

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

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Members Present: Greg Paus, Chair; Bob Malbon, Vice-Chair; Eric Williams; and Zac Cota
Members Absent: Vicki Emerson
Staff: None
Guests: Mac Teale, Brian Jones, Steven Jones. GMAVT did not videotape this meeting.

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

- 1) **Welcome, Modifications to Agenda and Public Comment.** No changes to the agenda were made and no public comment was received.
- 2) **Zoning Map Discussion:** Brian Jones introduced an issue with the North Hyde Park Village District (NHPV) boundary line in regard to his father's home - a 3-acre parcel of which 2 acres are in cultivation and connected to the Joneslan Farm operation – is now in the RR2 Zoning District. Brian's father wants to sell the home with 1 acre and leave the 2 acres in farmland, which is possible if the parcel is rezoned to NHPV. Zac noted that the Village boundary and the 911 boundary are not the same – with the 911 going to the end of Ferry St. and the Village line set westerly, back a couple of house lots. Motion by Zac to change the North Hyde Park Village boundary to match the 911 map. Seconded by Bob. Discussion: Greg stated that this issue should move to the Selectboard. Voting: 4 in favor, 0 opposed, motion passed.
- 3) **Zoning Regulation Discussion:** Mac Teal brought up the Wetlands section of the Bylaws with the suggestion to leave Wetland approvals to the State. The commission agreed to study the issues. The commission discussed the current 8% road/driveway grade concerns. All agreed to gather more data from other towns that have dealt with the issue.
- 4) **Minutes:** Deferred review of 10-23-2017 and 11-06-2017 minutes.
- 5) **Adjourn** – Motion by Zac to adjourn, Seconded by Bob, no objection, meeting adjourned at 6:30 p.m.

Respectfully submitted by Bob Malbon.