

HYDE PARK  
**TOWN PLANNING COMMISSION**  
MEETING MINUTES

**December 17, 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](mailto:info@greenmountainaccess.tv) or 802-851-1592*

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

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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) **2019 Zoning Amendments**
  - a. Solar Screening Requirements (all sites) – Defer until Jeff Holmes is available.
  - b. Act 143 & On-Farm Businesses - The Commission discussed the additional regulations for farms and residential development that will make it harder for new development, noting that newer generations seem to relocate to denser areas rather than wanting to build in the community. The additional regulations make it harder and harder for landowners to do what they want with the land.
- 3) **Energy Compliance Procedure – LCPC Review & Substantial Deference Motion by Vicki to pursue a preliminary assessment by LCPC of the 2017 Municipal Plan to determine if the new requirements for substantial deference are met. Seconded by Zac. Voting: 5 in favor, 0 against, motion passed.**
- 4) **Grant Applications**
  - a. **VT Natural Resource Council** - \$1,500 grant Awarded; Kate Lalley to Assist coming to Jan PC
  - b. **VT Arts Council** – Submitted Dec. 10th with HPES, Green Mountain Technical Carrer Center and Vermont Studio Center to hire an artist to develop the Hyde Park Trailhead site with art and history elements \$15,000.
  - c. **Lake Champlain Basin Program** “Net Zero” Application Submitted 11/27; Decision 02/19 at \$50,000 for soil testing and designs along Main Street,
- 5) **North Hyde Park Village Center Redevelopment** – The Historic Sites Committee is pursuing community support for redevelopment of the Grange and the Northern Borders Regional Planning Commission for funding.
- 6) **Minutes: Deferred review of 10/15/2018 and 11/15/2018 minutes.**
- 7) **Old/New Business**
  - a. **Next Month** – Kate Lalley on Local Permit Guide; Jeff Holmes on Solar Screening and possibly Lea K. from LCPC on Municipal Plan regarding Energy / Substantial Deference.
- 8) **Adjourn – Motion by Eric to adjourn at 7:00 p.m. no objection, so adjourned.**

Submitted by Ron Rodjenski