

Hardwick Planning Commission  
May 10, 2016 Work Session  
Hardwick Memorial Building  
Minutes

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

HPC members Absent: Shawn Ainsworth

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA); Alison Low, Planner for Northeastern Vermont Development Association (NVDA); Michael Bielawski from the Hardwick Gazette.

Dave Gross opened the meeting at 6:34 pm.

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

Diane Grenkow moved to approve the April 16, 2016 minutes as written, Ken Davis 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 again presented a draft of Articles 1, 2, 3, and 7. The new Section 3.10 Abandoned and Discontinued Uses was reviewed. Ken Davis was concerned with the language of this section and the impact that it may have on traditional commercial entities. Ken will research the question more thoroughly and report back to the HPC at the next meeting.

Further discussion was held regarding sign measurement, off-site signs and proposed exemptions for the off-site prohibition. The Commission was asked to review the Vermont Statutes – Title 10, Chapter 21, Section 494 Exemptions and be ready to discuss whether other exemptions should be incorporated.

Discussion ensued about the possible approach to satisfy the planning commitment of the downtown designation application. Alison recommended the adoption of local Act 250 review. Members of the commission are asked to review the information provided by Alison and be ready to discuss this aspect at the next meeting.

Alison also recommended the incorporation of a performance bond requirement for large scale demolition projects in main/downtown/village center areas. The example of Newport's current situation was referenced. The suggestion was made after much discussion to table this addition until the next stage of the updating process.

The next scheduled meeting will be June 14, 2016 at 6:30 pm. Alison Low will be in attendance.

Motion to adjourn made by Jim Lewis, seconded by Joyce Mandeville. All in favor.  
Board adjourned at 8:08 pm.

Respectfully submitted,  
Kristen Leahy, ZA