

**HYDE PARK**  
**TOWN PLANNING COMMISSION**  
*Virtual meeting*  
**MONTHLY MEETING MINUTES**  
**March 22, 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](mailto:info@greenmountainaccess.tv) or 802-851-1592*

Members Virtual: Bob Malbon, Chair; Vicki Emerson, Eric Williams  
Members Absent: Brian Jones, One Vacancy  
Others Virtual: Ron Rodjenski, Town Administrator; Seth Jensen, LCPC; Milford Cushman, Friends of Green River Reservoir State Park; Brian Shackett, Hyde Park Selectboard; Susan Bulmer, NE Parks Regional Manager, VT Department of Forests, Parks and Recreation; GMAVT did not videotape this meeting.

Bob opened the meeting at 6:07 p.m.

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1. **Welcome.** No changes to the agenda.
2. **VT Municipal Planning Grant 2021 (MPG21)** – Seth Jensen, LCPC Senior Planner, provided an update and memo on tonight’s kick-off meeting, asking if there were any edits or additions to his memo. Bob mentioned the Green River’s large culvert at Garfield Road should be added as a site for a possible replacement and Seth stated he did not have a way to estimate the timing for the pending federal FEMA BRIC grant to study this site, but it was submitted late 2020. Susan agreed that the State does have a similar concern as expressed in the memo for increased usage in recent years, noting that the State’s zoning permit does limit the amount of on-site parking to keep the wilderness-like experience. Susan noted that managing the excess use is the State’s interest, including the impacts on the town highway when overflow parking occurs. Susan stated that there is some recent discussion about ideas to address the increased use. Milford noted that the memo from Seth was correct and the State Park management plan limits the number of people that can be on the reservoir at any one time, with more wanting access. Seth asked what Milford meant by public habits have changed and Milford stated that COVID forced the increasing use issue resulting in a traffic bottle-neck to get in. Susan reported that 9,705 campers and 6,086 day users registered in 2020 for a total of 15,791 users. Susan noted that pre-season and post-season activity does occur at a low level but there is limited data for those periods. Indigenous Peoples/Columbus Day Weekend plus two weeks is typically when the State Park gates close. Susan noted that 80 remote camp sites are in the northern VT region. Ron advised that the non-operating season activity should be noted in the data collection phase of the project and the highway department should be contacted for their observations. Vicki asked if the wilderness-like experience can be expected at the swimming area, and Milford explained that it is true especially for long-distance swimmers that can leave the access point, noting that there is limited interactions with other people depending on the time of day, even when the parking lot is full you may not see someone else. Vicki asked if a marker at the beginning of the road would help and Susan stated that there are a few options to be considered for discussion through this project. Seth noted that the traffic count data is important but will need to be coordinated with volunteers, including on-site surveys of visitors. Milford proposed that he may be able to support the effort to find volunteers. Seth asked if a targeted survey of visitors could be done with how they arrived, experience received/expected, and concerns. Susan stated that user surveys were done prior to the park opening and in early days, so a new survey could be used to develop a new survey

for comparison. Bob asked about the project timeline. Seth advised that the MPG21 grant will be followed with April 12 a good date to meet again. Milford and Susan appreciated time and looked forward to the project.

3. **2020 Land Use and Development Regulations** – Milford stated he was committed to continue working on an update of the Green River Reservoir Viewshed Overlay and Bob advised that the GRR Overlay will be on the April 12 agenda as part of the work on the 2021 Zoning Amendments. Ron offered that legal review of the entire zoning bylaw has not occurred in a long time and may be an option, but an expensive one. Seth offered that he can look at the housing provisions in the Bylaw, and the town attorney could take a look at the adult entertainment and signage provisions or VLCT may provide some review on these two topics. Seth noted that the MPG20 planning grant outcomes in North Hyde Park may raise some need to incorporate additional redevelopment zoning regulation changes to allow landowners and the town to proceed with those long-term goals as efficient as possible.
4. **Minutes:** Motion by Vicki to approve the 2/08/2021, as written. Seconded by Eric. Voting: 3 in favor, 0 against, motion passed.
5. **Other Business – None.**
6. **Zoning Regulations – follow up** – Eric noted that from last month’s regulation discussion, adding the staking out of a building site would need a survey. Eric asked if the Commission would like additional information on firewood business regulations and the Commission agreed that would be good if he could report at the next meeting. Eric suggested that for homes proposed close to a property line then those projects may benefit from a permit conditions to stake out the four corners of the home before construction. Ron to send adult use & signage provisions to VLCT Municipal Assistance Center (MAC) for preliminary review and recommendations. Seth will be asked to review housing requirements in local zoning.
7. **Adjourn -** Motion by Vicki to adjourn, seconded by Eric, so voted at 7:33 p.m.

Respectfully submitted by Ron Rodjenski