

**HYDE PARK
TOWN PLANNING COMMISSION
MEETING MINUTES
March 19, 2018**

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Members Present: Bob Malbon, Vice-Chair; Eric Williams, Vicki Emerson (5:40 p.m.), Brian Jones and Zac Cota
Members Absent: None
Staff: Ron Rodjenski, Town Administrator
Guests: Lee Rosberg, Stone Environmental; Kimberly Caldwell, VT DEC; Patricia Coppolino, VT DEC; David Ring; Greg Paus, Hyde Park LCPC Commissioner; Seth Jensen, LCPC; Dan Young; David Shambaugh; Jeff Holmes; Bill Hannon; GMAVT did not videotape this meeting.

Bob 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) **Minutes:** Motion by Zac to approve the 02-19-2018 minutes as written. Seconded by Bob. Voting: 4 in favor, 0 against, motion passed. Vicki appeared at this point.
- 3) **PUBLIC MEETING; LVRT Brownfield Correction Action Plan:** Bob turned the meeting over to Lee Rosberg of Stone Environmental. Lee explained that site soils were tested and contaminants in the soil were found to exceed VT DEC/EPA screening values for industrial properties. Proposed corrective actions include adding a membrane or fabric layer to cover soil, then cover with 6" of gravel material. Greg Paus noted that the fence posts and kiosk would be secured with helical ground posts, or ground screws, so no soil is removed during installation. Lee reviewed the fence location along the south side of the rail trail that would restrict access to the wooded area in the southwest corner of the project site. Kim Caldwell noted that the Environmental Notice Board includes the CAP information and public comments are open for another 7 days. Greg noted that this project has been in the works since 2007. Lee noted that the approval of the Corrective Action Plan will result in an environmental easement for the project site to ensure maintenance of the proposed barrier is maintained in perpetuity. Patricia Coppolino noted that the VT DEC will require notification if future changes in land use could potentially result in exposure to contaminated soil. Bill Hannon asked about the location of a culvert and Greg Paus noted that it crossed the rail trail within the westerly portion of the project site. Robert Shambaugh asked if the grassed picnic area would have any play structures and Greg Paus responded that none were planned at this time. Lee noted that any structures using poured foundations would need to be an amendment and Kim noted that it would be possible, but the process would require multiple reviews and changes to recorded documents. Greg stated that Hyde Park wants to see construction of the trailhead. Zac Cota confirmed that construction could start in May and Greg confirmed with Seth Jensen that grant funding is needed. David Ring stated that he owns a small parcel, depicted on a shared site figure as having corners labeled "L-M-N-O," within the project site and Greg stated that VTrans owns the parcel, so he needed to discuss the ownership claim with VTrans. David stated that he did not object to the Corrective Action Plan, noting that his father installed the 3-phase power to the site for the grain elevator and having 3-phase was a benefit to this area. David asked that the four pins marking the LMNO parcel be preserved during construction and capping. The public meeting concluded at 6:02 p.m.

- 4) **Solar Array Proposal;** Discuss Section 10.1(A) & Screening Requirements. Jeff Holmes explained that the 15 kW at his house is behind the house and only a small portion of the array would be seen from the road. Zac noted that the regulations could be clearer regarding screening. Ron pointed out that “over 15 kW” was regulated by the 2017 Zoning Bylaw and is screening is a requirement of commercial projects as well as solar arrays. The Commission felt that anticipating off-grid array installations, which would not need a CPG, would be good to review and future zoning amendments could incorporate screening requirements for all renewable energy projects. Currently, the commission is required to review only ground-mounted arrays over 15kW per Section 7.17. Jeff gave a great presentation on solar costs, payback time, and evolving energy technologies. The Commission appreciated Jeff’s time and advised him that they would likely ask him back to a future meeting to help update the town zoning regulations regarding renewable energy.
- 5) **Annual Reorganization Meeting:** The Commission discussed Chair and Vice-Chair positions. Zac nominated Bob as Chair and hearing no others, the Commission elected Bob as Chair. Vicki nominated Zac as Vice-Chair and hearing no others, the Commission elected Zac as Vice-Chair. No changes to meeting schedule.
- 6) **Other Business:**
Zoning Amendments – The Selectboard’s first public hearing on the 2018 zoning amendments is April 9th. A couple minor amendments to the setback waiver provision was discussed which were not included in the January 15 PC-approved set of amendments. The amendments to the waiver section were acceptable to the Commission allowing administrative waivers to front yard setbacks to no less than 15 feet after letters were sent to the neighbors allowing them to ask for a public hearing before the Development Review Board. Bob offered to attend the Selectboard hearing.
- 7) **Adjourn** – Motion by Vicki to adjourn, seconded by Zac, no objection, meeting adjourned at 6:52 p.m.

Respectfully submitted by Ron Rodjenski