

Hardwick Select Board

Warning of Public Hearing

The Hardwick Select Board hereby provides notice of a public hearing being held pursuant to 24 VSA §4444 (Public Hearing Notice) for the purpose of hearing public comments concerning the proposed changes to the Hardwick Unified Development Bylaws. The public hearing has been scheduled for November 17, 2016 (Thursday) at 5:00 p.m. in the Hardwick Memorial Building.

Statement of Purpose:

The proposed changes to the Hardwick Unified Development Bylaws (known hereafter as “Bylaws”) will serve the following purposes:

- 1) A global change to the Bylaws removing all references to “**Board of Adjustment**” and replacing with the words “**Development Review Board**” and changing assignment of tasks from the Planning Commission to the Development Review Board as necessary.
- 2) Full integration of the National Flood Insurance Program Requirements throughout the Bylaws. Minimal compliance with current regulations achieved as permitted by state law.
- 3) Incorporation of the 2008 Interim Bylaw Amendment regarding “**Agricultural and Forest Processing**”.
- 4) Inclusion of new **Section 3.10 Discontinued Uses** – establishes time frame of five years.
- 5) Clarification of **Section 3.14 Sign Regulations** – expands and defines sign rules. Newly incorporates off-premise signs.
- 6) Inclusion of new **Section 4.7 Residential Care and Group Homes** (to conform to state law) and new **Section 4.11 “Agricultural and Forest Processing.”**
- 7) Creation of **Section 5.1 Site Plan Review** for the approval of non-frontage lots as per Section 3.3.
- 8) Extensive updating of **Section 5.3 Flood Hazard Review** to ensure minimal compliance with NFIP.
- 9) Addition of Section 5.5 Local Act 250 Review – authorizes the Development Review Board to undertake local Act 250 Review for Criteria 6, 7, and 10. Inclusion will allow Hardwick to pursue the Downtown Designation in the future.
- 10) Clarification of **Section 7.2 Exemptions**.
- 11) **Section 7.6 Municipal Administrative Requirements** – Changes to subsections (A) and (A)(1) correct appointment procedure of Zoning Administrator to align with the Town Charter.
- 12) **Section 8.2 Definitions** – fully updated and includes commonly accepted FEMA and flood terminology.
- 13) Public request for Boundary Amendment to expand the Highway Mixed-Use District into the Rural Residential District on VT Route 15 East.

Geographic Area Affected:

The Bylaw changes shall apply to all areas in the Town of Hardwick, Vermont.

Table of Contents:

Article 1: Authority and Purpose; Article 2: Zoning Districts; Article 3: General Regulations; Article 4: Specific Use Provisions; Article 5: Development Review; Article 6: Subdivision Review; Article 7: Administration and Enforcement; Article 8: Definitions .

Location Where Full Text May Be Examined:

The full context of the proposed changes can be viewed at the Hardwick Town Offices or on the Town of Hardwick website – www.hardwickvt.org.

The meeting is open to the public. Interested persons may attend the meeting or send a letter or email to the Hardwick Select Board c/o the Town Manager’s office to comment on the proposed update. Emails can be forwarded to the Brittany.cote@hardwickvt.org address.

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