

Hardwick Planning Commission
June 28, 2016 Work Session
Hardwick Memorial Building

HPC Members Present: Chair Dave Gross, Joyce Mandeville, Shawn Ainsworth, and Jim Lewis

HPC members Absent: Ken Davis and Diane Grenkow

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.

Motion was made to approve the agenda as published by Joyce Mandeville, Jim Lewis seconded. All members were in favor.

Shawn Ainsworth moved to approve the May 10, 2016 minutes as amended, Joyce Mandeville seconded. All members were in favor.

Alison Low from NVDA met with the HPC to continue the process of updating the technical deficiencies of the Hardwick Unified Development Bylaws. Alison presented an updated draft of Articles 1, 2, 3, 4, and 7. Further discussion was held regarding sign measurement, off-site signs and proposed exemptions for the off-site prohibition. The Commission focused on clarifying the definitions (including sign surface area, etc).

Discussion ensued about the possible sizes of signs which are not flush with a building/structure. Dave Gross will be researching the current measurements on signs in the Downtown area (most prevalent location of this type of signage) with the ZA. Alison will pose the measurement question to the Vermont Planners Association listserve.

An updated version of Article 4 was reviewed. Residential Care and Group Homes were added, as was the permanent inclusion of the interim bylaws regarding Agricultural and Forest processing. A suggested change to Extraction of Earth Resources was discussed and tabled and flagged for the second stage of bylaw update.

Kristen alerted the Commission to the possible existence of a "special events" ordinance (enforced by the police department) which would impact the necessity of the "special events" requirement in the zoning document. Research will be accomplished and the results forwarded to Alison and to the Commission.

Brief discussion occurred regarding the possible adoption of local Act 250 review (for the purpose of allowing the pursuit of the downtown designation). To accomplish this task, the town will need to adopt MAPA rules. After reviewing the administrative requirements of this addition, Kristen recommended the adoption of these rules specifically for the local Act 250 review. The ZA does not recommend seeking the ability to become an "on the record" town at this time.

The Commission still needs to review Article 5. The goal will be to have the public hearing by early September.

The next scheduled meeting will be July 12, 2016 at 6:30 pm. Alison Low will be in attendance.

Motion to adjourn made by Shawn Ainsworth, seconded by Joyce Mandeville. All in favor.

Board adjourned at 8:20 pm.

Respectfully submitted,
Kristen Leahy, ZA