

**HYDE PARK  
TOWN PLANNING COMMISSION  
Joint with Hyde Park Selectboard  
MINUTES  
June 1, 2016**

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

PC Members:	Greg Paus, Chair; Bob Malbon, Vice-Chair; Vicki Emerson; Eric Williams
Selectboard:	Dave Gagnier; Brian Jones; Lucy Hankinson; Roger Audet;
Members Absent:	Kevin Fitzgerald (PC); Roland Boivin (SB)
Staff:	Ron Rodjenski, Town Administrator; Seth Jensen, Senior Planner LCPC
Others:	Bev Potter; Fred Ianotti; Heather Sartwell

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

1. **Welcome and Public Comment** – No public comment. The two boards are meeting to review a set of changes for the Selectboard to consider moving forward to a final public hearing.
2. **Planning Commission Changes** – Bob Malbon reviewed the changes contained in their June 1, 2016 draft of changes (41 pages showing only the changes to the July 1, 2015 draft, plus one staff change to exempt signs for exempt home occupations), prepared by the planning commission following two work sessions in May. Seth reviewed the wildlife corridor recommendation to follow the Vermont Stream Crossing Handbook which would only apply to new roads not existing roads and provided a copy of the handbook. Bev Potter supported the changes moving forward to a final public hearing. Eric Williams asked if the proposed regulations would allow Dana Draper to ask for a building and Ron stated that is available to be presented to the DRB as an expansion of a pre-existing use. Heather Sartwell appreciated the work of staff on a difficult concept and encouraged the board to adopt the regulations. Fred asked that the matter be moved to a public hearing. Eric asked if the traditional Vermont building types were representative of simple housing styles and Greg explained that the styles are only required if they are visible to public roads and neighbors not if they are screened so new development over 3,000 sq feet won't look like sprawl. Ron clarified that the styles only apply to non-residential if it is visible. Bev Potter agreed that it was a good provision. Roger thanked the planning commission on their work and then excused himself to attend another meeting. Motion by Roger Audet to accept the changes to the July 1, 2015 draft and move them to a final public hearing on June 29, 2016 at 7:00 p.m. Seconded by Lucy. Voting: 4 in favor, 0 against, motion passed. The Selectboard adjourned their meeting and left the meeting room.
3. **Other Business – None.**
4. **Adjourn** - Motion by Bob to adjourn at 6:09 p.m. Seconded by Vicki. So adjourned.

The next monthly PC meeting is July 6, 2016.

Respectfully submitted by Ron Rodjenski.