



**Hyde Park, VT**  
**Historic Sites Committee**

*(a work committee of the Hyde Park Town Planning Commission)*

**MINUTES**

Monday, March 11, 2019

Meeting Held at Municipal Offices - Lunchroom

Present: Allen Spitzer, Liz Courtney, Jim Heath  
Absent: Monica Heath  
Guests: Greg Paus  
Staff: Ron Rodjenski

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1. Welcome - Jim welcomed everyone at 5:00 p.m.
2. Town Meeting – Jim thanked everyone that attended Town Meeting and helped describe the roof repair plans and possible uses at the Grange Hall. Now that the \$50,000 is available, the legal work would move forward to secure title to the land/hall. Al stated that the current corrugated steel roof is at least 75 years old and prior to that it was wood shingles. Al will investigate how Guilford renovated their hall.
3. Legal Documents – The estimated cost to file a complaint with Lamoille County Superior Court and provide required notices, ahead of clearing title to the Town, is \$7,500. The legal work could take a while, maybe up to 90 days, so the construction schedule is probably Fall 2019. The Town will basically file the complaint asking anyone in Town that objects to the town acquiring the deed to come forward. The town attorney has also advised that the possibility of a brownfield on the Old Hotel parcel would push immediate parking solutions to other nearby parcels.
4. Grants – There are a few grant sources to investigate. Greg encouraged contacting the VT Arts Council as community centers are an ideal match for their current goals. The committee discussed the use of the certain funding sources that could attach preservation standards which need to be understood before applying. March 15<sup>th</sup> is an informational meeting on the Northern Borders Grant which could help fund the roof repair or some future improvement. Greg noted that the Lamoille County Planning Commission can help with any brownfield issues and Michelle Bailey is a Hyde Park resident that can help us connect to Vt Arts Council grant opportunities.
5. 501c3 – Liz agreed to reach out to the Johnson Historical Society, Dean West and Linda Jones, to see how they benefited for becoming a 501c3 to run events at their new building on Rt 15 and to also reach out to the Friends of Lanpher Library on their process of attaining 501c3 status and pros/cons of being a non-profit.
6. Town and State Permits – The Town DRB will need to review the reuse for assembly hall use and possible maker spaces. Greg and Jim will set up an informal walk-through with State Fire Marshall to determine the scope of improvements for the use of the first floor and upper floors which will help prepare the DRB application. The septic tank in the northeast corner of the parcel near VT100 is most likely a perforated tank, very similar to what is likely to be found for the Old Hotel where parking is a possibility. Once plans are more fully developed for the uses and parking options, the Committee will need to apply to the Town DRB for zoning approval. Ron noted that for 100 attendees at an “Assembly Hall”, there is a zoning requirement for 33 spaces. Liz agreed to meet with the DRB and work with Ron on what is needed for the application.

7. Roof Bids – Ron will draft a request for proposals for the roof replacement and send around for comments. The RFP would follow the engineer's report and Rodd Roofing estimate.
8. Parking – The provision for parking within 1,500 feet of the grange is a condition of town permits. More work is needed to identify those sites, with the closest site being the Manosh parcel, now Gihon Millworks, on the north side of the post office. Jim will contact Manosh/Kevin on this possibility even if for event by event permission for overflow parking only, versus a long-term agreement. AI agreed to reach out to the bank and see if they are interested in selling or donating then the house can be removed and the lot used for parking.
9. ReUse Plans – The ideas are well identified by Liz, now the timing and use of one or more floors through the permitting process will help direct energy toward organizing possible events. Liz will also reach out to the Johnson Historical Society on how their renovation project was organized.
10. Public Outreach – Liz agreed to be the lead on this with information shared via Front Porch Forum, the goal is monthly updates to residents starting in April, and to add updates and plans to the town website or link to a new website just for the Grange Hall Project. Liz will brainstorm some action items and report back.
11. Adjourn: Adjourned at 5:55 p.m.