

Hardwick Planning Commission  
June 25, 2019  
Hardwick Memorial Building  
Minutes

HPC Members Present: Joyce Mandeville; Ken Davis; Diane Grenkow; and Dave Gross, Chair

HPC members Absent: Jim Lewis

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA)

Chair Dave Gross opened the meeting at 6:30 pm.

Ken Davis moved to approve agenda as written. Joyce Mandeville seconded. All members were in favor.

Ken Davis moved to approve the April 1, 2019 minutes as written. Joyce Mandeville seconded. All members were in favor. Diane Grenkow moved to approve the May 14, 2019 Public Hearing minutes as written. Joyce Mandeville seconded. All members were in favor. Joyce Mandeville moved to approve the May 14, 2019 meeting minutes as written. Dave Gross seconded. All members were in favor.

After discussion about the May 14, 2019 public hearing, Joyce Mandeville made the motion to send the proposed changes regarding Section 4.7 Residential Care and Group Homes to the Hardwick Select Board for their consideration. Diane Grenkow seconded the motion. All commission members were in favor. The public request for a zoning district boundary amendment was not recommended by the Hardwick Planning Commission. Additionally, the item was removed from consideration by the property owners who had initially requested a Planning Commission review (Rivard).

A separate public request for a correction to a zoning district boundary was received in June by the HPC. The current owners of Tax Map 9, Lot 58.7, the Helen M. Gates 2009 Rev. Trust, have asked the Planning Commission to amend the zoning district as it was applied to their parcel. The lot has historically been the location of Buffalo Mountain Motor Sports and Wright's Auto Service for over 40 years. When the Forest Reserve district was added to Hardwick's zoning maps, the parcel was included in the overlay. The historical use and location would indicate that the parcel is more aligned with the Highway Mixed Use zoning district than the Forest Reserve zoning district. Prior to the meeting, Kristen discussed the request with Alison Low from NVDA. Alison advised that the request could be viewed as a correction due to the increased abilities of mapping technology since the inclusion of the Forest Reserve zoning district.

The motion was made by Ken Davis that the Planning Commission will initiate a zoning bylaw amendment for this request. The Commission will conduct a hearing at the August 13, 2019 meeting to review the modification of the zoning boundary at Tax Map 9, Lot 58.7 to include this parcel in the Highway Mixed Use zone. Joyce provided the second. All members were in favor.

Ken Davis momentarily stepped off the commission to present the proposed 2.1 MW Solar Array which would be located on his property at 340 Center Road. The project will impact approximately 8.5 acres. The location has limited aesthetic impact and limited public visibility. (See attached 45-Day Notice). Diane Grenkow made a motion to send a letter to Encore Solar regarding the proposed Center Road solar-electric project on the Ken Davis property. This letter will recommend the project based on the preliminary information. Joyce Mandeville seconded the motion. All members were in favor.

The editing of the 2014 Town Plan framework continued in the June meeting. The Transportation chapter was finished.

The next HPC meeting will be on July 9, 2019.

Diane Grenkow made the motion to adjourn at 8pm. Ken Davis seconded. All members were in favor.

~ Respectfully submitted, Kristen Leahy, ZA