

**HYDE PARK SELECTBOARD
SPECIAL MEETING MINUTES
May 11, 2016**

*All minutes are draft until approved by the Selectboard; please check future minutes for approval of these minutes.
Meetings may be video taped and such recordings are held by Green Mountain Access Television (GMATV).
recording info: PO Box 581, Hyde Park, VT 05655; info@greenmountainaccess.tv or 802-851-1592*

Members Present: David Gagnier, Chair; Roger Audet; Roland Boivin; and Lucy Hankinson
Members Absent: Brian Jones, Vice-Chair
Others Present: Ron Rodjenski, Town Administrator; Greg Paus; Vicki Emerson; Eric Williams;
Bob Malbon; Bev Potter; Fred Iannotti; Dana & Peg Draper; Carolyn Jones;
Heather Sartwell; GMATV did not videotape this meeting.

David Gagnier opened the hearing at 7:00 p.m.

1. July 1, 2015 Proposed Zoning Bylaw – Ron reviewed the process which includes a deadline of July 1, 2016 for the Selectboard to accept, amend & accept or reject the proposed bylaw. Greg agreed with some residents that additional uses should be considered. Dave Gagnier read a letter from Deanna Judkins into the record which recommended that more conditional uses be allowed along Garfield Road. Greg stated that a family-run business is allowed on their residential parcel anywhere in town but the number of employees is limited to three. Eric Williams asked if the town wanted business in the RR2 because the current zoning draft doesn't allow for it, except for home business. Eric stated that the current draft does not allow commercial and is not in balance with the businesses allowed in the village areas, especially since the proposed bylaw originally was drafted with businesses focused to locate within the Village of Hyde Park. Eric stated that without Hyde Park Village, the Town should allow more options for commercial uses in the RR2, and the town needs more industrial and business districts. Vicki stated that she lives in a 5-acre zone which limits what they can do, but the zoning does need to provide some control on types of uses to protect residential neighborhoods. Carolyn Jones asked why a museum is not allowed in the RR2 and she can see how it could work in that area. Greg noted that changes can be made. Carolyn noted that while she might be able to come to meetings and see changes made, what about everyone else that is not here. Dana Draper stated that he owns a scrap yard in the RR2 and he wants to build a new structure but the proposed zoning does not have salvage yards in the Use Index. Eric asked if this was form-based zoning and Greg said the village areas can incorporate that concept but it is not proposed for the whole town. Eric stated that more restrictions lead to reduced property values and Bob Malbon stated he feels, based on his experience, that zoning protections increase land values. James Wood noted that his property values have not gone up with town zoning in place. Eric asked if the planning commission and DRB could review the draft and come up with changes for the Selectboard to consider. Dave asked if the planning commission foresaw major issues with changing a bunch of X's (prohibited) to C's (conditional use review, at a public hearing held before the development review board). Greg said he would need to look at how much commercial is allowed considering home businesses are allowed everywhere in town. Vicki stated the C's do leave it up to the members of the DRB at the time of the application, while an X is clearer to the landowners investing in town. Vicki stated that it is not wise to make everything C. Eric noted that adding X's is also a choice of the current board members. Ron agreed that the Selectboard members do need to make a decision on the X's and C's per district or reject the proposal and send it back to the planning commission for a new round of hearings. Eric agreed that more people should be given a chance to comment on the draft and July 1, 2016 deadline is coming up soon. Greg read the home business provisions which are generous and would allow most types of businesses to start in Hyde Park if the residence was on the same parcel. Bob suggested that it might make more sense to reject and consider the public comments received so far in a new round of planning commission hearings and then return it to the Selectboard. Roger noted that many people don't attend these hearings and many comments are being relayed by others to the board, suggesting that it would be better if more participated at the meetings. Greg stated that the revisions will take some time to consider but could be attempted within the remaining Selectboard review time. Greg noted that the size of this document, while more pages, does include state mandated language and clarifications to previous zoning. Lucy suggested trying to work out the

differences and try to get it done by July 1st. Greg thought it could be successful with one or two work sessions, noting that some X's for residential, for example, might stay as town objectives do encourage commercial growth in certain districts. Dave questioned if the Viewshed Overlay was protecting the state's interests over potential new town property tax sources. Greg stated that the Overlay won an award for being well-done without being overly regulatory, as it sets guidelines to be considered for new development within view of the reservoir. Bev Potter stated that the scrap yard on Mason Road has grown over the years and Dana stated that it has been there for 30 years. Bev Potter stated that at one point people were living there, but no more, and now she looks at piles of tires and metal with no screening. Dana noted the car crusher was removed in 1991 and Bev noted she moved there in 1999. Bev stated that people need to know what might go in next to them when they buy a parcel. Fred Iannotti expressed his concern for the salvage yard, in regard to noise, ground water contamination risk and a car crusher, and he moved there in 2008 and it was quiet with only a little activity and storage on the Draper parcel. He was concerned about his well nearby and pollution risk from a salvage operation and asked what the town would do to fix the pollution problem should it occur. He advised that he worked with a Connecticut town to create a master plan to set aside areas for specific uses, which removed conflicts, and over time mixed uses were separated. He advised against an industrial use in a residential use. Ron noted that the zoning regulations need to implement the town plan. Projects that are allowed under zoning might not be in compliance with the goals of the plan, and if not, would be subject to appeal and reversal, wasting permitting costs and time of landowners. Greg thought that the planning commission should take a shot at revisions and then send a new draft to the Selectboard so a final hearing could be held before July 1, 2016. The Selectboard advised the planning commission to try and come up with amendments and return it to them as soon as possible. Motion by Roland to continue the zoning public hearing to 6:00 p.m. tomorrow. Seconded by Roger. Voting: 4 in favor, 0 against, motion passed.

2. Adjourn – Motion to adjourn by Roland. Seconded by Roger. So voted at 8:30 a.m.