

1 **Town of Hyde Park Planning Commission**

2 January 10, 2022

3 Hybrid Meeting Minutes

4 *All minutes are draft until approved by the Planning Commission; please check future minutes for approval of*
5 *these minutes. Meetings may be videotaped and posted on YouTube; GMATV info: PO Box 581, Hyde Park*
6 info@greenmountainaccess.tv or 851-1592

7 Members Virtual: Bob Malbon, Chair; Vicki Emerson, Chris Peel

8 Members Present: Eric Williams, Vice Chair; Richard Pearson

9 Members Absent: Brian Jones

10 Attendees Present: Ron Rodjenski, Town Administrator

11 Attendees Virtual: Milford Cushman; Alison Link, Healthy Lamoille Valley; GMATV did videotape this
12 meeting.

13 Bob opened the meeting at 6:08 p.m.

- 14 1. **Welcome.** No changes to agenda and no public comment. Mary Walz asked about Section 7.13,
15 Gravel Extraction which is general but could use some improvements and she wanted to know if the
16 PC wanted more information. Ron noted that the State awarded the Town the Bylaw Modernization
17 Grant project. The project was estimated to cost \$8,500. Bob asked that Mary send the commission
18 her notes on gravel pit regulations. Mary asked whether the commission would be interested in
19 adding invasive species management for construction performance standards. Alison Link, Healthy
20 Lamoille Valley, county substance abuse policy and protective measures for youth misuse. Alison
21 noted that community laws and norms can lead to youth using at an earlier age leading to addiction
22 in adulthood. Alison provided copies and a link to Community Policy Toolkit. Alison noted that recent
23 cannabis rollout of the retail market should encourage towns to create buffer zones, site plan review,
24 odor nuisance levels, and advertising controls. The policies and actions taken by towns can address
25 the norms through municipal health policy, like Hyde Park's 2019 policy. An event Teens and
26 Cannabis is coming up this Thursday. Vicki asked about licensing and Alison said growers licensing
27 will be issued to small growers in May 2022, with retail licenses in October 2022. Alison noted that
28 the regional planning commission is also available to help the commission if there is a need for more
29 information.

30 2. **Zoning Regulation Revisions 2021 – Green River Overlay**

31 Milford reported that he has reviewed the new text and map and move the link to above area “variety
32 of means” and separate paragraph. Milford state he was in support of the revisions as now written
33 and encouraged the adoption sooner than later. Vicki asked what the Town should say about
34 Morrisville Water and Light’s permitting and Milford said it would be resolved but landowners should
35 watch that process. The Commission discussed moving to hearing on most of the list, including
36 viewshed and statutory changes but moving to next round on gravel pits, housing, invasives,
37 firewood. Bob noted that the GRR map and text are ready and makes it easier for applicants. Ron
38 noted that the text going forward now would need to be approved for public hearing in February.
39 Richard said that if Mary’s suggestions are straight-forward then they could be added to the final
40 draft. Milford thanked everyone and let us know he is ready to help if needed.

41 3. **Meeting Minutes**

42 Motion by Vicki to approve the 11/08/2021 minutes. Second by Chris. Voting: 5 in favor. 0 against.
43 Motion passed. Motion by Vicki to approve the 12/13/2021 minutes. Second by Richard. Voting: 5 in
44 favor. 0 against. Motion passed.

45 4. **Old & New Business**

46 Vicki Emerson noted that Leslie Rollins will be a strong commissioner even though she tried to call
47 in tonight while on traveling.

48 5. **Adjourn at 7:00 pm – Motion by Vicki to adjourn Second by Richard. So voted.**