



Town of Hyde Park Selectboard Meeting Minutes

January 28, 2025

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

Members Present: Chasity Fagnant, Chair; Savannah Droney, Matt Morin

Members Remote: Susan Bartlett, Vice-Chair; Nicole Chauvin,

Members Absent: None

Attendees Present: Justin Mason, Board Clerk; Kim Moulton, Town Clerk & Treasurer; Mark French, Road Commissioner & Foreman; Seth Jensen, LCPC Deputy Director

Attendees Remote: Jennifer Tricou, Finance Director; Ron Rodjenski, Stone Shore Municipal Consulting – GMATV did record this meeting.

Meeting called to order by Chasity Fagnant at 5:32pm.

1. **Welcome, changes to agenda & public comment** – The Town Administrator discussion under Selectboard will include an action item for the job description approval. The Town Grader Quote will be discussed under Highway. Ron Rodjenski will present after Highway.

2. **2025 Land Use Regulations/Zoning Bylaws Public Hearing – ACTION ITEM**

Motion made by Matt Morin to open the hearing, seconded by Savannah Droney. Voting: 4 in favor, 1 abstain (Susan Bartlett), motion passed. The hearing was opened at 5:36pm.

Please note: the Village of Hyde Park has its own Land Use Regulations. Seth Jensen, Deputy Director of LCPC, started working with the Town Planning Commission on the Land Use Regulations update after responding to their request for assistance. Seth Jensen stated the major emphases are reflections of State Law. Certain types of housing can and cannot be regulated and Hyde Park was already doing 80-90% of the requirements. The updated regulations also focused on North Hyde Park, making VT Route 100 and Ferry Street more conducive for commercial and affordable housing and adjust the regulations based on real examples as seen by the Zoning and Planning Administration. The Planning Commission focused on dividing North Hyde Park into 3 sections and using a tool for lot

1 coverage versus minimum lot size. Heath Road is wooded versus the Village and Core being more
 2 developable. The building characteristics have been changed and are applied to multi-family and
 3 commercial. Matt Morin asked how the 3 zones in North Hyde Park were established. Seth Jensen
 4 stated the Hyde Park residents gave comments at open meetings and the outcome is intended to
 5 reflect those comments. The public does not want Hyde Park to look like Morrisville. North Hyde
 6 Park now allows Cottage Clusters under conditional use, which are smaller units clustered around a
 7 green space, and are forms of affordable housing and NHP is a test area. ADU's are allowed
 8 throughout Hyde Park, but Cottage Clusters are just in Hyde Park. The Table of Uses was also edited.
 9 The VFW Business Park was originally part of the Rural Residential in 2015, and in 2018
 10 approximately it was turned into a Business Park District. It was noted that North Hyde Park
 11 Industrial Park does not have the same conditions as the VFW Business Park and the VFW District
 12 has a traffic review process. The regulations have also been updated to allow Density, Energy,
 13 Historic Bonuses throughout the Town of Hyde Park. Seth Jensen discussed ADU changes per statute
 14 changes, and bedroom and occupancy caps are removed. The bylaws are now clear for attached and
 15 detached ADU's. The protection of Metal Lands and Agricultural Soil are merged into one on pages
 16 133 and 134 and are now 15 acres each. Matt Morin referenced personal cons and issues regarding
 17 zoning. Susan Bartlett stated she supports having guidelines for Towns and allowing flexibility for
 18 buildings and people. Nicole Chauvin stated she supports providing housing to more folks and
 19 affordable housing for seniors, such as Cottage Clusters. Matt Morin asked if the updated regulations
 20 would make it easier for people to build in Hyde Park. Seth Jensen stated he thinks the amendments
 21 make it easier to build in Town and if amendments are possible if any issues are found. Seth Jensen
 22 noted there may be some ACT 250 changes coming with new provisions. No additional public
 23 comment was received.

24 Motion made by Susan Bartlett to adopt the 2025 Land Use Regulations as presented, seconded by
 25 Savannah Droney. Voting: 4 in favor, 1 abstain (Matt Morin), motion passed.

26 Motion made by Savannah Droney to close the hearing, seconded by Matt Morin. Voting: All in favor,
 27 0 against, motion passed.

28 The bylaws go into effect 21 days after this adoption unless there is a petition of 5% submitted.

29 3. **6:15pm Town Highway**

- 30 • Grader Quote – Mark French stated he received a quote from John Deere for a grader in the
 31 amount of \$389,445.00 and \$10,000.00 can be removed from the price if the Grader is ordered by
 32 the end of February 2025. The quoted Grader is 6 wheel drive with a 14-foot blade. Mark French
 33 referenced the trade value and the private sale price of the Town of Johnson grader when that was
 34 replaced. CAT will be providing a quote this week. The Towns Grader currently has 4,000 hours

1 and is a 2010. FY24-25 has \$115,000 allocated for a Dodge, Plow, Sander, and a 2025 Town
 2 Truck with a deficit of \$93,000.00. The Town of Hyde Park is currently financing the trailer and
 3 excavator for \$42,000 per year and there are 2 years remaining. The Grader replacement was
 4 pushed back in the replacement rotation. Matt Morin stated the Grader averages 280 hours per
 5 year and discussed the failure of the previous Grader. A Grader can be rented for approximately
 6 \$12,000-\$15,000 per month if needed. John Deere can provide an approximate 8-week
 7 turnaround. Capital Highway Reserve is currently estimated at \$199,000.00. The financing for a
 8 new Grader will need to be investigated. Jennifer Tricou stated if the Grader is approved now
 9 then something else will need to be pushed back. The Capital Plan needs to be reviewed. Matt
 10 Morin will investigate the current Graders' value. The topic will be added to the next Selectboard
 11 agenda.

