

Hardwick Planning Commission  
April 12, 2016 Work Session  
Hardwick Memorial Building

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

HPC members Absent: Jim Lewis

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA); Alison Low, Planner for Northeastern Vermont Development Association (NVDA); Bethany Dunbar, Director of the Center for an Agricultural Economy.

Dave Gross opened the meeting at 6:32 pm.

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

Ken Davis moved to approve the March 8, 2016 minutes as written, Diane Grenkow seconded. All members were in favor.

Bethany Dunbar met with the HPC to discuss the possible addition of language for off-premise signs. After reviewing the statutory language submitted by Ms. Dunbar and upon consideration of the verbal advice received from Todd Thomas, Planner and Zoning Officer from Morristown, VT, the HPC agreed that subsection #12 of VSA 10, 21, 494 (Exempt signs) related to the Center's request. (*"12. Directional signs, subject to regulations adopted by the Federal Highway administration, with a total surface area not to exceed six square feet providing directions to places of business offering for sale agricultural products harvested or produced on the premises where the sale is taking place, or to farmers' markets that are members of the Vermont Farmers' Market association selling Vermont agricultural products."*). The HPC will discuss the issue further when they are reviewing the sign section of the Bylaws. Kristen will forward a sign application to Ms. Dunbar.

Alison Low from NVDA met with the HPC to continue the process of updating the technical deficiencies of the Hardwick Unified Development Bylaws. Alison again presented the second draft of Articles 1, 2, 3, and 7. The articles will be reviewed in logical rather than sequential order – 1, 2, 3 and 7 will be first and the more complex issues in 4, 5, 6 and the Article 2 tables will follow.

Review of certain residual questions from the previous meeting was conducted. The definition of land development (page 3) will receive an additional edit. Ken Davis was concerned with the imposition of a zoning fee on demolition permits (necessary under the statutory definition of land development). Kristen will propose applying only a filing fee (\$10.00) on these applications. Ultimately, the Select Board must make the decision regarding the zoning fees.

Alison is seeking the interim bylaw amendment (from 2008) – this will be forwarded to her by Kristen.

Further discussion was held regarding site plan review and how it is utilized by the DRB and how it is currently included in the Bylaws. A definition for perennial streams was added to the document.

Page by page review of the draft version ensued from the point of 3.13 (where the commission ended in the previous meeting). Discussion was held regarding the clarity of the sign measuring description in 3.13. Dave Gross and Alison Low researched examples from other towns. The graphics and language from Burlington were found to be clear. Alison will contact their planning/zoning department to obtain permission to utilize their language and graphics. The exemptions for off-premises signs were also considered. Alison will contact VTRANS for clarification.

Section 3.15 Storage of Hazardous Materials received a minor technical change but Ken wondered if the State's statutes regarding this section of the bylaws had changed. Alison will research.

Review of Article 4 revealed that the Bylaws do not currently have an expiration time frame for a discontinued use. This will be rectified. Article 3 will have an additional section regarding abandoned uses.

Article 4 will continue to be reviewed at the next HPC meeting. Articles 1 and 7 have been completed.

The next scheduled meeting will be May 10, 2016 at 6:30 pm. Alison Low will be in attendance.

Board adjourned at 8:05 pm. No motion made.

Respectfully submitted,  
Kristen Leahy, ZA