could raise concern if the restriction within the overlay were burdensome. The Commission felt that while wildlife habitat protection was an important Town Plan goal, the cost for review for projects within the overlay should not be excessive nor reduce the current allowed number of homes for a parcel. Developers should consider the impact of the development in the mapped wildlife corridors so that homes are built with the least impact on the environment. The Commission will ask Jens Hilke to come back to discuss the value of the corridors and core habitat blocks. The PC will present the draft to the DRB for comments at the DRB's meeting on Dec 2<sup>nd</sup>, but only if a complete draft with overlays and façade sketches are included by that time.
3. **Adjourn** - The meeting adjourned at 7:55 p.m. The next planning commission meeting is December 3, 2014.

Respectfully submitted by Ron Rodjenski