



# GATES *Salvage* YARD

CRAFTSBURY ROAD • HARDWICK, VERMONT 05843

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10/02/2018

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 5, Lot 63, Joseph Rivard of Gates Salvage Yard. Inc would like to request an amendment to the Hardwick Zoning Boundary.

Currently, Tax Map 5, Lots 63, 62.4, 62.3, 62.2 and 62.1 are located in the Compact Residential Zoning District. The stated purpose of this district is as follows:

**"The purpose of the Compact Residential District is to provide for moderate to high density residential development, and appropriate non-residential uses, in predominately built-up areas within and surrounding the town's traditional village centers."**

The stated lots are situated at the intersection of Routes 15 and 14. Adjacent lot #61.11 has a glass repair operation and Lot 63 has historically had a salvage yard entity. These uses are more aligned with the purpose stated in the Highway Mixed-Use District than the Compact Residential 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."**

The cluster of lots is situated directly beside the existing Highway Mixed-Use zone on Vermont Route 15 East and Vermont Route 14 North.

Approximately 10 acres of land would be affected by this amendment. The requested change could follow the contour of lots 62.3, 62.2, 62.1 and 62.4 with an overlay of the entrance to the existing salvage yard operation.

Please consider this request for a zoning district amendment at your October 9, 2018 meeting.

Submitted by,

A handwritten signature in black ink that reads "Joe Rivard".

Joseph Rivard