

To: Planning Committee, Town of Hardwick  
From: Al Cockrell & Nancy Shepard  
Subject: Zoning Options  
Date: 12/8/2020

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We now own the 104 Acres on the RHS of Bridgman Hill Road, previously owned by Beverly Shepard, Span:282-089-11419. This property's primary use is agriculture, however, it is zoned Compact Residential.

We wish to determine our options for rezoning a small parcel, 4 Acres as Commercial for a Business plot, or 'working landscape' lot. This would include the current residential 2-acres and 2 more. Our goal is for an establishment including food, beer and wine. A gathering spot that would offer wonderful views from this location and a destination spot for local gatherings, meetings, tie into the Hardwick Trails, etc.

We believe this could be a destination spot for other events and business traffic for the community. This would not be a brewery, rather a place to purchase libations and sit on an overlook deck and bring the family to enjoy a spacious event garden.

We are in the early planning stages but recognize we would need zoning modifications to accomplish. We understand the town is reviewing zoning districts this winter or spring and that we would be able to join a Zoom meeting.

Personal Note: I grew up on this property and worked on the Shepard Family Farm and graduated from Hazen. My husband and I own the 114 acres on the West side of Bridgman – Span:282-089-11813. We will be retiring and spending summers here and think this is an excellent way to share our beautiful vista's and share a beverage and bite with our friends, neighbors and townspeople.

Could you advise what steps we should take or questions we may answer at this time? We look forward to your reply.