

**HYDE PARK
TOWN PLANNING COMMISSION
MINUTES
April 1, 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; and Eric Williams
Members Absent:	None
Staff:	Ron Rodjenski, Zoning Administrator
Others:	None

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

1. **Welcome and Public Comment** – No members of the public were present. Eric Williams was welcomed to the planning commission and board members provided a brief introduction of themselves and the reasons they volunteer on the commission. Greg noted that since the Village has formed its own planning commission in January there is no longer a joint Town and Village planning commission. The new zoning bylaw being reviewed tonight was redrafted without Village zoning districts.
2. **Minutes** – Motion by KF to approve the March 4, 2015 minutes, as written. Seconded by VE. Voting: 4 in favor, 0 against, 1 abstention (Eric) motion passed.
3. **Proposed Unified Bylaw** – Greg handed out copies of the April 1, 2015 draft of the Hyde Park Land Use and Development Regulations which is close to being ready for the public hearing process. Discussion on property rights and the impact of local zoning on landowners' options for their property. The commissioners discussed the reasons behind some rules, such as protection of property values, allowing home businesses to grow but then needing to relocate to commercial districts if they continue to grow and protection of the environment and wildlife for future generations. Ron noted that landowners are borrowing the land and can not do what ever they want with it – noting that local, state and federal laws control almost any type of land development and landowners do have the right to seek permit approvals. The Commission is attempting to clarify existing rules, protect investments and allow appropriate development. Final edits were discussed including deleting the requirement for fences around pools and increasing the size of home businesses to 100% of the residential homes sq footage. Once a table of contents is done and final editing, the final draft should be ready to be approved at the next meeting.
4. **Adjourn** - The meeting adjourned at 7:35 p.m. The next meeting is May 6, 2015.

Respectfully submitted by Ron Rodjenski