

TOWN OF HARDWICK  
PLANNING COMMISSION  
Minutes of the Meeting  
12 May 2015

Members Present: Zoning Administrator Karen Holmes, Diane Grenkow, David Gross, Ed Keene, Lisa Maskell, Ken Davis

Members Absent: Dan Bandit, Joe Rivard

6:37 P.M. The meeting was opened by Ms. Holmes. Being that both Chairman Rivard and Vice Chairman Bandit were absent, Ms. Holmes solicited nominations for an interim Chair. Lisa Maskell nominated Dave Gross. Hearing no other nominations, Ms. Maskell moved, Mr. Keene seconded, and all approved to elect Dave Gross as interim Chair for the May 12<sup>th</sup>, 2015 meeting of the Planning Commission.

Mr. Keene moved to approve the minutes of the 14<sup>th</sup> of April 2015. Ms. Maskell seconded and all approved. Mrs. Holmes announced that there were still no letters of interest submitted for the Recording Secretary/DRB Alternate position. She urged everyone to connect with people who may be interested to let them know that the position is vacant. Ms. Holmes will post the vacancy on Front Porch Forum again.

The Board continued the discussion regarding the process for moving forward with updates to the Bylaws. The two approaches that have been suggested are to begin with the review of the Flood hazard regulations or to comb through the Town Plan section by section to bring the Bylaws into compliance with that document. Both tasks will need to be completed, but the Board will need to decide which direction to move first.

After an overview of the considerations with regard to Flood Resilience, Mr. Davis voiced his concern that the Board be mindful of not necessarily implementing State regulations in the Bylaws as a rule. Mr. Davis also requested, when the Board does move forward with updates to the flood regulations, that there be maps present; specifically, zoning maps, topographical maps, flood maps and steep slope maps.

Mr. Davis also recommended that the Board consider the Beaver population and possibly take a census of Beavers and dams since the failure of dams can be a significant source of flood damage.

Ms. Maskell expressed that she might prefer to start with the section by section approach to the Town Plan. In the absence of both the Chair and Vice Chair, the Board will wait until the next meeting to decide which avenue to pursue first. Between now and the June meeting, all Board members will re-familiarize themselves with the current lay-out of the Town plan in order that an informed decision can be made at the next meeting.

Finally, Mr. Davis expressed his concern that the Planning Commission be considerate of overregulation and suggests that both the Town Plan and the Bylaws are becoming overly cumbersome. Mr. Gross agreed and reflected that others also concurred at the time of its adoption, that the Town Plan should be condensed in its next iteration.

Upcoming events - May 13<sup>th</sup> at 2:00pm there will be a small working group/organizational meeting with the Vermont Council on Rural Development to discuss the details and expected time-line for the Community Visit which is scheduled to take place in Hardwick at the end of the year. The Board will be updated on this at the June meeting.

The next meeting of the Planning Commission will be Tuesday, 09 June 2015 at 6:30 P.M.

8:07 P.M. Mr. Keene moved to adjourn, Mr. Davis seconded and all approved.