

Hardwick Planning Commission  
And Hardwick Development Review Board  
(Joint Meeting)  
December 8, 2015 Work Session  
Hardwick Memorial Building

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

DRB Members Present: Helm Notterman, Ruth Gaillard

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA); Alison Low, NVDA Planner; and Michael Bielawski, Gazette Reporter

Dave Gross opened the meeting at 6:30pm.

The addition of the word "Minutes" was suggested for both sets of minutes – 11/10/15 and 12/01/15. Ken Davis moved to approve the November 8, 2015 meeting minutes as amended, Joyce Mandeville seconded. All members were in favor. Ken Davis moved to approve the December 1, 2015 public hearing minutes as amended, Joyce Mandeville seconded. All members were in favor.

Alison Low provided a power point presentation for both boards regarding meetings, the Open Meeting Law, etc. Presentation is attached.

At the conclusion of the presentation, the HPC moved into discussion about the Petitioned Bylaw Amendment. A letter from Cheryl Michaels (DRB chair) was disseminated and briefly discussed. (Attached).

Chair Dave Gross requested input from each commission member. Diane voiced concerns about the changes to the performance standards. She questioned the decibel changes, as well as the vibration changes. Furthermore, she was not certain about the efficacy of the addition of the word "substantial" in 7.5 Violations and Enforcement.

Jim Lewis agreed with her sentiments. Ken Davis would like to see a more developed definition of the word "substantial." (Editorial note: *The petitioned bylaw amendment does include a definition of "substantial."*) Joyce Mandeville voiced agreement with Cheryl Michaels' letter. She is of the opinion that the language in the petitioned bylaw amendment would remove power from the Development Review Board.

Ken Davis voiced several concerns including the historical perspective of the petition and the previous interactions of some planning commission members with the Shatneys. He is not, however, in favor of an attorney-crafted bylaw amendment and he is definitely not in favor of portions of the petition. He stated that the Select Board should make their determinations.

Jim Lewis weighed in again with the opinion that this petition bylaw amendment will make the zoning rules more complicated. He pointed out that this may be the promoting of a solution for only one individual's zoning issues. Shawn Ainsworth agreed with the sentiments provided by the other members. He added that the Commission should look at the bigger picture for the entire town and he reiterated a concern about the decibel level changes.

The Commission members then agreed to craft the following language.

“The Hardwick Planning Commission does not recommend adoption of the petitioned bylaw amendments as presented to the Town of Hardwick on August 5, 2015 by Attorney Glenn Howland on behalf of Earl and Wilma Shatney. The members of the Hardwick Planning Commission are of the opinion that although certain points raised in the petition may have merit, the best process for amending the Hardwick Unified Development Bylaws is through the comprehensive review and update in which the Hardwick Planning Commission is currently engaged.”

Shawn Ainsworth made the motion to approve this opinion/recommendation for the Hardwick Select Board, Joyce Mandeville seconded. All members were in favor.

The next scheduled meeting will be January 12, 2016 at 6:30 pm. Jim Lovinsky has requested a time slot.

Motion to adjourn at 8:25 pm made by Shawn Ainsworth, Diane Grenkow seconded. All members were in favor.

Respectfully submitted,  
Kristen Leahy, ZA