

HYDE PARK
TOWN PLANNING COMMISSION
Virtual meeting
MONTHLY MEETING MINUTES
February 8, 2021

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 or 802-851-1592

Members Present: None
 Members Virtual: Bob Malbon, Vicki Emerson, Eric Williams
 Members Absent: Brian Jones, One Vacancy
 Others Virtual: Ron Rodjenski, Town Administrator
 Guests: GMAVT did not videotape this meeting

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

1. **Welcome.** No changes to the agenda.
2. **Minutes** – Motion by Vicki to approve the 01/11/2021 minutes with clarification that the users of the wastewater system. Seconded by Eric. Voting: 3 in favor, 0 against, motion passed.
3. **Zoning Regulations 2021** – Ron reviewed the list of topics for discussion (below) for possible zoning amendments and asked if the commissioners had any additional topics to add. The Commissioners will review the list again prior to the next meeting. A strike version will be presented on the any topics the Commissioners agree to move forward to a public hearing. Eric recommended that the costs of compliance should be a part of future discussions as it is expensive to get through all state and local permits, then there are high costs of materials for new home construction. No new topics were added the list and the town attorney will need to advise on content-neutral sign compliance in the bylaw and if the current bylaw has the required mandatory provisions for fair housing, such as Accessory Apartments and new statutory changes that must be included in local bylaws.

Zoning Amendments - 2021 Proposed for Discussion

<u>Section</u>	<u>Topic</u>	<u>Description</u>
5.1	Forest and Wildlife Habitat	Review for statutory changes in past 5 years & compliance with Hyde Park Municipal Plan (Act 171)
6.6	Table of Uses	If voters allow, districts allowing sale of marijuana must be identified and under what conditions
6.6	Table of Uses	Adult Use Establishment - Review for impact on community & currnt prohibiting (Schad v. Borough of Mount Ephraim)
6.6	Table of Uses	Small Scale Firewood - less than 100 cords per calendar year with limited hours - processing & delivery-Districts? RR2 only?
6.6	Table of Uses	Hyde Park has good housing provisions but the PC should still review the State's 2020 Housing Report (zoning concepts)
6.6	Table of Uses	Aviation facilities can be reviewed only by the State or through a local zoning process, if in the local bylaw (not in HP's)
8.5	Signs	Review for compliance with recent Supreme Court content-neutral standard (Reed v. Town of Gilbert)
9.2	Zoning Permit	Include inspection requirement for conditional uses or land designer staking out building locations prior to construction
11.1	Recreation	Add how to count lots - i.e. created within 5 years prior to from the same parcel & including the current application
12.9	Signing of Plats	Clarify order for signing and recording survey plats - submit within 180 days from approval
14.0	Definitions	Recreational Vehicle uses "temporary...or seasonal use" but the Bylaw does not define "seasonal" or "temporary"
14.0	Definitions	Add - Wetland boundaries shall be delineated by a qualified environmental professional listed on VT ANR consultant list
12.9 f	Recording Plats	Define Signature Box - "Approved by the Town of Hyde Park on the ____ day of _____, 20, subject to the requirements ...
ALL	Check Grammar/Spelling	Check header location - bottom of Page 80

4. **Zoning Administrator** – Ron advised that the planning commission is responsible for recommending a person for the administrative officer role to the Selectboard. Motion by Vicki to recommend Ron Rodjenski for Town Administrative Officer for a 3-yr term. Seconded by Eric. Voting: 3 in favor, 0 against, motion passed.
5. **Other Business** – None
6. **Adjourn**

Respectfully submitted by Ron Rodjenski