

**HYDE PARK
TOWN PLANNING COMMISSION
MEETING MINUTES
August 21, 2017**

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Members Present: Greg Paus, Chairman (arrived at 6:02 p.m.); Bob Malbon, Vice-Chair; Zac Cota (left at 6:04 p.m.); Eric Williams and Vicki Emerson
Members Absent: Zac Cota (left at 6:04 p.m.)
Staff: Ron Rodjenski
Guests: GMAVT did not videotape this meeting.

Bob called the meeting to order at 5:41 P.M.

- 1) **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made and no public comment was received.
- 2) **Enhanced Energy Plan (“EEP”)** – LCPC completed the consolidation of comments on Chapter 4 and provided the PC with a PDF and WORD version for inclusion in the draft of the 2017 Municipal Plan. The Commission agreed that the draft was almost ready for the public hearing process. they wanted to confirm if the 10-acre zoning district should be on the “Local Constraints” list (Page 16 of the draft) noting that some areas in C-10 are within one mile of 3-phase line. *Greg appeared at this point, 6:02 p.m.*
- 3) **Minutes:** Motion by Eric to approve the January 16, 2017, February 20, 2017, June 19, 2017 and July 17, 2017 minutes as written. Seconded by Zac. Voting: 5 in favor, 0 against, motion passed. Zac left the meeting at this point (respond to Rescue Call), 6:04 p.m.
- 4) **Enhanced Energy Plan – Continued** – Greg took over as Chair. Discussion resumed on C-10 being listed as a local constraint on Page 16. The Commission reviewed the available solar sites in C-10 and found that this district should not be on the constraints list as it does have potential sites and portions are close to Phase 3 line from the reservoir. Motion by Eric to remove C-10 from the Local Constraints list on Page 16. Seconded by Bob. Voting: 3 in favor, 1 against (Greg due to conservation needs of the district), motion passed. The Commission agreed to move on to other Chapters at the next meeting.
- 5) **Town Plan Adoption Schedule** – Ron will work with regional planning to provide a complete draft at the September PC meeting with a proposed October PC public hearing; then there is a requirement for two legislative body hearings; one possibly in November & one in early December. The 2012 Plan expires on December 13, 2017 and the new municipal plan will be effective for eight years.
- 6) **Zoning Administrator Appointment** – Discussed Ron’s 3-year term which ends in September. Motion by Bob to recommend to the Selectboard that Ron Rodjenski be re-appointed as Town Zoning Administrator for a three-year term. Seconded by Vicki. Voting 4 in favor, 0 against, motion passed.
- 7) **Chauvin Solar** –The Commission agreed to file a formal complaint at their July meeting. The State called Ron last week to let the Commission know that an investigation by the newly renamed PSB – now the Public Utility Commission - has started its investigation and will meet with Mr. Chauvin in regarding what proper screening is along Silver Ridge Road under the solar array’s CPG.

8) Other Business

- a. The Municipal Planning Grant program deadline is Sept. 20 – Discussion on seeking planning grant funds for a legal review of town zoning bylaw, in particular the 8% driveway grade requirement and options to provide flexibility for landowners in this regard, new state law requirements, updating definitions for clarity and reviewing when “shall” vs. “may” are used in the Bylaw – also the grant would fund community meetings on these topics and development of a land development brochure for applicants. Ron will prepare a draft application for the Sept 18 PC meeting.
- b. Administrative Guidance Letters – Ron asked how much information should be sent to landowners prior to an application, especially when a project may be affected by steep slope regulations. The PC recommended against sending guidance ahead of a permit application.
- c. Green Mountain Byway Committee – Due to other commitments, Bob needs to have someone take over for these third Thursday meetings and he agreed to reach out to the Village Trustees for a volunteer.

9) **Adjourn** – Bob motioned to adjourn 7:05 p.m., Seconded by Vicki, So voted.