

# Hardwick Planning Commission

August 13, 2019

Public Hearing regarding Hardwick Unified Development Bylaws Update  
Hardwick Memorial Building

Members Present: Dave Gross, Chair; Jim Lewis; Ken Davis; and Joyce Mandeville

Members Absent: Diane Grenkow

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA); Shari Cornish, Select Board member; and Helen Gates; owner of Tax Map 9, Lot 58.7.

Chair Dave Gross opened the public hearing at 6:30 pm.

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

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 occupants of Tax Map 9, Lot 58.7, Buffalo Mountain Sports, have requested an amendment to the Hardwick Zoning Boundary. At this time Tax Map 9, Lot 58.7 is located within the Forest Reserve zoning district. This lot has historically had a commercial entity (automotive garage, small engine sales and repair) but the location outside of the flood hazard overlay and adjacent to Route 14 South is more aligned with the purpose stated in the Highway Mixed-Use District. The lot is situated directly beside the existing Highway Mixed-Use zone on Route 14 South. The requested change could follow the contour of the lot.

The amendment to the boundary would essentially be a correction to the Forest Reserve zoning district.

Kristen Leahy referred to the Flood Hazard Overlay map which indicates that the parcel is outside of the Flood Hazard area and, as such, is an encouraged location for business expansion.

Property Owner, Helen Gates, stated for the record that she is in favor of the adjustment to the zoning district boundary.

After discussion, Jim Lewis made the motion to close the hearing at 6:40 p.m. Joyce Mandeville provided the second to the motion. All Planning Commission Members were in favor of the motion with a 4-0 vote.

The Public Hearing portion of the meeting was closed at 6:40 pm.

Respectfully submitted ~ Kristen Leahy, ZA