

**HYDE PARK SELECTBOARD
SPECIAL MEETING MINUTES
July 28, 2015**

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Members Present: David Gagnier, Chair; Brian Jones, Vice-Chair; Roland Boivin; Pete Couture and Roger Audet
Members Absent: None
Others Present: Ron Rodjenski, Town Administrator; Jim Fontaine; Bob Bourdeau; Karen Wescom; Greg Paus, Chair PC; GMATV videotaped this meeting.

DG called the meeting to order at 8:30 a.m.

1. Welcome, public comment.

2. Tyler Maynard – Amend #2015-047. Ron reported that on July 21st, Tyler asked to amend his house access from 501 Diggins Road to 385 Diggins Road – sharing the existing driveway for his woodshop. Ron reviewed the current erosion problems on Diggins Road that were observed at a recent site visit with the Road Commissioner Ken Alexander and Tyler Maynard. Tyler and Kenny agreed to reinstall at least one of the three roadside cut outs onto Maynard’s parcel that had been blocked by Tyler after he acquired the property. That work was completed recently and a second drainage improvement was made near the southeast corner of Maynard to direct water away from Diggins Road. Dave Gagnier noted that when damage is done to a town highway by a landowner, the repairs should be done by the landowner. Greg Paus stated that Chief Webster from the Hyde Park Fire Department has stated that Class 3 roads should serve new developments and allowing new development on deficient roads is not advisable. Ron advised that the town road standards are important, not only for new developments and the Development Review Board project reviews but also for FEMA grants and to guide road repairs completed by the highway department. Brian Jones stated that everyone on Diggins Road bought land on a Class 4 road and they are the ones that need to upgrade the road. Currently, the DRB is requiring new private roads to provide access with a minimum 18-foot wide road with 2-foot shoulders. Roland noted that Class 4’s are maintained by private landowners until upgraded to Class 3 standards and accepted by the Selectboard as Class 3’s. Ron advised that one item missing in the current Road Policy is the width of travel lanes because the road policy now refers to A-76 state standards recommending two 12-foot lanes but many main existing roads have 11-foot lanes. Ron handed out a July 2015 draft of a “Road Widths Policy” to help the discussion on the minimum traveled lanes. Ron also handed out a sketch of Diggins Road with existing travel lane widths and a road base of up to 22’ on the lower section of Diggins Road to McKinstry Hill Road. Motion by Brian to approve highway access permit #2015-047, as amended by Maynard so that his new home would utilize the driveway for 385 Diggins Road, instead of building a new drive at 501 Diggins Road, with the following conditions:

- a. the recent damage to Diggins Road observed along the road, and on adjoining properties, caused by the cut-outs being blocked is to be repaired by Maynard, and
- b. the Class 4 road is to be upgraded to Class 3 road standards from the Class 3 section to 385 Diggins Road with an 18’ wide travel lane with 2’ shoulders.

Seconded by Roland. Discussion: Ron confirmed that the requested repairs from the blocking of the cut-outs include removing road gravel from adjoining downstream properties to which the board confirmed it did include those areas. Voting: 5 – 0 in favor, motion

passed. Jim Fontaine asked whether or not new development would be allowed on Class 4 roads in Hyde Park. The Board felt that the Class 4 deficiencies need to be addressed for emergency services before new land development occurs. Ron stated that each application for new land development needs to be reviewed at the time it is submitted. The issue of changing the road classification of Diggins Road to Class 3 and plowing beyond the existing end of the Class 3 section will be on the Selectboard's August 13, 2015 agenda.

3. **Zoning Regulations.** Greg Paus stated that the majority of the planning commission's time over the past two years was spent on the re-write of the village bylaws. For example, the form-based zoning, relatively new in Vermont, was developed to encourage redevelopment in the village on small lots. Greg noted that once that work was done, the Village trustees decided to separate the joint document and setup their own regulations. Greg reviewed highlights of the revised Town-only zoning document, such as allowing home businesses to utilize an accessory building that is up to 100% of the home's square footage. The current requirement of multiple public hearings for subdivision has been removed in favor of an administrative subdivision permit to reduce the permit issuance time. Greg noted that some standards have been copied from current state standards; such as flood hazard and water protection rules, with no changes in minimum lot sizes or district boundaries. Ron advised that, if the board had no major objections to this July 1 draft, then it should be forwarded to the town attorney for review. Greg advised that a land use attorney should review the draft. The Board concurred with forwarding the July 1, 2015 draft for legal review.
4. **Other Business.** Karen asked if an existing subdivision development had a completed internal road built to Class 3 roads, what would happen if the Class 4 town road serving the development did not meet Class 3 standards. Dave responded that the landowners would need to maintain the Class 4 until it is reclassified to a Class 3. Ron stated that this is a big issue and the clearer the town standards the better, both for landowners and the DRB when proposing and reviewing future land development proposals. Ron handed out the July 27, 2015 engineering estimate to study the upgrade of the Class 4 section of Diggins Road to the fire pond, which included final construction plans, for a cost of \$9,768. The Board asked that the final construction plans be removed in favor of only a preliminary cost estimate. Ron will ask Watershed Consulting to update their cost proposal and for their work to progress.
5. **Adjourn** – Motion by Pete to adjourn. Seconded by Roland. So voted at 9:34 p.m.