



Town of Hardwick
Office of the Zoning Administrator
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Hardwick, Vermont 05843

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Hardwick Planning Commission Reporting Form for Municipal Bylaw Amendments Public Hearing Held on August 8, 2017

The Hardwick Planning Commission held a Public Hearing on August 8, 2017 at 6:30 pm in the Hardwick Memorial Building.

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments..... The report shall provide(:)

1.) brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under §4444 of this title,

Summary of proposed changes:

The proposed changes to the Hardwick Unified Development Bylaws (known hereafter as “Bylaws”) will serve the following purposes:

- 1) Section 3.6 Existing Small Lots – Subsection B has been changed to allow existing small lots that come under common ownership with one or more contiguous lots (after July 1, 2004) to remain in existence. An exception to this change is made for the Flood Hazard Area Overlay district.
- 2) Clarification of **Section 3.11 Performance Standards** – replaces reference to “**all uses**” with “**all Conditional Uses and Home Occupation uses**” in the initial paragraph of this section.
- 3) Public request for Boundary Amendment to expand the Highway Mixed-Use District into the Industrial District on VT Route 15 West.

Full text of the proposed changes can be found at the Hardwick Town Offices in the Zoning Office or on the town’s website at www.hardwickvt.org/zoning/.

These proposed amendments were drafted by the Hardwick Planning Commission with assistance from the Northeastern Vermont Development Association (NVDA). They are intended to accomplish the following purpose:

To address inconsistencies identified by the Hardwick Planning Commission and by NVDA.



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II.) Findings regarding how the proposals:

A.) Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposed changes to the Hardwick Unified Development Bylaws are intended to address inconsistencies identified by the Hardwick Planning Commission and by NVDA.

The Hardwick Town Plan includes the following goal related to Economic Development:

“For Hardwick to have a diverse and resilient economy based on agriculture, small business, and light industry that is compatible with Hardwick’s scenic landscape and will raise income levels and provide employment for Hardwick residents.” One tool for implementation of this goal (identified in the plan, Appendix A) is a fair and efficient zoning process. The proposed amendments will improve efficacy of this tool in support of the stated goal.

B.) Is compatible with the proposed future land uses and densities of the municipal plan:

With the exception of a proposed amendment to the Highway Mixed-Use district (addition of parcels), the current zoning districts will remain the same and the changes propose no new densities or land uses.

C.) Carries out, as applicable, any specific proposals for any planned community facilities.”

The proposed amendments do not involve planned community facilities nor are they intended to create a need for new facilities.

Prepared by Kristen Leahy, Zoning Administrator, for the Hardwick Planning Commission.