

HYDE PARK
TOWN PLANNING COMMISSION
MEETING MINUTES

October 15, 2018

All minutes are draft until approved by the Planning Commission 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 or 802-851-1592

Members Present: Bob Malbon, Vice-Chair; Eric Williams, Vicki Emerson and Brian Jones
Members Absent: Zac Cota
Staff: Ron Rodjenski, Town Administrator
Guests: None. GMAVT did not videotape this meeting.

Bob called the meeting to order at 5:38 P.M.:

- 1) **Welcome, Modifications to Agenda and Public Comment:** No changes to the agenda were made and no public comment was received.
- 2) **Smart Growth Mini-Grant with LCPC ~ Forest Block Minimization Guidelines:** Ron reviewed the possible \$1,500 grant to review the current zoning bylaw's core forest and wildlife corridor overlay requirements. Regional planning could help finish the Town's Permit Guide and include information about forest blocks, especially how new development can minimize impacts on forest block fragmentation. The Commission discussed the current town requirements for no clearing within 50-feet of a road and how best to limit impacts on interior forest areas by building new structures close to roads. Ron noted that Seth at LCPC has agreed to partner with the Town on the project. Motion by Vicki to approve the application for the Smart Growth Mini-Grant with Regional Planning. Seconded by Eric. Voting: 4 in favor, 0 against, motion passed.
- 3) **2019 Zoning Amendments ~** Minimum screening for all solar projects was discussed and Bob agreed to invite a guest speaker for the November or December meeting.
- 4) **Planning Commission Goals for 2019 ~** Bob will review his notes and look at issues the commission should be looking into next year.
- 5) **Minutes:** Motion by Vicki to approve the following minutes as written: 04-16-2018, 05-21-2018, 06-18-2018 and 08-27-2018, noting there were no meetings in July and September 2018. Seconded by Brian. Voting: 4 in favor, 0 against, motion passed.
- 6) **Old and New Business:**
 - a. Next Agenda: November 19th
 - b. ACT 146 – On-Farm Businesses – Ron is attending Wednesdays planning workshop and will be speaking about Hyde Park's Ag Enterprise regulations. The State law changed this year to slightly increase the on-farm exemptions from local zoning, such as there is no longer a conditional use review requirement for educational activities and tours but there may still be a site plan review based if towns wanted some review such as traffic and noise.
- 7) **Adjourn –** Motion by Eric to adjourn at 6:40 p.m. no objection, so adjourned.

Respectfully submitted by Ron Rodjenski