

HYDE PARK PLANNING COMMISSION

MINUTES

March 4, 2015

*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; Bob Malbon, Vice-Chair; Kevin Fitzgerald; Vicki Emerson
Members Absent: One vacancy – Peggy King
Staff: Ron Rodjenski, Zoning Administrator
Others: Eric Williams, Mac Teale and Michael “Putty” Putvain

GP opened the meeting at 5:33 p.m.

- Welcome and Public Comment** – Mac Teale asked if the Rural Industry use in Section 7.9 could be added to the Use Index and Greg stated that it could be added and was left off the use index in the draft. Mac suggested that in Section 7.9 the Rural Industry provision should be allowed everywhere in town as either a permitted or conditional use to allow home businesses to grow. Mac also offered that uses allowed in the village districts should also be allowed in the rest of town. Mac noted that residential homes have become a liability due to excessive property taxes and people should have more options for the use of their property. Eric Williams stated that he has an automotive repair shop in Centerville and hopes that Rural Industry will be allowed in the residential districts. Greg explained that residents have approached the planning commission expressing concern for the negative impacts of “all other uses” in their primarily residential neighborhoods. Greg noted that Centerville is like a hamlet that could be recognized as such. Mac felt the bylaw should allow rural industries in most areas of town and not force growing businesses to move to a village or commercial setting. Greg thanked Eric and Mac for their comments and the three guests left the meeting.
- Minutes** – Motion by VE to approve the January 7, 2015 minutes, as written. Seconded by BM. Voting: 4 in favor, 0 against, motion passed.
- Village Trustees and Village Planning Commission** – Greg reported that the recently appointed Village Planning Commission is working with the regional planning office to create a separate Village Zoning Bylaw. A Village DRB is planned to start in May 2015. The Commission discussed Rural Industry use noting that the current draft does provide for home occupations and more intense home businesses in all residential districts. Rural Industry allows up to 10,000 sq foot structures and does not require an existing residential use. In response to the comments from Eric and Mac tonight, the Commission felt that allowing Rural Industry in all districts would conflict with a request from residents in existing residential neighborhoods that prefer not to see Rural Industry uses in their neighborhoods. The commission previously heard from Fleury Road and Plantation Road neighbors. The Commission felt it would be best to work with the existing light industry uses and the home business provisions to allow home businesses to begin and expand. Motion by Bob to remove Rural Industry from the draft and work with the home business provision. Seconded by Vicki. Motion passed. The Board reviewed a written comment asking why conditional use review is required for single-family homes in the C10 District. The Commission felt that was an error. Motion by Bob to change single-family dwellings to “P” permitted uses in the C10. Seconded by Kevin. Motion passed. Shoreland is in the draft zoning and the state’s new rules should be referred to somewhere in the new zoning. Section 10.2.3.1 should include a definition of sketch plan and site plan. Section 10.6.9 and elsewhere delete the word “can” and use “may”. In the Definitions – Add setback – using the language similar to what is in the current 2000 Village Zoning Regulations. The Commission asked that Ron ask regional planning staff if they are able to help prepare a final draft for review in April.
- Adjourn** - The meeting adjourned at 6:15 p.m. The next meeting is April 1, 2015.

Respectfully submitted by Ron Rodjenski