

HYDE PARK
TOWN PLANNING COMMISSION
Virtual meeting
MONTHLY MEETING MINUTES
May 10, 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 Virtual: Bob Malbon, Chair; Eric Williams, Vice-Chair; Chris Peel; Richard Pearson; Brian Jones
Members Absent: One Vacancy; Vicki Emerson
Others Virtual: Ron Rodjenski, Town Administrator; Milford Cushman, Friends of Green River Reservoir State Park; GMAVT did not videotape this meeting.
Bob opened the meeting at 6:11 p.m.

1. **Welcome**, No changes to the agenda and no public comment.
2. **Zoning Regulation Revisions 2021** – Milford provided an overview of next steps to review the GRR Viewshed Overlay, which will include reviewing original ordinance documents and the overlay regulatory boundaries. Ron suggested considering an administrative review checklist to reduce the permit review time for property owners. Milford stated that he would meet with regional planning staff in the next couple of weeks to review the map boundaries and sub-districts and standards for construction. Rich Pearson asked about the intent of the overlay and Milford stated to minimize visual impact of new construction as viewed from the reservoir’s water surface. Eric asked if the landowners in the overlay district were notified of these discussions and Milford stated that there are no changes yet, just beginning the review. Bob stated that a property within the overlay is up for sale and the new homeowners will need to comply with the ordinance or any amendments. Eric asked if it was ethical to change the rules on someone without a notice that the meeting was occurring. Bob stated no changes are being made now, the Commission is reviewing to see if changes are needed.
3. **Minutes 04/12/2021** – Motion by Brian to accept the 04/12/2021 minutes. Seconded by Chris. Voting: 5 in favor, 0 against, motion passed.
4. **Assignment of Research Duties for June Meeting** – The commission reviewed the 5-10-2021 list of zoning amendments and assigned the review of each to agencies, VLCT, town attorney or commissioners for the next meeting. Regarding firewood processing, Eric stated that it probably should not be allowed in hamlets or village centers but maybe 20 cords per year maximum would work, as earlier the commission had discussed 100 cords like in Morristown. Bob stated that on-going wood processing operations can create excessive noise for neighbors. Bob will contact Seth Jensen at LCPC regarding local zoning bylaws that allow small-scale firewood processors. Bob noted that the State is pushing for sprinklers in all duplex units which makes it hard for affordable housing units to be created. Bob advised people to call their legislators and say that duplexes don’t need sprinklers because they may be voting on this soon. The staking out of proposed homes was discussed that would ensure homes are built in the correct location. Bob relayed the high cost when buildings are constructed in the wrong place and Eric expressed concern for adding costs to housing. Ron reviewed the ordinance adoption process, noting that the list of amendments is open to adds & deletes until the commission’s public hearing process concludes. The final step is Selectboard adoption.
5. **Other Business** – Brian Jones asked if Susan went to Bob to ask for seven people and Bob threw it out as an idea then the Selectboard went for it. Brian stated that the increase should have come to the Commission for discussion and Bob explained that it was a 100% choice of the Selectboard. Bob noted that there is interest in then they appointed them. Brian stated that Bob should have come to the commission before going to the Selectboard and Eric agreed that would help avoid appearing to step on toes. Bob explained that he is working with Ron to collect Hyde Park images for the town report and town website. The commission could return to face-to-face meetings after July 4th.
6. **Adjourn** - Motion by Brian to adjourn, seconded by Eric, so voted at 7:50 p.m.

Respectfully submitted by Ron Rodjenski