

HYDE PARK PLANNING COMMISSION
MEETING MINUTES
April 4, 2012

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

Members Present: Mark Isselhardt (MI), Rebecca Dennis (RD) and Vicki Emerson (VE)
Members Absent: Greg Paus, Chairman (GP) and Dan Young (DY)
Staff: Ron Rodjenski, Town Administrator
Guests: Steve Munroe, LCPC (SM); Charlie Aronovici, VHP Trustee; Ralph Larson,
Interested in Town Plan and modifying Clustered Lot to only RR2 District

VE called to order the meeting at 7:15 PM.

1. Approval of Minutes

Deferred approval of 03/07/2012 minutes; deferred until a quorum of those present available.

2. Fifth Worksession for drafting of 2012-2017 Comprehensive Town and Village Plan

Steve Munroe provided an overview of the drafting process with one more work session planned. The Commission offered comments on Chapter 7 – Economic Development and Chapter 10 – Land Use Plan. The Commission reviewed wage data which is an average of part-time and full-time annual wages so they could appear but each year is calculated the same way so comparisons can be made. The Commission discussed what defines village character and how can those elements be included in the town plan to assist in the development review process. Charlie will prepare a list of specific actions the Trustees have taken, or are now pursuing for the village, and will bring those to the next meeting for inclusion in the plan. Ralph recommended on page 79 to reduce the number of districts eligible for administrative lot approvals under the “Clustered Lot” provision to only be eligible in the 2 acre zoning district and that the villages, NHP in the north and Main Street in the south, have their minimum lot sizes reduced to encourage infill. Ralph also advised that the parking standards be reviewed as well so it is not a limitation on new development.

3. Interim Zoning Bylaw

Rodjenski handed out a draft of specific changes to the existing Town Zoning Regulations based on prior commission discussions. The Commission will review the draft interim bylaws for discussion at the next meeting.

4. Northern Border Regional Commission Grant

Rodjenski updated the Commission on a potential application to help fund the construction of the trailhead building and parking lot off Morey Road which requires a 20% local match. Motion by MI to support the town’s application to NBRC and to work with the LCPC to submit the grant request for the funding of the trailhead building. Seconded by RD. So voted.

5. Mail

The commission received the Casella application for re-certification of their waste transfer facility in Hyde Park and the Act 250 notice for Raymond Chauvin’s banquet hall on Route 15.

6. Adjourn

RD moved to adjourn the meeting at 8:00 PM. All were in favor.

Next Meeting: May 2, 2012

Agenda: Steve will present final results of the town meeting day survey and a final draft of the last chapter; Implementation.

Respectfully Submitted,
Ron Rodjenski, Town Administrator