

TOWN OF HARDWICK

DEVELOPMENT AND REVIEW BOARD

Minutes of the Meeting

7 April 2015

Members present: Zoning Administrator Karen Holmes, Chairman Joe Rivard, John Mandeville, Ed Keene, Lisa Maskell

Members Absent: Vice-Chairman Dan Bandit, Cheryl Michaels, Michael Lew-Smith

7:04 PM Chairman Rivard opened the meeting and called for approval of the DRB minutes of 17 February 2015. Mr. Mandeville moved to accept, Mr. Keene seconded. All approved

Mrs. Holmes gave an overview of the Board members' code of conduct and of public records (Rules of Procedure and Ethics for Hardwick Zoning Board of Adjustment). She also spoke about the Essentials of Local Land Use and Planning and Regulations which gives an overview of the chain of command and who is responsible for what decisions. She also stated that she is waiting for an Elevation Certificate from Dollar General. They do not want to put it on the FEMA form.

7:18 PM Dennis Pudvah, representing Hardwick Lake LLC in Application 2015-005, was sworn in. He wants to put up a spec building on his land on Log Yard Rd., Hardwick. This land is partly in flood zone. Rebecca Pfeiffer has sent her recommendations to Mrs. Holmes. Proposed is about one foot short. Mr. Pudvah stated that raising the building to FEMA elevation requirements is in his plan. If the building is to be used for anything except storage by any tenant, further permitting would be required by the Board. No lighting.

8:27 PM Hearing closed on App 2015-005. Mr. Rivard moved to go into Deliberative Session. Mr. Keene seconded and all approved.

9:16 PM Out of Deliberative Session. Mr. Mandeville moved and Mr. Keene seconded to approve Application 2015-005, with the following conditions:

1. The Applicant shall provide an As Built Certification showing the lowest floor of the structure to be at least 804'.

2. The project must minimize flood damage and provide adequate drainage and ensure that any site grading will minimize the potential for flood water or other surface water from draining into another existing building or public infrastructure.

3. All exterior storage is prohibited without further Conditional Use review.

4. The structure shall be adequately anchored to prevent movement of the structure during a flood. This would be achieved through the foundation design - ensuring that the below-grade portion of the foundation would be adequate to keep the building in place during a base flood (100yr) event.

There was some further discussion about Dollar General's resistance to giving a FEMA Elevation Certificate to Mrs. Holmes. Their engineer is concerned about liability. Mrs. Holmes was urged by the Board to press Dollar General for certificate within 7 days.

9:30 PM Mr. Rivard moved and Mr Keene seconded to adjourn. All approved.

Respectfully submitted,

Ruth V. Carr, Recording Secretary