

**HYDE PARK
TOWN PLANNING COMMISSION
MEETING MINUTES
January 13, 2020**

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Members Present: Eric Williams, Zac Cota, Bob Malbon, Brian Jones
Members Absent: Vicki Emerson
Staff: Ron Rodjenski, Town Administrator; Mac Teale, Chair of Town DRB; Ryan Demarest
Guests: GMATV did not videotape this meeting.

Bob opened the meeting at 6:00 p.m.

1. **Town Zoning Regulations** – Mac Teale discussed lower maintenance costs and better stormwater absorption with gravel materials on steep driveways, compared to paved driveways. The Commission discussed the benefits of having driveway grade requirements at all which are in place now for life safety reasons, asking why the Town can't allow landowners to build as they see fit. Mac thought this could be a goal for the PC to work on in 2020. After some discussion, the PC agreed they would look at all 579 uses of the word "shall" in the current zoning regulations to help decide which ones, if any, could be changed to "may" or deleted.
2. **Business Development** – Mac felt that the regulations for changing the use on a commercial parcel should not require a highway access permit review for \$90.00. Mac suggested no fee or review should occur for existing commercial driveways undergoing a change of use. The PC directed Mac to the Selectboard to discuss the fees for existing commercial driveways.
3. **Reviewed 2020 PC Goals** – Discussed impacts of the state current use program that can be seen as contributing to reduced growth in the Town's Grandlist. Discussion on sprawl and how State policies are guiding new development to existing Village Centers and downtown areas. The PC would like to continue to assist redevelopment efforts in North Hyde Park and will meet with landowners at the NHPE/Eden fire station at the next meeting February 10 at 6:00 p.m. Ryan agreed that a new Vermont products destination store in Hyde Park would be used by his farm business and good for the Town. Ryan wondered how the Morristown Co-Op is doing since opening and Zac felt they have a loyal clientele that could be bigger.
4. **Minutes** – Deferred to February.
5. **Adjourn** – Having no more discussion, the Commission adjourned at 7:15 p.m.

Respectfully submitted by Ron Rodjenski