

**HYDE PARK
TOWN PLANNING COMMISSION
MEETING MINUTES
December 19, 2016**

All minutes are draft until approved; please check future minutes for approval of these minutes.

Members Present: Greg Paus, Chairman; Bob Malbon, Vice-Chair; Vicki Emerson; and Eric Williams
Members Absent: One vacancy
Staff: Ron Rodjenski
Guests: Meghan Rodier, LCPC Staff; Seth Jensen, LCPC Staff

Greg called the meeting to order at 5:33 P.M.

1. **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made and no public comment was received.
2. **Village Center Designation:** Seth and Meghan reviewed the VC designation process, application guidelines and provided a handout of the tax credits. Meghan noted that the Village of Hyde Park just renewed its Village Center designation. For North Hyde Park Village, the commission discussed defining boundaries that included mixed uses along VT100. Ron noted that the North Hyde Park Water District (Fire District #1) provides public water to the area with its own Board of Trustees. Seth suggested working with the state Agency of Commerce and Community Affairs staff early in the process to discuss potential VC boundaries. Meghan noted that Act 59 is new and requires the designated village center map to be in the Town & Village Plan, so the recently approved Village Center area must be included in a new Plan. Seth noted that the reasons for designation should be included with the map, noting that meeting the requirements to maintain designation are not difficult, compared to Downtown Designation. Seth and Meghan will prepare a draft map starting at the NHP/Eden fire station, easterly to Heath Lumber and southerly to VT Route 100C. The draft map will be reviewed at the commission's meeting in February.
3. **Better Connections Grant:** Seth reported that this is a transportation planning grant for infrastructure planning within designated village centers. Last year's Village of Hyde Park application was not approved but new studies are available to be incorporated into a new application. Seth is preparing a new application for the Trustees and Selectboard to review and approve – due January 13th. A potential scope of work will include a study of the multiple traffic routes in and out of the village and options to reduce or control them in a different manner. Motion by Vicki, seconded by Bob, to authorize Greg Paus to sign the grant resolution in support of the grant application. Voting: 4 in favor, 0 against, motion passed.
4. **Public Service Board; Substantial Deference report by Greg Paus:** Greg reported that at a recent meeting area towns heard about the process required for municipal comments to gain "substantial deference" when participating in a Certificate of Public Good (CPG) process. The state minimum standards are required; mapping, goals, etc. and follow a checklist system with a "determination of standards" to verify the town has all elements in its municipal plan. If the Plan does not meet the standards, then comments will be advisory only, having less weight to affect the CPG outcome. Greg noted that Hyde Park is on the list as an interested town to receive technical support to assist in incorporating the state standards. Greg noted that the town PC has had success in two recent PSB cases by talking to developers informally to address screening and height limitation concerns. Greg noted that "substantial deference" will provide the town's comments with more weight in the formal CPG approval process.
5. **2012 Town & Village Plan:** The Village provided a written draft town and village plan for the commission to review. Greg noted that the draft is a not a strike version so changes are not easily discernable. Ron will ask for a strike version.
6. **Review the Minutes:** Motion by Eric to approve the minutes from October 17, 2016, seconded by Bob, motion passed. There was no meeting in November.
7. **Other Business:** The next meeting is Monday, January 16, 2017 at 5:30 p.m.
8. **Adjourn** – The Board adjourned 6:57 p.m.