

Hardwick Planning Commission

May 14, 2019

Public Hearing regarding Hardwick Unified Development Bylaws Update
Hardwick Memorial Building

Members Present: Dave Gross, Chair; Jim Lewis; Diane Grenkow; and Joyce Mandeville

Members Absent: Ken Davis and Cynthia Grant

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA), Bruce Mayo, Neighbor; Thomas Pasette, Neighbor; Sam Gabaree, Neighbor; and Reginald Gates, Neighbor.

Chair Dave Gross 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 5, Lot 63, Gates Salvage, have requested an amendment to the Hardwick Zoning Boundary. At this time Tax Map 5, Lots 62.4, 62.1, 62.2, 62.3 and a portion of 63 are located within the Compact Residential zoning district. These lots have historically had residential entities and a non-conforming salvage yard but the location outside of the flood hazard overlay and on Route 14 may be more aligned with the purpose stated in the Highway Mixed-Use District. These lots are situated directly beside the existing Highway Mixed-Use zone at the intersection of Route 15 and Route 14. The requested change could follow the contour of the lots and the beginning of the Gates Salvage piece.

Neighbor Bruce Mayo testified that while he understands the purpose of extending the Highway Mixed Use zoning district, he is concerned about the potential for noise and the potential disruption of the existing residential neighborhood. He clarified that the area with the purposed amendment would be changed from the historical use of residential to something different. Mr. Mayo contended that the current owners are content living in a residential area. He believes that the alteration to the boundary would essentially benefit only one property and would negatively impact the 9 houses in the vicinity. Concern was also expressed about the possibility of snowmobiles and ATVs travelling in higher numbers through the neighborhood (if the zoning boundary was extended).

Neighbor Reginald Gates spoke to the history of Gates Salvage. He lives in the Compact Residential zone on West Hill Road and he is concerned about the noise potential from a change to Highway Mixed Use. His property would not be directly affected but he has concerns about the future uses of the affected lots. He inquired about the possibility of a race track in this district.

Neighbor Sam Gabaree lives across the street from the purposed change and would continue to be in the Compact Residential zone. He is concerned about the potential for more noise and he testified that their valley location already channels noise and sound from across Hardwick Lake.

Neighbor Thomas Pasette also lives across the street and would continue to be in the Compact Residential zone. He stated that he is also concerned about the potential for noise and additional traffic in the neighborhood. He has further concerns about future uses if the zoning district is changed.

Bruce Mayo stated that he believes that the proposed change to the zoning district would possibly impact the future value of the homes in the area. The peace and quiet which currently exists may be affected.

Tom Pasette voiced further concerns about house values and the quality of life if the zone were changed from Compact Residential to Highway Mixed Use.

The change to Section 4.7 Residential Care and Group Homes was briefly discussed for the benefit of the public hearing.

Joyce Mandeville made the motion that the Hardwick Planning Commission would not recommend the proposed changes to the zoning district boundary. Furthermore the Commission would recommend retaining the current zoning district boundaries on Map 5, Lots 62.4, 62.1, 62.2, 62.3 and a portion of 63. Diane Grenkow provided the second to the motion. All Planning Commission Members were in favor of the motion with a 4-0 vote.

Joyce Mandeville made the motion that the Hardwick Planning commission would recommend the approval of the changes to Section 4.7 Residential Care and Group Homes. Jim Lewis provided the second for the motion. All Planning Commission Members were in favor of the motion with a 4-0 vote.

The Public Hearing was closed at 7:07 pm. All members were in favor.

Respectfully submitted ~ Kristen Leahy, ZA