

Hardwick Planning Commission  
November 8, 2016  
Hardwick Memorial Building  
Draft Minutes

HPC Members Present: Chair Dave Gross, Ken Davis, Shawn Ainsworth, Joyce Mandeville, Diane Grenkow, 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. Shawn Ainsworth moved to approve the October 11, 2016 minutes for the Public Hearing as published, Ken Davis seconded. All members were in favor. Jim Lewis moved to approve the October 11, 2016 minutes for the regular meeting as published, Joyce Mandeville seconded. All members were in favor.

Alison Low presented information regarding the stream geomorphic assessments in Hardwick and made a review of the Draft Lamoille Tactical Basin plan for the Planning Commission members (review attached). The original draft version is available online (link provided to commission members) and a hearing regarding this draft plan will be held at the Hardwick Memorial Building on November 15, 2016 at 6pm. The public is welcome and encouraged to attend.

The Commission was forwarded State Model Flood Hazard Regulation #4 for communities with River Corridors and Special Flood Hazard Area, as well as a summary overview of the model. Alison distilled the major difference between the minimal compliance which Hardwick currently is in the process of adopting and the upgrade to the Model #4. In Model #4, all new development in the Flood Hazard/River Corridor areas is prohibited. Substantial improvement continues to be allowed but new development would not be able to occur. Lyndonville has adopted this approach.

Discussion centered on questions as to how this would work in Hardwick and how to have this conversation with the general Hardwick community.

The other possible venue for improving flood resiliency in Hardwick may be the CRS program which has outreach components that can be addressed by the Regional Planning Commission.

There is also a possible compromise approach – the town can be selective about adopting the upgraded flood hazard/river corridor regulations. Village Centers, for example, can be exempted. This approach would need to be combined with possible conservation and green-space planning.

The December meeting will include a further review of the Tactical Basin information. Commission members are encouraged to attend the State's presentation of the plan on November 15. The Commission will also begin to discuss the current Performance Standards.

The motion to adjourn was made and seconded. All were in favor.  
Board adjourned at 8:05 pm.

Respectfully submitted, Kristen Leahy, ZA