

Hardwick Planning Commission
March 28, 2017
Hardwick Memorial Building
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 Alison Low, Planner for Northeastern Vermont Development Association (NVDA).

Chair Dave Gross opened the meeting at 6:30 pm.

Agenda was approved as published. Ken Davis moved to approve the December 13, 2016 minutes for the Planning Commission meeting as written, Shawn Ainsworth seconded. All members were in favor.

Alison Low and the commission members reviewed the current performance standards and their application in Hardwick.

The Town Manager and the Chief of Police were previously asked as to the likelihood of a noise/nuisance ordinance from the Select Board. Neither official felt that this type of ordinance would be supported at this time.

State regulations for noise and/or nuisance were discussed. Actual language of such regulations is not currently known.

After much consideration, the Commission members agreed to propose new language to the Hardwick Unified Development Bylaw which will change the current Performance Standard model from "all uses" to conditional uses and Home Occupation uses. Alison will make suggestions about the updated language. When the changes are submitted to the Select Board, the accompanying report will make the recommendation that the Board consider implementing their own version of a noise/nuisance ordinance as it will no longer be incorporated into the zoning bylaws. Alison suggested the inclusion of a reference to 4448 which states that "the administrative officer shall administer the bylaws literally and shall not have the power to permit any land development that is not in conformance with those bylaws."

Sacha Pealer, the FloodPlain Manager, and Staci Pomeroy, a Vermont River Scientist, will be presenting Flood Hazard and River Corridor information at the next scheduled meeting on April 11, 2017. Refreshments will be provided. This meeting has been advertised and promoted to the residents and landowners of Hardwick.

The Municipal Planning Grant cycle is nearly complete. The remaining section relates to "fragmentation of working lands." Alison will make a presentation to the Commission at the May 9, 2017 meeting.

The Commission will begin work on the next Town Plan (due on July 1, 2019) this summer.

The motion to adjourn was made by Shawn Ainsworth and seconded by Jim Lewis. All were in favor. Board adjourned at 8:00 pm.

Respectfully submitted, Kristen Leahy, ZA