

HYDE PARK PLANNING COMMISSION

MINUTES

December 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; Vicki Emerson

Members Absent: Peggy King

Staff: Seth Jensen, Senior Planner, LCPC; Ron Rodjenski, Zoning Administrator

Others: Pete Sweeney, Barb Potter, Charlie Aronovici, Mac Teale, Jack Anderson

GP opened the meeting at 5:35 p.m.

1. Welcome and Public Comment – No public comment.
2. Drafting of Unified Code – Seth Jensen reviewed the new Unified Code and presented information on the wildlife overlay, non-conforming uses and the updated use index. Discussion included the extent of expansion that should be allowed for non-conforming uses, such as up to 25% with administrative review and if over 25% then by DRB hearing. Mac explained that he was primarily concerned about private property rights and regulations that make it more difficult for businesses to succeed. Those present agreed that some flexibility to expand by 25% with DRB review would work. A December 2nd version of the Wildlife Overlay was reviewed. Seth noted that the original language has been rolled back to not reduce the existing development potential of a parcel but encourage new development to include design elements to protect existing wildlife core values.
3. Minutes – Motion by VE to approve the November 5, 2014 minutes, as written. Seconded by KF. Voting: 4 in favor, 0 against, motion passed.
4. Dark Sky Subcommittee – Ron explained that he met with Marilyn Zophar from the Town Energy Committee to discuss the potential creation of a Hyde Park Dark Sky Committee. The Planning Commission would like to see a formal proposal with a mission statement and committee goals. Ron stated that he would come back to the Commission with a proposal.
5. Historic Sites Subcommittee – Motion by Vicki to appoint Duncan Tingle to the historic Sites Subcommittee. Seconded by Kevin. Voting: 4 in favor, 0 against, motion passed.
6. Barbara Potter (Main Street resident) asked about non-conforming structures. Ron thought that the new regulations would prevent rebuilding of non-conforming structures after 6 or 12 months. Ron noted that the complete draft of the bylaw would be posted under the Planning Commission's web page by the end of this week.
7. Adjourn - The meeting adjourned at 7:30 p.m. The next meeting is January 7, 2015.

Respectfully submitted by Ron Rodjenski