

**HYDE PARK
TOWN PLANNING COMMISSION**

**MINUTES
May 4, 2016**

*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; Vicki Emerson; Kevin Fitzgerald; Eric Williams
Members Absent: None
Staff: Ron Rodjenski, Town Administrator
Others: Charlie Aronovici, Village Planning Commissioner; Richard Bailey; Jean Jones; Ben Wein; Walter Anderson; BJ Wuerthele

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

1. **Welcome and Public Comment** – A short drone flight video was played showing Hyde Park village and the adjacent land area. SSW Erectors owner Ben Wein stated that he is looking to relocate to a parcel on VFW Drive, which is a Class 3. Ben noted that the proposed zoning prohibits contractor yards in the RR2 District unless on a state highway or Class 2 town highway. Greg noted that the area could be changed to an industrial district. Bob noted that even if the town allows commercial and industrial uses, the state also has a lot to say about building design and he advised that business owners be aware that state requirements may be much more difficult to meet than the town zoning regulations. The Commission will be participating in the May 11th Selectboard hearing and will bring Ben’s concerns to that meeting.
2. **Update on Solar Array construction on Silver Ridge Road** – Jean stated that the Chauvin solar project should have screening on the north side and she wondered who to contact to ask project questions. Greg explained that towns have no control of solar projects but the legislature has been asked to provide more weight to towns during future Public Service Board hearings. Bob noted that the new Chauvin screening did not reduce the impact on the neighborhood because it is close to the public road. BJ Wuerthele commented that in-view solar arrays depreciate adjoining land values and how can her assessment be lowered, to which the planning commission referred her to the town listers. Greg reminded everyone that the Public Service Board has the final say and the PSB felt the Chauvin project had no undue adverse impact on the area. Vicki advised the residents to contact Ray Chauvin for more information and ask for more screening.
3. **Update on Certified Local Government designation process** – Kevin stated that Devin Colman attended yesterday’s Historic Sites Committee meeting and presented information on the CIG designation process, which is not a regulatory process, but an advisory role for landowner education and guidance. The to-be-appointed Historic Preservation Commission would assist landowners and potentially the Development Review Board in understanding options for historic renovation or preservation. Bob noted that the CLG designation opens up new grant funds for studies, preservation inventories and community workshops. BJ Wuerthele suggested that the Tech School could be asked to do some renovation work, but Greg noted that the expertise might require college level students. Kevin noted that the first potential grant project would be an update of the 1992 historic sites survey of Hyde Park. Charlie noted that the historic town clock is now operational in the courthouse, chiming every top of the hour.
4. **Discuss Selectboard Zoning Hearing held April 27th and 2nd hearing is planned for May 11th** – Greg thought that VFW Drive should be designated an industrial district. Greg noted that Dave Palumbo told the Selectboard at the April 27th hearing that his business, in the middle of a large parcel in the C10 District, affects no one, but would be prohibited under the proposed zoning. Bob suggested if the regulations were going to loosen, the notice proceedings should be sufficient to notify adjoining landowners. Greg stated that adjoiners now get a letter in addition to the newspaper publication. Vicki said the state may change that the PSB review process, noting that the legislative session is almost over. Eric thought that the most effective way to get attention on the screening issue would be to get property assessments lowered due to solar arrays. Bob noted that the next Selectboard public hearing is May 11th.

5. **Review minutes:** Motion by Kevin to accept all three minutes; February 3, 2016, March 2, 2016 and April 6, 2016, as written. Voting: 3 in favor, 0 against, with Vicki and Kevin abstaining from March, Eric and Greg abstaining from February and Bob abstained from April.
6. **2012 Town & Village Comprehensive Development Plan - WORKSESSION**
- i. Chapter 4 – **Energy and Utilities** – Village of Hyde Park 1 MW solar and generation data should be added to this section with a list of private developments, See page 31. Charlie noted that renewable energy for Hyde Park Electric will be around 13% or 14% when the new Village solar is on line, and with Stowe, they are the first to meet the new state goal of 13% being renewable energy. Charlie will ask Carol Robertson to review this Chapter. The goals appear to remain valid as do the policy statements, but deleting the second half of the policy to support micro-grid and moving policy bullet #4 to “recommendations” and for additional discussion. 1st bullet – change “accommodations” to “guidelines for installations”. Modify 4th bullet to “supports the current town energy committee in reaching out to residents”. Modify 7th bullet – builders should comply with state energy code.
 - ii. Chapter 5 – **Transportation** – To be reviewed in June.
7. **Other Business**
- a. Courthouse Pocket Park – Commemorative Tree Grant Submitted 04/15/2016 and award decision is expected mid-May. Greg reported that the pocket park plans were reviewed with the contractor and the current work trailer location is the site for the pocket park.
8. **Adjourn** - Motion by Kevin to adjourn at 7:40 p.m. Seconded by Eric. So adjourned.

The next meeting is June 1, 2016.

Respectfully submitted by Ron Rodjenski.