

**HYDE PARK  
TOWN PLANNING COMMISSION  
MEETING MINUTES  
April 17, 2017**

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

Members Present: Greg Paus, Chairman Bob Malbon, Vice-Chair; Eric Williams; Zac Cota  
Members Absent: Vicki Emerson  
Staff: Ron Rodjenski  
Guests: Meghan Rodier, LCPC Staff; Cheryll, Kelsey, Morgan & Devon Bucker (NHP property owners); Richard Amore, DHCA; Selectboard members attended in the audience from 5:45 to 6:00 p.m. - Roger Audet, Lucy Hankinson, Roland Boivin. GMATV videotaped this meeting.

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Greg called the meeting to order at 5:30 P.M. Note: A site visit in North Hyde Park was held from 4:00 p.m. to 4:45 p.m. today to view the proposed limits of the Village Center area; Present: Richard Amore, Bob Malbon, Eric Williams, Ron Rodjenski, Meghan Rodier and Zac Cota.

- 1) **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made and no public comment was received.
- 2) **PUBLIC HEARING – Proposed Zoning Amendments; dated March 20, 2017:** Discussion on 8:12 roof pitch in the current zoning which is now being proposed to be removed from NHP District, except the Village Core area. The amendments also include house-keeping and technical changes. Motion by Zac to close the public hearing and approve the zoning amendments, making one minor change to Page 71 – change “no not” to “do not” and to forward the amendments to the Selectboard for their adoption process. Seconded by Bob. Voting: 4 in favor, 0 against, motion passed.
- 3) **North Hyde Park Village Center (VC):** Richard Amore from the Vermont Department of Housing and Community Affairs presented information on the State’s Village Center designation process. Property owners within the designated VC are eligible for tax credits and other state programs to support redevelopment projects. Richard provided information on how Village Centers are defined and approved by the State. Richard noted the core area along VT 100 that is likely to be approved would be bounded by the Advent Church on the south and Gihon River on the north. Tax credits reduce income liability for structures built prior to 1983 only. Tax credits are available for all sizes of projects. Motion by Bob to support Village Center Designation for North Hyde Park along VT100 with the northerly boundary being the Gihon River and the southerly boundary being the Advent Church parcel. Seconded by Zac. Voting: 4 in favor, 0 against, motion passed.
- 4) **Enhanced Energy Plan (“EEP”)** – Meghan presented the revised map for Renewable Energy Potential: Solar; with constraints shaded, such as deer and bear habitat and the Conservation District. The funding provided to LCPC to assist the town runs through this August. LCPC staff is developing proposed targets for renewable energy use, such as electric vehicles, weatherization, heat pump usage; towns will try to reach those targets through 2050. Meghan noted that there is a regional energy training on May 8<sup>th</sup> in Johnson. Bob agreed to present the Village Center proposal to the Selectboard on May 8<sup>th</sup> and Zac will attend the regional energy training. Currently, to meet the 2050 target for solar, Hyde Park needs to add 13.3 MW. The 2012 Municipal Plan update will include the new energy language, including transportation targets, and the required constraints mapping to then qualify the town for standing with “substantial deference” at public hearings before the Public Service Board. Meghan will come back in May with draft energy policies for discussion.
- 5) **Other Business –**
  - a. 2017 Town Officers’ Conference report from the attendees was provided with handouts on running effective meetings.
  - b. Minutes – Motion by Bob to approve the minutes of 03/20/2017, as written. Seconded by . Voting: 4 in favor, 0 against, motion passed. Deferred 01/16/2017 & 02/20/2017 minutes.
  - c. Better Connections Grant, Not Approved – next steps. Meghan will check get back with LCPC staff and advise the Town on potential alternate funding sources at the May meeting.
- 6) **Adjourn** – No further discussion and the Commission adjourned at 7:11 p.m.