

1 *Hybrid meeting*
2 Town Planning Commission
3 Monthly Meeting Minutes
4 **December 13, 2021**

5 *All minutes are draft until approved by the Planning Commission, please check future minutes for approval of these*
6 *minutes. Meetings may be videotaped; recordings are held by Green Mountain Access Television. GMATV info: PO Box 581,*
7 *Hyde Park, 05655; info@greenmountainaccess.tv or 802-851-1592*

8 Members Virtual: None
9 Members Present: Bob Malbon, Chair; Eric Williams, Vice-Chair; Brian Jones, Richard Pearson
10 Members Absent: One Vacancy, Vicki Emerson; Chris Peel
11 Others Present: Ron Rodjenski, Town Administrator; Milford Cushman; This meeting was recorded
12 on GoToMeeting.

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

- 14 1. **Welcome** – No public comment.
- 15 2. **Zoning Regulation Revisions 2021** – The commission reviewed the revised Green River Reservoir
16 Viewshed Overlay Map and amended GRR text. Milford proposed adding the state park boundary but
17 with no relationship to the regulatory standards, he agreed it didn't need to be added like it was in the
18 original 2005 overlay map. Milford appreciated the work done by Alec Jones at LCPC on producing the
19 new map. Richard asked if a 40-foot-tall home in the "not visible" zone could be seen from the water
20 and Milford stated that it was not likely due to the heavy vegetation. Milford was appreciative of being
21 invited to participate at the last several meetings to work on the GRR update. The Commission
22 continued their review of the proposed amendments dated 12-13-2021 and will continue the discussion
23 on recreational vehicles and firewood processing at the January meeting.
- 24 3. **Municipal Planning Grant FY2022 Application** – The North Hyde Park signage and branding
25 application was not approved by the State.
- 26 4. **Bylaw Modernization Grant** – The grant award decision should be made by January.
- 27 5. **Minutes** – deferred.
- 28 6. **Old & New Business** – None
- 29 7. **Adjourn** - Motion by Richard to adjourn, seconded by Brian, so voted at 8:10 p.m.

30 Respectfully submitted by Ron Rodjenski