

TOWN OF HARDWICK  
DEVELOPMENT AND REVIEW BOARD

Minutes of the Meeting

17 February 2015

Members present: Zoning Administrator Karen V. Holmes, Chairman Joe Rivard, John Mandeville, Cheryl Michaels, Ed Keene, Lisa Maskell, Michael Lew-Smith

Members absent: Vice-Chairman Dan Bandit

7:03 P.M. Meeting was opened by Chairman Rivard. He called for approval of the minutes of 18 November 2014. Mr. Keene moved to accept and Mr. Mandeville seconded. All approved.

There was no new business. Mrs. Holmes said that DollarGeneral plans to break ground for their store as soon as possible.

7:15 P.M. Application # 2015-001, requesting a Conditional Use Permit for Patchwork Bakery on Pumpkin Lane, East Hardwick. Charles and Ann Emers came forward and were sworn in. Mr. Emers summarized the business operation, which went from growing vegetables to more making bread and less farming. When he applied for a loan to buy a new oven, the question of zoning permits came up. When he was the only employee, there was no need for a permit (Home Occupation). But now he has three part-time employees, which makes it a Home Industry and must be permitted. There is no retail business, only wholesale; no signage or lighting; business is set back about 600' from Pumpkin Lane; no objections from adjacent property owners.

Mr. Aaron Krone, a representative of the business where Mr. Emers is applying for his loan, asked what triggers going from a Home Occupation to a Home Industry. Mrs. Holmes explained the difference as being mainly if there are employees who do not live in the home.

7:36 P.M. Into Deliberative Session

7:39 P.M. Out of Deliberative Session. Mr. Mandeville moved and Mr. Keene seconded to approve Conditional Use Permit # 2015-001 as written with no conditions. All approved.

7:40 P.M. Mr. Rivard moved and Mr. Keene seconded to adjourn. All approved.

Respectfully submitted,

Ruth V. Carr, Recording Secretary

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