

Hardwick Planning Commission  
January 11, 2016 Work Session  
Hardwick Memorial Building  
Minutes

HPC Members Present: Diane Grenkow, Chair Dave Gross, Jim Lewis, Joyce Mandeville, Ken Davis.

HPC members Absent: Shawn Ainsworth

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA)

Dave Gross opened the meeting at 6:30 pm.

Motion was made to approve the agenda as published by Ken Davis, Joyce Mandeville seconded. All members were in favor.

The addition of the word "amended" was suggested for the draft version of the December 8, 2015 minutes. Ken Davis moved to approve the November 8, 2015 meeting minutes as amended, Joyce Mandeville seconded. All members were in favor.

The Zoning Administrator reported that the Select Board held their hearing on the Petitioned Bylaw Amendment but did not yet vote on whether to adopt or to deny the possible changes. The Select Board members did request the timely adoption of Zoning Bylaw updates from the Planning Commission. A possible time frame of 2016 was given to the board as a scenario for addressing technical issues within the current Hardwick Unified Development Bylaws. The Select Board has the vote on the petitioned bylaw amendment on its agenda for the next scheduled meeting of January 21, 2016.

Alison Low forwarded a draft version of the contract between the Town of Hardwick's Planning Commission and NVDA. This proposed contract would codify the relationship between the Planning Commission and NVDA for the purpose of utilizing the Municipal Planning Grant for the updating of the Zoning Bylaws. The Planning Commission did not have an opportunity to review the draft due to the late receipt of the pdf. Kristen will forward the pdf to the commission members and, if there are no issues, the Town Manager will provide the necessary signature. Joyce Mandeville made a motion to give the Zoning Administrator permission to send out the pdf for review and, contingent upon the Planning Commission's electronic approval, grant the ZA with permission to execute the contract with NVDA. Dave Gross seconded. All members were in favor.

Ken Davis took a moment to discuss the plight of landowners who do not live in Hardwick nor vote in Hardwick but who are subject to the Zoning Bylaws. He asked the HPC to remember that changes to the Bylaw can impact these people in many ways. The ZA utilized this reminder to stress the importance of outreach to those who are impacted by significant changes to the Zoning Bylaws (ie. River Corridors, working land fragmentation, etc.)

Work continued on the Shall/Must/Will document. The HPC finished their review and the ZA will distill the collective wisdom and electronically forward a draft to the members for their input. A review of technical deficiencies will be collected by the ZA and disseminated. A copy of the Hinesburg performance standards will also be forwarded for review. The Planning Commission will hopefully meet with Alison Low at their next meeting to chart their next steps on the update. A possible approach would be to update the technical deficiencies and the statutory changes of the Flood Hazard rules. Then an upgrade of the performance

standards, definitions of Home Occupations/Home Businesses, items from the Shall/Must /Will document would be the next target. The River Corridors, Fragmentation of Working Lands, and other Development questions would comprise the final category.

The next scheduled meeting will be February 9, 2016 at 6:30 pm. Jim Lovinsky has requested a time slot.

Motion to adjourn at 7:45 pm made by Joyce Mandeville, Ken Davis seconded. All members were in favor.

Respectfully submitted,  
Kristen Leahy, ZA