- 12 • Mark French mentioned employee raises and a 3% increase. Mark French stated if employees are
 13 not brought up to current pay, they will constantly be behind on the pay scale and cost of living.

14 4. **Town Grants:**

- 15 • **Ron Rodjenski: Grants – Update** – Ron Rodjenski presented the Monthly Grants Watch.
 16 VTrans is reviewing the proposed easements, etc., for Johnson Street Ext. and West Main Street,
 17 and after approval, negotiation with landowners can begin. Summit Engineering is now owned by
 18 Horizons Engineering. The Ten Bends Beer Culvert by East Main Street and Lamoille Chevrolet
 19 have been completed. Easements are still needed with some property owners and Ron Rodjenski
 20 will work on that. Ron Rodjenski discussed a federal review being performed on a different grant.
 21 Another Flood Buyout is anticipated to close in Spring 2025. Ron Rodjenski mentioned a 100%
 22 grant. Ron Rodjenski discussed a grant application that is being worked on and is due April 30,
 23 2025. MERP Energy Grants is being handled by Greg Paus and potentially Stephen McDonald,
 24 with an award amount of \$330,000.00 by December 31, 2026.
- 25 • Chasity Fagnant met with the North Hyde Park Selection Committee and the committee's
 26 recommendation is Dubois and King. The response to the RFP will be added and was just below
 27 \$60,000.00 with a performance period of 24 months.

28 Motion made by Savannah Droney to award the North Hyde Park Scoping Study Project to
 29 Dubois-King and authorize Chasity Fagnant to sign necessary paperwork with a total project cost
 30 not to exceed \$60,000 and term of up to 24 months, using \$12,000 from the Sidewalk Reserve
 31 Fund as local grant match and \$48,000 from Vtrans Grant CA0818, seconded by Susan Bartlett.
 32 Voting: All in favor, 0 against, motion passed.

33 Ron Rodjenski mentioned proper authorizations are needed for signatures with the Town
 34 Administrator transition.

1 5. **Town Warrants & Finance:**

2 • **Budget Advisory Committee**

- 3 ○ **Budget Finalization – ACTION ITEM** – Those present agreed the Budget Advisory
4 Committee went very well and all departments should be required to present and discuss
5 their budget each year.

6 Motion made by Savannah Droney to accept the budget as presented, seconded by Matt
7 Morin. Voting: All in favor, 0 against, motion passed.

- 8 • **Finance Memo** – Jennifer Tricou discussed the Finance Memo with the Selectboard. The Town
9 Administrator position salary was discussed. The North Hyde Park Eden Fire Department and the
10 Hyde Park Town Fire Department funds were split into 2 funds. The Selectboard agreed to split
11 the funds the way Jennifer Tricou presented them.

- 12 • **Town Warrants – ACTION ITEM** – This motion was made at the end of the meeting after
13 executive session.

14 Motion made by Matt Morin to approve the warrants, seconded by Savannah Droney. Voting: 4 in
15 favor, 1 abstain (Susan Bartlett), motion passed.

16 6. **Town Meeting:**

- 17 • **Town Meeting Informational Meeting Date & Locations; Bond, Budget, & Equipment –**
18 **ACTION ITEM** – The Selectboard will discuss the Town Meeting Articles and Budget at the
19 February 25, 2025, Selectboard meeting. The Bond Informational Meeting will be held on
20 February 19, 2025, at the Hyde Park Town Fire Department at 5:30pm.

21 Motion made by to accept the Resolution of Necessity for Capital Construction Project with an
22 informational meeting to be held on February 19, 2025, at 5:30pm, at the Hyde Park Fire
23 Department, seconded by Susan Bartlett. Voting: All in favor, 0 against, motion passed.

- 24 • **Town Meeting Warning – ACTION ITEM** – Kim Moulton stated the Bond Vote will be held by
25 Australian ballot from 8:30am – 7:00pm at the Hyde Park Municipal Building on March 4, 2025.
26 The only thing on the Town Ballot is the bond and all offices and terms will be voted from the
27 floor. Kim Moulton stated the Town of Hyde Park Justice of the Peace count can be increased
28 from 10 to 12 based on the Town’s population increasing over 3,000. The voters will be presented
29 with the option to vote Town Officials, School Board Members, and the Budget by Australian
30 Ballot at the 2025 Town Meeting starting in 2026.

