

281 VT RTE 15W, LLC
281 VT RT 15W
Hardwick, VT 05843

May 31, 2017

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 9, Lot 11; 281 RTE 15W, LLC, would like to request an amendment to the Hardwick Zoning Boundary.

Currently, Tax Map 9, Lot 11 is located in the Industrial District. The stated purpose of this district is as follows:

“The purpose of the Industrial District is to encourage a variety of industrial, manufacturing and appropriate commercial uses, while protecting such uses from incompatible residential uses, in locations served by municipal water and sewer and good highway access”

Lot 11 has 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 11 has had a Motor Vehicle Sales and Service structure on site for over 35 years. This business has been automobile-oriented and/or reliant on the major travel corridors. This lot is situated directly across from the existing Highway Mixed-Use zone on Vermont Route 15 West.

Approximately 4 acres of land would be affected by this amendment. The requested change could simply follow the contour of the lot.

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

Submitted by,



Timothy A. Nisbet
Member 281 VT RTE 15W, LLC