

**HYDE PARK  
TOWN PLANNING COMMISSION**

**MINUTES  
May 23, 2016**

*All minutes are draft until approved by the planning commission;  
please check future minutes for the approval of these minutes.*

Members Present:	Bob Malbon, Vice-Chair; Vicki Emerson; Eric Williams
Members Absent:	Greg Paus, Chair; Kevin Fitzgerald
Staff:	Ron Rodjenski, Town Administrator; Seth Jensen, LCPC Senior Planner
Others:	Fred Iannotti; Heather Sartwell; Patty Draper and Dana Draper

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Bob opened the meeting at 5:10 p.m.

1. **Welcome and Public Comment.** No public comment.
2. **July 1, 2015 Zoning Bylaw Changes** – Bob stated that the planning commission had received the proposed changes to the July 1, 2015 from Seth Jensen based on the May 16<sup>th</sup> meeting and today the PC would try to finalize a set of amendments for the Selectboard's review. Ron reported Selectboard member Roger Audet wanted to make sure the commission was considering clarifying and extending the abandoned use section, Section 8.14, to at least provide 24 months before a use was deemed abandoned. Ron suggested clarifying that permitted uses, such as single-family homes are not to be deemed abandoned. Vicki noted that on page 41, requiring box culverts is not intended for all water crossings so a change is needed to clarify that section. Seth reviewed the legal basis for having a zoning bylaw that clearly defines the character of the neighborhood, noting that it often contributes to the length of a new bylaw. The descriptions and standards in the proposed bylaw are intended to reduce the likelihood of appeals to environmental court, as well as, clarify application requirements and the review procedures for applicants, adjoining landowners and the local permitting officials. A lengthy discussion on salvage yards, environmental risks and neighborhood impacts, resulted in the removal of salvage yards from the proposed bylaw, making it a prohibited use in Hyde Park. Fred Iannotti was concerned about the current groundwater impacts from the Mason Road salvage yard as well as allowing salvage yards near water supplies. Heather Sartwell was also concerned about noise and traffic and odors related to salvage yards. The commission felt that the DRB could best address pre-existing uses, such as the existing Draper salvage yard on Mason Road. Mr. Draper stated that he would like to bring his operation inside a building with only minimal activity would occur outside. Seth will make the changes discussed tonight for final review by the Commission at their monthly meeting in June. The Commission agreed to meet jointly with the Selectboard on June 1<sup>st</sup> to review the proposed changes.
3. **Adjourn** - Motion by Vicki to adjourn at 7:50 p.m. No objection. So adjourned.

The next regular monthly meeting is June 1, 2016.

Respectfully submitted by Ron Rodjenski.