

**HYDE PARK  
TOWN PLANNING COMMISSION  
MEETING MINUTES  
March 20, 2017**

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

Members Present: Greg Paus, Chair; Bob Malbon, Vice-Chair; Vicki Emerson; Eric Williams; Zac Cota  
Members Absent: None  
Staff: Ron Rodjenski  
Guests: Dennis Heath; Meghan Rodier, LCPC Staff

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Greg called the meeting to order at 5:35 P.M.

1) Welcome, Modifications to Agenda & Public Comment

Greg welcomed new commissioner Zac Cota. No changes to the agenda were made. Eric Williams asked about the commission's discussion at the last meeting concerning merging adjoining small lots owned by the same person. Eric felt that pre-existing legally created small lots should not be merged. Greg explained that if the minimum lot size is in the adopted bylaw, then over a long time - 50 years or more - pre-existing small lots would be merged to meet the minimum zoning district size requirement as they come under the same ownership. Eric felt that it wasn't fair to landowners that invested in legally subdividing those lots and Greg stated that he is explaining the planning concept behind merging lots and that he did understand the objection to changing this provision in the current zoning. The commission will continue the discussion at a future meeting.

2) 2016 Zoning Regulations

Ron relayed that more than one resident has concerns for the 8:12 Roof Pitch in NHP. Dennis Heath stated he was considering a new steel building in North Hyde Park with 6,000 s.f. For commercial purposes. Dennis noted that he is preparing bids with an 8:12 pitch requirement but he felt 8:12 would result in very high cost proposals and be out of proportion with the area. Dennis noted that many structures in NHP are 5:12 or 6:12 and the mix looks nice, noting that there are some examples of 8:12 but most of the NHP structures are mixed roof pitches. Dennis noted that 8:12 is going to result in a \$35,000 additional cost due to higher steel costs for supporting the larger roof, and additional labor costs to install it. Dennis is now pursuing local and state permits with hopefully a complete building for use this December, but is asking if the Commission can change the 8:12 pitch requirement. Greg asked about the process to amend the zoning, which would include a public hearing process for both the planning commission and Selectboard before the new regulations are effective. Motion by Zac to approve the following changes to the 2016 Zoning Bylaw; housekeeping to correct errors and reassigning the form-based design standards to only apply to the NHP Core District, and to set a public hearing on April 17<sup>th</sup> at 5:30 p.m. Seconded by Bob. Voting: 5 in favor, 0 against, motion passed.

3) Update on Chauvin CPG conditions; RE: Silver Ridge Road Solar Facility. Ron will contact Mr. Chauvin and ask him what the re-planting plan is for the screening of the solar facility as small trees have died. Zac suggested that the town refer Mr. Chauvin to the town tree warden for advice.

4) Meghan Rodier, LCPC Staff

- a. Meghan reported that she has invited Richard Amore from the Agency of Commerce and Community Development to a site visit on April 17<sup>th</sup> at 4:00 p.m. The site visit will provide information to the town as the Commission considers applying to the state to designate North Hyde Park as a Village Center. Ron noted that it is likely that the State would approve a Village Center boundary which includes parcels near the intersection of VT100 and Ferry and not extending to Heath Road or VT100C.

- b. Enhanced Energy Plan (“EEP”) – Under new state rules (Act 174), a local enhanced energy plan is required for the municipality to gain “substantial deference” in the state’s Certificate of Public Good review process. Renewable Energy Resource Maps, being developed by LCPC and reviewed by the Commission tonight, will identify potential areas for commercial scale projects as the state works toward its “90 by 50” goal – the State using 90% renewable energy by 2050. The state is setting goals for towns per capita and the state is also looking at buffer zones for commercial wind. Towns are no longer are being asked to plan for “utility scale wind” and can rely on only solar to meet the town’s goal. Local constraints were discussed for inclusion in the EEP, including sites that are preferred, such has solar installations on large public buildings. The EEP will be incorporated into the 2017 Municipal Plan as a chapter.
  - c. Better Connections Grant – Not awarded and more discussion in April.
- 5) Other Business
- a. Town Officers’ Conference – Montpelier April 11 (Bob & Greg +1 attending so far)
  - b. Minutes deferred to April.
- 6) Adjourn – No further discussion - the Commission adjourned at 7:32 p.m.