



Town of Hardwick  
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## **Hardwick Planning Commission Report for the Municipal Plan Update Public Hearing to be Held on September 3, 2019**

This report is in accordance with 24 V.S.A. §4384(c) which states:

*“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. **The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.**”*

The plan is an amendment to the plan originally adopted in August 2008 and expanded in September 2014. Both plans were regionally approved and considered to be consistent with the goals of §4302 of this title. The 2014 update was edited to make the plan more concise and user-friendly. Additions to the plan include guiding language for priority habitat blocks as per Act 171 and revised and updated Economic Development language.

The Municipal Plan does not diverge from the ultimate goal of maintaining vibrant and compact village center surrounded by open rural lands. The plan also continues to provide a vision for the creation of a corporate campus that incorporates Hardwick’s recreation and agritourism assets. The plan considers the exploration of downtown designation for Hardwick Village (which already has a designated village center) and urges support of both village centers - East Hardwick (which has also become a designated village center) and Hardwick Village.

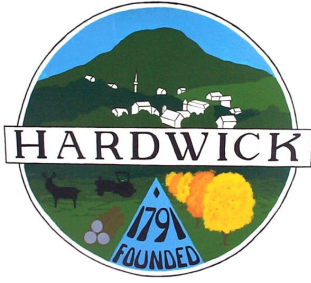
*If the proposal would alter the designation of any land area, the report should cover the following points:*

- 1. The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*

The proposal does not change any current zoning configurations, and is unlikely to lead to any increase in traffic. The plan specifically recommends incorporating a “Complete Streets” approach to future development.

- 2. The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:*

*(A) the municipal tax base; and (B) the need for public facilities;*



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The guidance for siting a corporate campus and commercial uses may lead to the expansion of the tax base, but specific impacts are unclear as the emphasis is on development that is relatively small in scale. The guidance for siting such uses close to centers of development and existing compatible uses does not typically lead to a need for new or expanded public facilities.

3. *The amount of vacant land which is:*

- (A) *already subject to the proposed new designation; and*
- (B) *actually available for that purpose, and the need for additional land for that purpose.*

This is not entirely applicable, as land available for small-scale industrial development is very limited due to multiple natural resource constraints.

4. *The suitability of the area in question for the proposed purpose, after consideration of:*

- (A) *appropriate alternative locations;*
- (B) *alternative uses for the area under consideration; and*
- (C) *the probable impact of the proposed change on other areas similarly designated*

The updated plan does not recommend new zoning districts.

5. *The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area.”*

The updated plan does not recommend new zoning districts.

*Prepared by Kristen Leahy, Zoning Administrator, for the Hardwick Planning Commission.*