

**HYDE PARK
TOWN PLANNING COMMISSION
MEETING MINUTES
September 9, 2019**

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Members Present: Bob Malbon, Brian Jones and Eric Williams
Members Absent: Vicki Emerson, Zac Cota
Staff: Ron Rodjenski, Town Administrator
Guests: Monica Heath; Dale Porter; Andy Race; Laura Race; Lindsay Reese; Liz Courtney; Seth Jensen, Senior Planner LCPC; GMAVT did not videotape this meeting.

Bob Malbon called the meeting to order at 5:33 P.M.

- 1) **Welcome**, agenda changes – no changes to the agenda.
- 2) **MPG20** – Seth Jensen presented the background and current status of discussions for the grange hall reuse in North Hyde Park and a proposed application supporting the Historic Sites Committee efforts, as well as transportation planning in the NHP Village Center. This proposed consortium planning grant with Eden and Waterville would fund the regional commission staff to obtain community input on transportation issues and prepare a master redevelopment plan for the Gihon Valley Hall. Tonight, the application requires a resolution to be approved by the Commission to express support for the project and then the resolution would go to the Selectboard for review and approval. Seth explained that Waterville has similar need to study transportation calming options, Eden is supportive of community center redevelopment serving North Hyde Park and possibly some Eden residents, and joining three towns together would raise the ranking for the grant award. The full \$25,000 grant award would be possible as a consortium effort with one grant contract between the Towns and LCPC to complete the work. Because this is a regional effort, the value of regional services will provide the local match and no funds would be required from each town. The Hyde Park objective is traffic calming along VT100 with a Master Plan for the reuse of the grange building that can be used in future grants. Seth noted that any changes to the state highway would first require documentation of origins and destinations in the area that are served by VT100, existing traffic data and any new traffic data, including bike and pedestrian, some of which is now being collected by residents. Bob advised that seeking VTrans approval could slow down the grant work and Seth advised he is aware of that challenge but doesn't anticipate asking for VTrans approval as part of this planning study. Eric asked what Eden's interest was and Dale Porter explained that they are in support of a community center in North Hyde Park which Eden might benefit from, as it has in the past when the Grange Hall was active. Monica stated that the planning grant would be used to help the committee work toward other projects. Seth is working on the application and the next step is the Selectboard signing the resolution for the MPG20 application submittal. Bob cautioned about the use of engineers in future steps due to the high costs. Seth agreed that funds are limited, and the regional planning staff will work to avoid those costs. Liz noted that the first public event for the new Gihon Valley Hall is planned for September 22nd. Motion by Eric to sign the MPG20 resolution in support of the consortium grant application with Eden and Waterville. Seconded by Brian. Voting: 3 in favor, 0 against, motion passed.
- 3) **Historic Sites Committee** – Ron reviewed the need to evaluate the mission of the committee which is not a town-wide committee as originally intended, but now focusing on the grange building and North Hyde Park. Discussion on creating a new committee mission; possibly at some point expanding to look at North Hyde Park village. The current committee members would be appointed to the new committee. A new mission statement and official committee name, with a list of voting members, will be discussed in October. The Historic Sites Committee will no longer be active unless new residents come forward.

- 4) **Engineer Planning Advance** – Information from Seth was reviewed. The Commission talked about the possibility of planning for a new North Hyde Park decentralized wastewater system that could be operated by Fire District #1 or a new entity. Eric cautioned that all costs should be paid by users and not town taxpayers. The state planning advance project would provide options and costs and how best to structure the new service with the costs either rolled into a future construction project, or if no project is built, the State would not seek repayment. The Commission had more questions that they would like discussed again with Seth and/or a state official in October.
- 5) **Creation of Hyde Park Conservation Commission (“HPCC”)** – The Commission agreed to table this item until new information is available.
- 6) **2019 Zoning Amendments** – Ron handed out the first draft of amendments and the Commission will review and discuss again in October.
- 7) **Minutes:** Motion by Eric to approve the 05/13/2019 and 07/08/2019, as written. Seconded by Brian. Voting: 3 in favor, 0 against, motion passed.
- 8) **Adjourn:** The Commission adjourned at 6:45 p.m.

Respectfully submitted by Ron Rodjenski