

Hardwick Planning Commission

Warning of Public Hearing

The Hardwick Planning Commission 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 August 8, 2017 (Tuesday) at 6:30 p.m. in the Hardwick Memorial Building.

Statement of Purpose:

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

- 1) **Section 3.6 Existing Small Lots** – Subsection B has been changed to allow existing small lots that come under common ownership with one or more contiguous lots (after July 1, 2004) to remain in existence. An exception to this change is made for the Flood Hazard Area Overlay District.
- 2) **Section 3.11 Performance Standards** – the reference to “**all uses**” in the following statement: “The following performance standards must be met and maintained for **all uses** in all districts...” has been changed to read “The following performance standards must be met and maintained for **all Conditional Uses and Home Occupation uses** in all districts...”
- 3) Public request for Boundary Amendment to expand the Highway Mixed-Use District into the Industrial District on VT Route 15 West (Tax Map 9, Lot 11; Tax Map 21, Lots 2, 3, and 13.1).

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 Planning Commission c/o the Zoning Administrator’s office to comment on the proposed update. Emails can be forwarded to the zoning.administrator@hardwickvt.org address.

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