

**HYDE PARK
TOWN PLANNING COMMISSION
MEETING MINUTES
January 16, 2017**

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
Members Absent: One vacancy; Eric Williams
Staff: Ron Rodjenski
Guests: Zac Cota-Weaver

Greg called the meeting to order at 5:30 P.M.

1. **Welcome, Modifications to Agenda and Public Comment.** Greg welcomed Zac to the No changes to the agenda were made and no public comment was received.

2. **Report on Town Energy Committee Meeting:**

Greg reported that he met with the committee and the members will be focusing on public outreach and education while the Commission will be focusing on “substantial deference” language revisions to the town plan and bylaws and a regional planning grant will assist Hyde Park. Greg reported that his firm is working with the Selectboard on the town highway garage upgrade on energy upgrades and Efficiency Vermont will be assisting the Selectboard on that aspect of the project. Greg stated that a recent LCPC “substantial deference” meeting allowed those present, including representatives from many town energy committees, to get up to speed on the new state rules; including municipalities identifying preferred sites for energy projects.

3. **2012 Town & Village Plan Update:**

- a. The strike version of the 2012 Plan, prepared by the Village Planning Commission, was reviewed and the following edits were discussed to be incorporated into a new strike version:
 - i. Page 4 – photo credits should stay with photo only; strike entire paragraph
 - ii. Page 9 – 8-year plan life now, not 5 years
 - iii. Page 13 – Deleted working farm forest lands – should not be struck as it applies to town land areas. Intend to remove forest land references in village only.
 - iv. Page 13 – Added - Protect private property which should be struck in this area
 - v. Page 14 – Parkmount Farms – “It is our mission” should be modified to “Hope Grows Community Farm” to reduce the appearance that the Plan is a marketing tool
 - vi. Page 20 – Recommendations – The Planning Commissions should...”to monitor growth.” And delete “annual” review.
 - vii. Page 31 – Two wireless operating at LCSD and “Carpenter Hill” off Drift Lane.
 - viii. Page 34 – Education – During the 11/12 school year 254 students resulted in an increase of 12% was due to bringing in “pre-K students”, not from population growth; use numbers from 2013-2016 enrollment and recent bond vote for 2017-2018 construction.
 - ix. Page 39 – Energy Section – Electricity – repeat of 2nd sentence to be deleted. VOHP electric provides service to the Village, North Hyde Park and other areas of the Town.”
 - x. Page 42 – graph – what does it mean – does it need years noted, etc. Carol to revise.
 - xi. Page 43 – Heating – current cost of heating oil 138,600 BTU per gallon and propane is 96,000 BTU per gallon, so heating oil is more efficient.
 - xii. Page 44 – the “town energy committee is distributing information on energy conservation options” – decided at their Jan. 2017 meeting so include.

- xiii. Page 47 – Why was entire section on solar deleted? Needs to be in there and recognize net metering, solar options, and current sites in Hyde Park.
 - xiv. Pages 48-49 – Efficiency and conservation – Should not be struck but should be updated for E-VT, town energy committee, credits, etc. and last five years.
 - xv. Page 49 – The Selectboard has created a town energy committee and no energy coordinators are appointed – changing throughout where coordinator appears. The Plan should identify E-VT as the primary energy audit service for residents.
 - xvi. Page 50 – Goals – 1st paragraph “is critical to ...the energy that...overwhelming” is not a goal statement.
 - xvii. Page 51 – rewrite needed - “specifically support municipal energy...” add the VOHP should not the town. Some other statements should be un-struck if they make sense to the town and/or village. Should be “scenic and aesthetic concerns.” Not adding “to the satisfaction of the abutters”. Underground power should stay as being preferred to be underground since developers pay those costs, not the utility. Regarding Efficiency VT – builders and owners need to be informed of the 2015 State Energy Code, or most recent version.
 - xviii. Throughout – “old news” should be deleted and all demographic data to be as current as possible. Airport runways were improved in 2016. Page 59 – 2nd par. new zoning bylaws are in effect and parking limits are removed in the Village in lieu of on-street parking, so this needs to be updated. Route 100 alternate route “has reduced” travel time.
 - xix. Page 60 – the Selectboard and Trustees should continue to work on development of the Hyde Park Trailhead Facility planned for 2017. New signs under the North Borders.
 - xx. Page 78 – Critical Habitat section needs language to support the overlay CFWH.
 - xxi. Page 90 & p5 – struck village bylaws / unified bylaw – referenced on Page 8
 - xxii. Page 94 – “6 goals”, listed only 4 – are there two more?
 - xxiii. Future land use map discussion - no changes were identified other than to review the two new zoning bylaws to make sure the future land use boundaries are in concert with those bylaws.
4. **Review the Minutes:** Motion by Vicki to approve the minutes from December 19, 2016, seconded by Bob, motion passed. There was no meeting in November.
5. **Other Business:**
- a. Bob Malbon reported that Hyde Park can seek membership with the Green Mountain Byway, even if there is a gap in Morrystown, per state rules. Bob will be asking if Johnson and Cambridge would like to join this planning effort, noting that there is no funding for the work to update maps, but some seed money could be possible. Bob feels that businesses should support the marketing effort with \$20,000 to match the possible \$10,000 from LCPC sources.
 - b. Pre-existing small lots were discussed – should non-complying lots be merged if they come under the same ownership? Possibly for discussion with next zoning revision.
 - c. The next meeting is Monday, February 20, 2017 at 5:30 p.m. to review the possible NHP Village Center designation; update on Better Connections grant application and “Substantial Deference” updates.
 - d. Commission’s Annual Report – Bob had one comment to add: that Green Mountain Byway designation was possible.
6. **Adjourn** – No further discussion and the Commission adjourned at 7:08 p.m.