31 Motion made by Savannah Droney to approve the Town Meeting Warning for March 4, 2025, as
32 printed, seconded by Susan Bartlett. Voting: All in favor, 0 against, motion passed.

- 33 • **Any Other Town Meeting Business – Discussion** – Kim Moulton stated Aaron from News and
34 Citizen may want to be contacted for clarification for a more in-depth news article regarding the

1 Town of Hyde Park’s Town Meeting situation. The article could then be shared on Town of Hyde
2 Park Social Media Platforms for public awareness.

3 **7. Town Staff and Officials Updates:**

- 4 • **Lamoille Fiber Communications District Representative & 2024 Report – Possible Action**
5 **Item** – Justin Mason presented the 2024 Lamoille Fiber Communications District Report to the
6 Selectboard. Justin Mason stated there have not been any inquiries about the representative
7 position.
- 8 • **Justin Mason: Hyde Park Monthly Newsletter – Update** – Justin Mason distributed the draft
9 Hyde Park Monthly Newsletter to the Selectboard and groups with submissions for comments,
10 edits, and input. A Special Edition Town Meeting Newsletter will be distributed in February 2025.
- 11 • **Justin Mason: WLVB Announcement – Update** – Justin Mason discussed an announcement on
12 WLVB with information regarding Town of Hyde Park and Johnson Property Inspections and
13 Town of Hyde Park Newsletter Information. Edits have been received from the Hyde Park
14 Listers, and the announcement will be distributed to Hyde Park and Johnson Selectboard
15 members for comments prior to its submission to WLVB.
- 16 • **Justin Mason: 12/17/2024 & 01/14/2025 Meeting Minutes – ACTION ITEM**
17 Motion made by Savannah Droney to approve the December 17, 2024, Selectboard Meeting
18 Minutes, seconded by Susan Bartlett. Voting: 4 in favor, 1 abstained (Nicole Chauvin), motion
19 passed.
20 Motion made by Savannah Droney to approve the January 14, 2025, Selectboard Meeting
21 Minutes, seconded by Matt Morin. Voting: 4 in favor, 1 abstain (Susan Bartlett), motion passed.

22 **8. Selectboard Projects and Updates:**

- 23 • **1st Constable – Discussion** – Kim Moulton stated she lists the officers, boards, and committees in
24 the Annual Town Report and the 1st Constable was listed as David Gagnier. The Town of Hyde
25 Park previously told VLCT they have no duties as there are no legal responsibilities in Hye Park.
26 The constable has been utilized twice for serving documents and the Lamoille County Sheriff’s
27 Department could be utilized for this service. Kim Moulton stated David Gagnier is willing to be
28 the 1st Constable. The Selectboard agreed to have David Gagnier continue as 1st Constable.
29 Requests will be made through the Sheriff’s Department to have David Gagnier serve paperwork
30 when needed. Kim Moulton will contact VLCT to confirm positioning. The 1st Constable will be
31 appointed at the 2025 Organizational Meeting.
- 32 • **Town Administrator Position – Discussion** – The Town Administrator position will be
33 advertised for 2 weeks through the News & Citizen, VLCT, Front Porch Forum, Town Website,
34 and Facebook.

1 Motion made by Savannah Droney to approve and advertise the Town Administrator position,
 2 seconded by Matt Morin. Voting: 4 in favor, 1 abstain (Susan Bartlett), motion passed.

3 • **Selectboard Member Open Mic – Discussion** – None.

4 9. **Old/New/Upcoming Business:**

- 5 • Upcoming: List of Class 4 Roads
- 6 • Upcoming: Morrisville Sand and Gravel
- 7 • Upcoming: Speed Limit Signage
- 8 • Upcoming: NHPEFD Land & Building
- 9 • Upcoming: North Hyde Park Welcome Signs – Update

10 10. **Executive Session Contracts 1 V.S.A 313 Union Contract Negotiations**

11 Motion made by Savannah Droney to acknowledge the need for Executive Session for Union
 12 Contracts, seconded by Matt Morin. Voting: All in favor, 0 against, motion passed.

13 Motion made by Savannah Droney to enter Executive Session for Union Contracts, seconded by Matt
 14 Morin. Voting: All in favor, 0 against, motion passed. The Executive Session was entered at
 15 approximately 7:30pm.

16 The Executive Session was exited at 7:52pm.

17 No action taken. Savannah Droney will respond to the Union Representative regarding negotiations.

18 11. **Executive Session Personnel 1 V.S.A 313 Evaluation**

19 Motion made by Savannah Droney to enter Executive Session for Personnel Evaluation, seconded by
 20 Matt Morin. Voting: All in favor, 0 against, motion passed. The Executive Session was entered at
 21 7:53pm.

22 The Executive Session was exited at 8:32pm. No action taken.

23 The Selectboard motioned to approve the warrants at this time. See above.

24 12. **Adjourn** – Motion made by Savannah Droney to adjourn, seconded by Matt Morin. Voting: All in
 25 favor, 0 against, motion passed. The meeting adjourned at 8:36pm.

26 **Submitted by:** Justin Mason, Board Clerk, Town of Hyde Park, Vermont