

Hardwick Planning Commission

August 8, 2017

Public Hearing regarding Hardwick Unified Development Bylaws Update

Hardwick Memorial Building

DRAFT

Members Present: Ken Davis, Acting Chair; Jim Lewis; Diane Grenkow; Cynthia Grant; and Shawn Ainsworth

Members Absent: Dave Gross and Joyce Mandeville

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA) and Steve Ferber, Hardwick Landowner.

Acting Chair Dave Ken Davis opened the public hearing at 6:37 pm. The public request to include a boundary adjustment to the Highway Mixed-Use Zoning District in the Hardwick Development Unified Bylaw update was discussed. The current owners of Tax Map 9, Lot 11; *281 VT RTE 15W, LLC*; have requested an amendment to the Hardwick Zoning Boundary. At this time Tax Map 9, Lot 11; Tax Map 21, Lots 2, 3, and 13.1, are located in the Industrial zoning district. These lots have historically had commercial entities which are more aligned with the purpose stated in the Highway Mixed-Use District. These lots are situated directly beside the existing Highway Mixed-Use zone on Vermont Route 15 West. The requested change could follow the contour of the lots.

Owner Steve Ferber testified that the Greensboro Garage was engaged in retail (automotive) for the previous 40 years. He felt that this zoning district change reflected what currently exists and might assist the economic development of Hardwick while retaining an iconic structure (The Yellow Barn).

The owners of the affected lots were sent letters explained the proposed change. Aubuchon Realty called the zoning office and verbally expressed support for the change.

The change to Section 3.6 Existing Small lots and Section 3.11 Performance Standards were briefly discussed for the benefit of the newest Commission member.

Shawn Ainsworth made the motion that the Hardwick Planning Commission would accept all suggested changes as presented at the public hearing. Furthermore, the Commission will forward the proposed updates to the Hardwick Unified Development Bylaws to the Select Board with the recommendation that the updates be adopted as written by the Planning Commission. Jim Lewis provided the second for the motion. All Planning Commission Members were in favor of the motion with a 5-0 vote.

Diane Grenkow made the motion to close the hearing at 6:57 pm. Cynthia Grant provided the second. All members were in favor.

Respectfully submitted ~ Kristen Leahy, ZA