Hybrid meeting

Town Planning Commission

Monthly Meeting Minutes

October 11, 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:	Vicki Emerson; Chris Peel
Members Present:	Bob Malbon, Chair; Eric Williams, Vice-Chair; Brian Jones Richard Pearson
Members Absent:	One Vacancy
Others Present:	Ron Rodjenski, Town Administrator; Dale Porter, Gihon Valley Hall Committee; This meeting was recorded on GoToMeeting.

Bob opened the meeting at 6:04 p.m.

1. **Welcome –** One change to add possible bylaw modernization grant application and no public comment. General discussion on special use permits and Richard will send an example.
2. **Zoning Regulation Revisions 2021** – Green River Overlay – Deferred.
3. **MPG 22 Grant** Resolution – Ron reviewed the $7,000 project to establish a NHP boundary, logo and byline and a sign bid package with sign easements and prepare NHP gateway signs bid package. Motion by Brian to approve the NHP Gateway Project with a budget of $7,000. Seconded by Richard. Voting: 6 in favor, 0 against, motion passed.
4. **MPG22 - Bylaw Modernization –** Seth LCPC to look at housing constraints in bylaw that could be amended to allow more affordable units in town and village. The State is encouraging in-fill development and this project would have recommendations for bylaw amendments. Ron estimated the cost at $4,500 requiring a town match of $450. The Commission would like the report to identify constraints to in-fill like wastewater and public transit that should also be addressed in addition to zoning. Motion by Richard to approve the resolution for Bylaw Modernization and send to the Selectboard for review. Seconded by Vicki. Discussion: Voting: 6 in favor, 0 against, motion passed.
5. **Minutes** – Review 06/14/2021, 07/12/2021 and 09/13/2021. Motion by Vicki to approve the 06/14/2021 minutes, as written. Seconded by Richard, Voting: 5 in favor, 0 against, 1 abstention by Brian as he was absent, motion passed. Motion by Brian to approve the 07/12/2021 minutes, as written. Seconded by Eric, Voting: 5 in favor, 0 against, abstention by Bob as he was absent, motion passed. Motion by Eric to approve the 009/13/2021 minutes, as written. Seconded by Brian. Voting: 4 in favor, 0 against, 2 abstentions by Richard and Chris as they were absent, motion passed.
6. **Old & New Business** – None
7. **Adjourn -** Motion by Vicki to adjourn, seconded by Brian, so voted at 6:59 p.m.

Respectfully submitted by Ron Rodjenski