

1 **Town of Hyde Park Planning Commission**

2 February 14, 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; Eric Williams, Vice Chair; Richard Pearson; Vicki Emerson, Brian
8 Jones
9 Members Present: None
10 Members Absent: Chris Peel, One Vacancy
11 Guests Present: None
12 Guests Virtual: Ron Rodjenski, Town Administrator; Leslie Rollins; Steven Foster, Lamoille Area
13 Board of Realtors; Mike Hickey, President, Vermont Association of Realtors
14

15 Eric opened the meeting at 6:05 p.m.

- 16 1. **Welcome.** No changes to agenda. Leslie Rollins introduced herself as an interested candidate to fill
17 the current planning commission vacancy. Bob appeared and continued the meeting.
- 18 2. **Zoning Regulation Revisions** - Steven Foster, Lamoille Area Board of Realtors presented slides
19 summarizing suggestions and amendments to the Hyde Park 2020 Zoning Bylaw. Bob agreed to
20 connect with the Village of Hyde Park Planning Commission to see if they would like to join the
21 housing study and provide information on the Village of Hyde Park’s water and wastewater capacity.
22 Steven stated that new rental housing is being built in Morristown and is fully occupied and a path
23 to home ownership is needed as well in Lamoille County. Pope Meadows in Morristown was
24 discussed as an option for residents and more housing is needed thorough out the State. The
25 Lamoille Area Board of Realtors has some funding to support the town’s effort in amending zoning
26 bylaw amendments that improve housing opportunities. Steven provided a link to the report
27 <https://www.lamoillerealtors.com/community-service/>. Steven encouraged anyone with questions to
28 reach out to him via email at stevenpfoster@kw.com. The planning commission will review the
29 information and combine it with the upcoming grant study funded by the Vermont Bylaw
30 Modernization Grant. The Commission thanked Steven for his presentation.
- 31 3. **2022 Zoning Amendments** – The Commission reviewed a set of zoning amendments that could be
32 brought to a public hearing and a second set of amendments that could move forward with the Bylaw
33 Modernization Grant recommendations. Motion by Vicki to move forward with the drafted
34 amendments, dated 02-14-2022, with one change to add “driveways” to the surveyor
35 recommendation when projects are proposed close to property lines and hold the Planning
36 Commission’s first hearing on March 14, 2022. Seconded by Brian. Voting: 5 in favor, 0 against,
37 motion passed. Ron will schedule the zoning amendment hearing and email a list of the deferred
38 amendments to the commissioners.
- 39 4. **Meeting Minutes**
40 Motion by Vicki to approve the 01/10/2022 minutes. Second by Richard. Voting: 4 in favor, 0 against,
41 1 abstention (Brian – absent from meeting), Motion passed.
- 42 5. **Old & New Business** - None
- 43 6. **Adjourn** Motion by Richard to adjourn. Second by Brian. So voted.