

Hardwick Planning Commission
August 9, 2016
Hardwick Memorial Building
Minutes

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

HPC members Absent: Joyce Mandeville

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA) and Alison Low, Planner for Northeastern Vermont Development Association (NVDA)

Dave Gross opened the meeting at 6:36 pm.

Agenda was approved as published. Ken Davis moved to approve the July 12, 2016 minutes, Shawn Ainsworth seconded. All members were in favor.

Alison presented the newest version of the Unified Development Bylaw. Definitions of signs, sign faces and banners are now included in the proposed Zoning Bylaw update. Regarding signs for business identification, a clarification was made: 1 hanging wall mounted sign per building face and 1 free-standing sign is the proposed update. Adjustments were made to the Home Industry and Home Occupation language. The current description of the two categories (#6 and #9) includes the sign dimensions. *Work on the sign language is now complete.*

Alison gave the Commission a draft version of Article 5. Two requests were made by the Zoning Administrator – change the administrative permit for accessory structures to the “small – under 500 square feet” category and move the “new or replacement storage tanks for existing structures” to the administrative permit section.

Review was made of the Planned Unit Development adjustments, as well as the updated subdivision review language. Both were accepted as proposed.

The Commission revisited the question of Abandoned and Discontinued Use (new Section 3.10). Consensus was reached regarding the removal the “structure” aspect in the section as well as the removal of the word “abandoned.” Agreement was not reached regarding the time frame required before a use would be considered “discontinued.” (Current language has a 2-year threshold). The HPC will need to conclude the discussion at the September meeting as a resolution was not reached.

The next scheduled meeting will be September 13, 2016 at 6:30 pm. Alison Low will be in attendance.

Motion to adjourn was made by Shawn Ainsworth, seconded by Diane Grenkow. All were in favor.
Board adjourned at 8:30 pm.

Respectfully submitted,
Kristen Leahy, ZA