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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 9, Lot 58.7, The Helen M. Gates 2009 Rev. Trust, would like to request an amendment to the Hardwick Zoning Boundary.

Currently, Tax Map 9, Lot 58.7 is located in the Forest Reserve District. The stated purpose of this district is as follows:

"The purpose of the Forest Reserve is to protect significant forest resources and limit development to low densities in areas with steep slopes, shallow soils, unique or fragile resources, significant wildlife habitat, and poor access to town roads and community facilities and services."

The stated lot is located adjacent to Route 14 South with a direct access to the major travel corridor. Historically, the parcel has been the location of Buffalo Mountain Motor Sports and Wright's Auto Service for over 40 years. These uses are more aligned with the purpose stated in the Highway Mixed-Use District than the Forest Reserve 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."

Approximately 3.65 acres of land would be affected by this amendment. The requested change could follow the contour of Map 9, Lot 58.7.

Please consider this request for a zoning district amendment at your June 11th meeting.

Submitted by,

Susan Rivard
Owner/Manager Buffalo Mountain Powersports