

# Hardwick Planning Commission

October 11, 2016

Public Hearing regarding Hardwick Unified Development Bylaws Update  
Hardwick Memorial Building

Members Present: Ken Davis, Acting Chair; Jim Lewis; Joyce Mandeville; Diane Grenkow; and Shawn Ainsworth.

Absent: Dave Gross

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA); Sacha Pealer, Regional Flood Plain Manager; and Alison Low, Planner for Northeastern Vermont Development Association (NVDA)

Acting Chair Ken Davis opened the public hearing at 6:30 pm. The public request to include a boundary adjustment to the Highway Mixed-Use Zoning District in the Hardwick Development Unified Bylaw update was discussed. The current owners of Tax Map 10, Lot 43.3, LB Properties, LLC have 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. Both lots have historically had commercial entities which are more aligned with the purpose stated in the Highway Mixed-Use District. Both lots are situated directly beside the existing Highway Mixed-Use zone on Vermont Route 15 East. 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. This proposal was accepted by the entire Planning Commission and will be included with the other updates.

Acting Chair Ken Davis would like to visit the possibility of changing all the districts but will defer this request until a future Planning Commission meeting.

Sacha Pealer, Regional Floodplain Manager, reviewed the update of the Bylaws to verify that the Flood Hazard Review regulations will be minimally compliant with the National Flood Insurance Program rules. The following technical changes were recommended and accepted:

- 1.) The word "paving" was added to the definition of "Land Development" on page 104;
- 2.) The Start of Construction was clarified;
- 3.) A typo regarding "Recreational Vehicle" was fixed;
- 4.) Exemptions were clarified with the Flood Hazard Overlay;
- 5.) Exemption #1 was removed due to redundancy; and
- 6.) On page 66, in #14, there will be more flexibility for mobile home owners if they are in the Flood Hazard Overlay if the "or placed on a permanent foundation such that the lowest floor is elevated to or above the base flood elevation."

Shawn Ainsworth made the motion that the Hardwick Planning Commission would accept all suggested changes as presented at the public hearing. Furthermore, the Commission will forward the proposed updates to the Hardwick Unified Development Bylaws to the Select Board with the recommendation that the updates be adopted as written by the Planning Commission. Joyce Mandeville provided the second for the motion. All Planning Commission Members were in favor – 5-0 vote.

Shawn Ainsworth made the motion to close the hearing at 7:15 pm. Diane Grenkow provided the second. All members were in favor.

Respectfully submitted ~ Kristen Leahy, ZA