

**HYDE PARK  
TOWN PLANNING COMMISSION  
MINUTES  
June 3, 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: Dolly Cubit, Tom Stearns, Judy Clark, James Wood, Bill Engel, Lisa Hill, Carla Fitzgerald and Carolyn Jones

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GP opened the meeting at 5:30 p.m.

1. **Welcome and Public Comment.** No public comment or changes to the agenda.
2. **Minutes** – Motion by VE to approve the May 6, 2015 minutes, as written. Seconded by KF. Voting: 3 in favor, 0 against.
3. **Other Business** – Greg reported that the new Chauvin barn/riding arena on Route 15 will require extensive sprinkler system investments before it can be used for public assembly because it is over the state's threshold for those requirements – it exceeds 9,500 sq feet. The building is now an exempt agricultural building only.
4. **2014 Bicycle and Pedestrian Grant** – Request for Proposals are due June 10<sup>th</sup>. Ron reviewed the RFP which will result in a scoping study to determine alternatives to connect the Lamoille Valley Rail Trail to the Lamoille Union High School.
5. **2015 Capital Budget and Program** – “Capital Plan”– Ron reviewed the draft Capital Plan which at the current time does not include any public projects other than the replacement of existing capital equipment. The Selectboard will be reviewing the draft and then would need to hold one public hearing before it is adopted. The Planning Commission may consider making recommendations to the Selectboard to add capital projects which are supported in the 2012 Comprehensive Development Plan. No new projects will be recommended this year.
6. **PUBLIC HEARING Zoning Unified Bylaw** – Greg opened the hearing at 6:00 p.m. The planning commission chair will manage the public comments to five minutes. Eight residents appeared to participate in the hearing. Maps are now being prepared by LCPC to correct titles and other minor errors, but those were not available tonight. Greg explained that the original intent was to combine the town and village bylaws but the Village Trustees have recently decided to create their own set of bylaws and administer the regulations with Village residents. The May 6<sup>th</sup> draft is being reviewed tonight and does not include any village districts, except North Hyde Park. James Wood asked about the changes and Ron confirmed that the draft includes easier sign reviews and dug pond permits, both of which require public hearings under the current regulations. Drainage improvements will continue to be exempt if not impacting wetlands or downstream neighbors. Carolyn Jones asked that a museum be allowed in the RR2 and Tom Stearns concurred. Bill Engel asked to define the 100% maximum size for a home business which was explained to be the finished floor area of the single-family home on the parcel. The commercial districts in North Hyde Park and Garfield allow are in addition to the commercial uses allowed along Route 100/15 and Class 2 town highways. Tom Stearns explained that in addition to those commercial uses, the new regulations allow Agricultural Enterprises in most areas of town, which Tom feels is

a great addition to the regulations. Discussion on junk vehicles and enforcement was discussed. Bill Engel asked that the Centerville area be zoned similarly to the Garfield zoning district because it is a small hamlet that would benefit with 1 acre zoning instead of the current 2 acres. Greg noted that the wastewater and water constraints are more difficult on 1 acre than 2 acres. Ron offered some suggestions: adding an administrative approval process for some setback waivers requests under Section 4.11 rather than having all setback waivers go to a public hearing; consider merging the boundary adjustment provisions into the new administrative subdivision section but keeping the Section 9.11 as a way to direct applicants to the Administrative Subdivision provisions in Section 9.7, b. Motion by Kevin to continue the public hearing to July 1, 2015 at 5:30 p.m. to review the new maps and a strike version of Ron's suggestions. Seconded by Bob. Discussion: Ron explained that once the public hearing ends, the Commission will need to discuss what if any changes to make to the May 6, 2015 draft and whether to hold a second hearing or send the document to the Selectboard for their public hearing process. Voting: 5 in favor, 0 against, motion passed.

7. **Adjourn** - Motion by KF to adjourn at 7:30 p.m., seconded by Vicki, so adjourned. The next meeting is July 1, 2015.

Respectfully submitted by Ron Rodjenski