

Hardwick Planning Commission
September 13, 2016
Hardwick Memorial Building
Minutes

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

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA) and Alison Low, Planner for Northeastern Vermont Development Association (NVDA)

Dave Gross opened the meeting at 6:27 pm.

Agenda was approved as published. Ken Davis moved to approve the August 9, 2016 minutes as published, Joyce Mandeville seconded. All members were in favor.

Alison presented the newest version of the Unified Development Bylaw. All previously discussed changes and updates have been incorporated. The Land Use Tables in Section 2 were updated to include the "Agricultural and Forest Processing" category from the Interim Bylaw Amendment. Dave Gross inquired about the possible issue of differentiation between a Veterinary Clinic and a Kennel. New language will be added to the definition of a "Veterinary Clinic" to clarify that the boarding occurring there is related to the medical proposes of the facility.

Extensive changes were made to Table 2.8 Flood Hazard Area Overlay. These changes align the zoning bylaws with minimal compliance of the National Flood Insurance Program requirements. The prohibition of the critical facilities in the Flood Hazard Area Overlay District is not specifically required by the NFIP but is a stated requirement of the Hardwick Town Plan. The category of a caretaker's apartment was added to the prohibition list.

Discussion then returned to Section 3.10 Discontinued Uses. After much examination, the decision was made to change the stated time frame from two (2) years to five (5) years.

The definition section was reviewed and accepted.

The bylaw update is officially ready for a public hearing. The Public Hearing will be held at the next scheduled planning commission meeting date of October 11, 2016. Sacha Pealor, the Regional Floodplain Manager, has been invited to attend the hearing to address any concerns regarding the update and to provide an overview of River Corridor zoning bylaws (the next section in the ongoing zoning bylaw update).

Motion to adjourn was made by Shawn Ainsworth, seconded by Ken Davis. All were in favor.

Board adjourned at 7:30 pm.

Respectfully submitted,
Kristen Leahy, ZA