

**HYDE PARK
TOWN PLANNING COMMISSION
MINUTES
May 6, 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; Kevin Fitzgerald; Vicki Emerson; and Eric Williams
Members Absent: Bob Malbon, Vice-Chair
Staff: Ron Rodjenski, Zoning Administrator
Others: Thomas Stearns, High Mowing Seeds

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

1. **Welcome and Public Comment** – Tom Stearns from High Mowing Seeds was introduced to the Commission as a new property owner in Hyde Park – formerly Applecheek Farm.
2. **Minutes** – Motion by VE to approve the April 1, 2015 minutes, as written. Seconded by EW. Voting: 4 in favor, 0 against.
3. **Proposed Unified Bylaw** – Ron handed out copies of the May 5, 2015 draft of the unified bylaw. Tom Stearns stated that he just purchased the farm on McFarlane Road on April 16, 2015. Tom's concern is that as High Mowing Seeds is a mail order seed company and the quantities of seed grown on-site versus off-site can vary by 25% to 50% depending on a number of reasons, such as crop failure, the definition of Agricultural Enterprise is important to the future growth of his business. The table of uses, for example, shows that offices are not allowed in RR5 but office space is a critical component of agricultural enterprise operations. The Commission discussed the benefits of the new bylaw which clarifies the zoning regulations for the protection of all landowners and their investments in Hyde Park. Tom confirmed that EV Charging stations installed for residents and guests to a property or business do not require a permit, to which the Commission agreed, as long as the stations were not open to the general public. Tom discussed the definition of agricultural enterprise and the ability to be flexible as he grows. The Commission made a couple changes to draft bylaw which will be incorporated into a final draft for the first public hearing. Motion by Kevin to approve the draft with the minor changes made tonight and set the first hearing for June 3, 2015. Seconded by Vicki. Discussion: The Commission felt that it was time to send the document to the public with a mailing and other notices for the public hearing. Voting: 4 in favor, 0 against, motion passed.
4. **Adjourn** - Motion by KF to adjourn at 7:25 p.m., seconded by Vicki, so adjourned. The next meeting is June 3, 2015.

Respectfully submitted by Ron Rodjenski