

1 **Town of Hyde Park Planning Commission**

2 March 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: Richard Pearson, Chris Peel

8 Members In-Room: Bob Malbon, Chair (6:07pm); Eric Williams, Vice Chair; Brian Jones, Leslie Rollins

9 Members Absent: Vicki Emerson, One Vacancy

10 Guests In-Room: Ron Rodjenski, Town Administrator

11 Guests Virtual: Milford Cushman, Mary Walz

12
13 Eric opened the meeting at 6:05 p.m.

- 14 1. **Welcome.** Bob arrived and continued the meeting as Chair. No changes to agenda.
- 15 2. **Public Hearing 2022 Zoning Regulation Revisions** – Bob opened the hearing at 6:07 p.m. Bob
16 noted that some amendments were not included as they were deferred for the next round and may
17 be included with the consultant recommendations in the forthcoming Bylaw Modernization Grant
18 study regarding housing constraints in town zoning. Bob asked if anyone from VFW Drive provided
19 any comments on the proposed Adult Use Establishment use being added to the VFW Business
20 Park zoning district and Ron reported that the email he sent did not result in any responses. Elisa
21 Clancy commented via email that the Green River Viewshed Overlay language, Section 5.11.2
22 should read ‘exempt’ and commission noted the exemption was in 5.11.3, so no changes are
23 needed. Motion by Brian to close the hearing and forward the 02-14-2022 zoning bylaw amendments
24 tot the Selectboard. Seconded by Leslie. Voting: 6 in favor, 0 against, motion passed.
- 25 3. **Meeting Minutes**
26 Motion by Brian to approve the 02/14/2022 minutes. Second by Richard. Voting: 4 in favor, 0 against,
27 two abstentions (Chris– absent from meeting & Leslie, not yet a member), Motion passed.
- 28 4. **Old & New Business** – Ron asked if the commission would like a subcommittee to review the Bylaw
29 Modernization before the 04/11/2022 monthly planning commission meeting. Responses to the RFP
30 are due April 4th. The commission asked that the proposals be collected and reviewed by the full
31 commission on 4/11. Bob congratulated Vicki Emerson on 35 years of service on the Town Planning
32 Commission, as she has decided to not ask to be appointed to a new term. Bob stated that this
33 makes Vicki the longest serving Hyde Park planning commissioner.
- 34 5. **Adjourn** Motion by Richard to adjourn. Second by Brian. So, voted.