

**HYDE PARK  
TOWN PLANNING COMMISSION  
MEETING MINUTES  
February 18, 2019**

*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, Brian Jones, Eric Williams, and Vicki Emerson (6:12 p.m.)  
Members Absent: Zac Cota  
Staff: Ron Rodjenski  
Guests: Ryan Demerest (Centerville Road); Kate Lalley; Liz Courtney, Jim Heath; GMAVT did not videotape this meeting.

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Bob called the meeting to order at 5:35 P.M.

- 1) **Welcome, Modifications to Agenda and Public Comment:** No changes to the agenda were made and no public comment was received. Jim Heath reviewed the cost estimate for a new roof at \$41,000 with new sheathing and water & ice with metal roof. A request for funding is on the Town Meeting warning. Eric stated that parking is needed before major investment and Jim agreed, noting there are areas nearby and he is looking at three options on neighboring properties. Eric advised that giving some examples of potential revenue to help support the on-going costs of the building, including an assessment of value after the legal and roof work was done.
- 2) **Permit Guide:** VT Natural Resources Council is funding Kate Lalley to improve the pamphlet prepared in 2018 by the Hyde Park Permit Guide Committee. The Commission members provided input on the concepts and language to be used in the final draft. A website will include the information once completed. Eric noted that permit guide was to help people through the permit process not to encourage growth in the village areas. (*Vicki arrived at this point*) How do you get through the local and state review process, understanding that the town has smart growth provisions already in place? Eric suggested that the best information would be to highlight when expert assistance is needed. Kate suggested that the pamphlet with bullets on the current advantages of zoning and how to get through the process, then referring to state or experts. Kate noted that a Q&A guide is used in the Williston zoning bylaw. Two approaches would be the pamphlet first then going to website resources.
- 3) **Better Connections Grant – Pocket Park Grant Application:** Ron reported that the grant application deadline for \$5,000 grant is March 1<sup>st</sup>. The Selectboard has approved \$2,000 to support the project. Motion by Vicki to approve the letter of support for the pocket park grant application, Seconded by Brian. So voted.
- 4) **Other Business** – Eric would like to talk about a road association being part of the subdivision permit requirements. Bob stated that road maintenance is in most deed covenants. Eric said not all have them so it would be good to make sure they are in place for projects with shared driveways. Ron noted that the State law default is in place to force shared costs, if no road agreement.
- 5) **Adjourn** – Motion by Zac to adjourn, seconded by Eric, no objection, meeting adjourned at 6:45 p.m.

Respectfully submitted by Ron Rodjenski