

Hardwick Planning Commission
December 13, 2016
Hardwick Memorial Building
Minutes

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

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

Chair Dave Gross opened the meeting at 6:29 pm.

Agenda was approved as published. Ken Davis moved to approve the November 8, 2016 minutes for the Planning Commission meeting as published, Joyce Mandeville seconded. All members were in favor.

Alison Low presented information regarding the Supreme Court ruling, Reed vs. Town of Gilbert, which creates possible concerns about regulating off-premise signs. The newly updated bylaws are aligned with the Vermont State Statutes. Alison reviewed the court case and recommended that the Planning Commission adopt a “wait and see” approach. She will keep Hardwick posted as to what course of action the State of Vermont chooses to adopt.

The Commission reviewed the current performance standards and their application in Hardwick. The phrase “regularly occurring” was discussed with Alison’s interpretation as well as the interpretation from Judge Durkin’s Environmental Court decision. The Town Manager will be asked as to the likelihood of a noise/nuisance ordinance from the Select Board. Should the performance standards be adjusted to apply only to non-residential (and Home Occupation/Business) uses? The current model can be applied so liberally that issues may arise.

Sacha Pealer, the FloodPlain Manager, has volunteered to return either in January or February to discuss River Corridors. Kristen will investigate the possibility of a February public “gathering” which would include pizza and outreach to the Hardwick community. NVDA will assist in obtaining addresses of those who would be the most impacted by the adoption of River Corridor regulations.

Ken Davis reported on the draft Lamoille Tactical Basin report.

Dave Gross offered to create the Planning Commission’s yearly synopsis for the Town Report.

The Commission may take a hiatus in the month of January – returning to work in February. The second Tuesday is Valentine’s Day so perhaps another date may be better suited for a public information session.

The motion to adjourn was made and seconded. All were in favor.
Board adjourned at 8:05 pm.

Respectfully submitted, Kristen Leahy, ZA