

LB Properties LLC
709 VT Rte 15 East
Hardwick, VT 05843
09/21/2016

Town of Hardwick
Attn: Hardwick Planning Commission
PO Box 523
Hardwick, VT 05843

Re: Request to Amend the Hardwick Zoning Boundary as included in the Hardwick Unified Development Bylaws.

Dear Chairman Gross,

The owners of Tax Map 10, Lot 43.30, _____LB Properties, LLC____ would like to request an amendment to the Hardwick Zoning Boundary.

Currently, Tax Map 10, Lots 43.10 and 43.30 are located in the Rural Residential zoning District. The stated purpose of this district is as follows:

“The purpose of the Rural Residential District is to promote agriculture, forestry and low to moderate density residential development in areas well served by public roads but lacking municipal water and sewer. To ensure the protection of environmental resources and maintain open space, the clustering of new development is strongly encouraged.”

Both lots 43.10 and 43.30 have historically had commercial entities which are more aligned with the purpose stated in the Highway Mixed-Use District. The stated purpose is as follows:

“The purpose of the Highway Mixed-Use District is to allow automobile-oriented businesses and other compatible uses along major travel corridors contiguous to the historic village centers, while maintaining safe and efficient traffic flow.”

Lot 43.30 has had a Motor Vehicle Sales and Service structure on site for over 50 years Lot 43.10 has been the location of several commercial ventures including a sawmill operation. These businesses are automobile-oriented and/or reliant on the major travel corridors. Both lots are situated directly beside the existing Highway Mixed-Use zone on Vermont Route 15 East. They are also sited contiguously to the historic Hardwick Village Center.

Approximately 8.2 acres of land would be affected by this amendment. The requested

change could simply follow the contour of the lots with effective boundaries created by the Lamoille Valley Railroad, Bailey Farm Road, and Vermont Route 15 East.

Please consider this request for a zoning district amendment at your October 11, 2016 public hearing regarding changes to the Hardwick Unified Development Bylaw.

Submitted by,

A handwritten signature in cursive script that reads "William D Richardson". The signature is written in dark ink and is positioned to the right of the text "Submitted by,".

William D Richardson