

Hardwick Planning Commission  
June 13, 2017  
Hardwick Memorial Building  
Draft Minutes

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

HPC members Absent: None.

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA) and Tim Nisbet, Hardwick Property Owner

Chair Dave Gross opened the meeting at 6:33 pm.

Agenda was approved as published.

Joyce Mandeville moved to approve the May 22, 2017 minutes for the Planning Commission meeting as written, Jim Lewis seconded. All members were in favor.

Hardwick property owner, Tim Nisbet, presented a request for a Zoning District Boundary Adjustment. His property, 281 VT Rte 15W ("the Yellow Barn") has been a motor vehicle sales and repair location for over 35 years. A recent appraisal discovered that the property is in the Industrial Zone which has specific manufacturing uses of the property. Mr. Nisbet hopes that the boundary of the Highway Mixed Use district could be adjusted to include his site. The historic use of the Yellow Barn and the possible future uses are more aligned with the Highway Mixed Use District. The Commission reviewed his request and discussed the inclusion of the remaining sites next to Route 15 W – the current Union Bank and Aubuchon Hardware locations.

Shawn Ainsworth made the motion to propose altering the zoning district boundary for the Highway Mixed Use District to include, Tax Map 9, Lots 11, 3, 13.1 and 2. Joyce Mandeville seconded the motion. All were in favor. The proposed change will be included in the next public hearing regarding changes to the Hardwick Unified Development Bylaw. Mr. Nisbet received an overview of the zoning process from the Commission. Kristen will notify him when a public hearing date has been set, which should occur by the month of August (2017).

The Commission reviewed the Hardwick Unified Development Bylaw changes which were not enacted in the November 17, 2016 update. The following aspects were discussed in previous meetings but were not finalized for inclusion:

- Working Lands Overlay – *time requirement to design will be substantial (possible 1-2 years). Utilization of a public charrette for community support has been suggested. Will be examined with the update of the Town Plan.*
- River Corridor and Flood Hazard overlay upgrades – *implementation and enforcement of newly adopted minimal standards has been recommended by the State of Vermont as a positive step. Public meeting with affected property owners did not indicate support of increased regulation at this time.*
- Changes to the Home Occupation and/or Home Industry definitions – *there is a possible need for a nuisance ordinance from the Select Board. ZA has not encountered issues with the definitions at the present time.*
- Extraction of Earth Resources changes – *will be examined with the update of the Town Plan.*

- Incorporation of a performance bond requirement for large scale demolition projects in the main/downtown/village center areas – *not at this time.*
- Merger of Existing Small lots – *ZA made recommendation that this be addressed in the this update. New language will be proposed and forwarded to the Commission members prior to the July 11<sup>th</sup> meeting.*

The goal is to set the public hearing date for the Bylaw updates at the July 11, 2017 meeting.

The Commission members were given copies of the Municipal planning manual and the current Hardwick Town Plan (2014). The July 11th meeting will be dedicated to creating a vision as to how the work will proceed (utilize the existing plan or a complete rewrite?) The members were encouraged to familiarize themselves with the existing plan and to choose the sections which they would enjoy examining.

The motion to adjourn was made by Shawn Ainsworth and seconded by Ken Davis. All were in favor. Board adjourned at 7:57 pm.

Respectfully submitted, Kristen Leahy, ZA