



## **Village of Hyde Park**

**Wednesday April 23, 2025**

Village Conference Room, Municipal Building  
167 Main Street, Hyde Park

### **PLANNING COMMISSION Minutes**

Commissioners: Present: Frederika French, Chair; Peter Gallo; Sue Trainor  
Staff Present: Karen Wescom, Village Clerk; Brian Evans-Mongeon, Manager  
Other: Paul Trudell

Chair French called the meeting to Order at 5:01 PM.

1. Additions or changes to the Agenda: The Commission agreed to move Paul Trudell the opportunity to the first part of the meeting instead of the listed agenda listing.
2. Paul Trudell request: Paul Trudell, Village DRB member, wanted to present some thoughts on the DRB process for evaluating single family dwellings under the Village planning requirements. He shared that previously a family submitted a zoning application for a single-family dwelling and the request contained items inconsistent with the requirements deemed by the Zoning Administrator and thus the application was assigned to the DRB for review. The DRB rendered a decision that the application was not in alignment with the regulations and needed to be resubmitted with changes. The family objected to the ruling and presented a legal opinion indicating that, under Village regulations, a site plan review wasn't necessary under the regulations and the application should be deemed complete and the permit granted. Mr. Trudell is asking the Planning Commission to re-examine the regulations and consider altering the regulations from an automatic permit granting for single family dwellings. The Commissioners asked the present Zoning Administrator to review the regulations and come back to the Commission with their views on the matter.
3. Peter Gallo made a motion to approve the minutes of the Commission's March 26, 2025 meeting. Sue Trainor seconded the motion, and the motion passed unanimously
4. Chair's Report: There was no Chair's report.
5. Bylaw Update – due to a last minute notification of the unavailability of LCPC staff, this discussion was postponed to a later date.
6. DRB Short Review Process discussion: Zoning Administrator Evans-Mongeon asked the Commission to consider some level of reduced DRB review process in cases where criteria could be established that would allow for a shortened review process (possibility alleviating hearings and certain other formalities). The Commission asked the administrator to talk with LCPC about this concept and see if there are certain applications in place elsewhere that might allow such deviations.
7. Peter Gallo made a motion to adjourn at 5:41 PM. Sue Trainor seconded the motion, and the motion passed unanimously without abstention.