

Hardwick Planning Commission  
May 10, 2022  
Zoom Meeting

HPC Members Present: Joyce Mandeville; Ken Davis; Shari Cornish; Jim Lewis; Michael Haveson; and Dave Gross, Chair

Also Present: Kristen Leahy, Hardwick Zoning Administrator

Absent: None

Chair Dave Gross opened the meeting at 6:30 pm. Ken Davis moved to approve the agenda. Jim Lewis seconded. All members were in favor. Shari Cornish moved to approve the April 12, 2022 meeting minutes as written. Joyce Mandeville seconded. All members were in favor.

**Phase II:**

The Town Manager, David Upson, toured the East Hardwick village center and viewed various traffic and pedestrian safety issues. Items such as poor drainage, aging sidewalks and missing guard rails were noted. Dave Gross made the observation that town employees cleared the School Street shoulder near the DL convenience store after the review. The Planning Commission will conduct an AARP walkability review on May 18, 2022 at 10:30 am. A written assessment may assist in the procurement of funds for updating and improving the road and sidewalk infrastructure in East Hardwick. In addition, Local Motion is still working on a proposal for pedestrian and traffic safety updates in East Hardwick's village center.

The Downtown paving project began in May. Upon completion of the paving work and the structural additions (bump-outs, etc), the State of Vermont will delineate the parking spaces and install the crosswalks (white block version). Shari Cornish reported that the Town does not currently have an additional color to incorporate into the crosswalk pattern. Discussion about crosswalk patterns and colors will need to occur after the paving work is complete.

Temporary speed bumps will be installed on West Church Street this summer.

**Zoning Updates:**

A complete list of zoning updates was reviewed by the Planning Commission. The public hearing for the proposed updates will be held on July 12, 2022 at 6:30 pm. (The regular meeting will follow).

On Table 2.4 - Compact Residential District - "#27 Restaurant" will be added to the Conditional Uses.

After much discussion about zoning flexibility and possible sprawl, the Planning Commission agreed to forward the addition of "#18 Mixed Use and #24 Restaurant" to the Conditional Use list on Table 2.6 - Rural Residential district. Retail was not included at this time.

Section 4.2 Accessory Dwelling will include a setback requirement that shifts from "principal" structure to "accessory" structure. This proposed change generated concern from Ken Davis regarding the potential issues surrounding maintenance to structures in the Village Neighborhood zoning district. In the VN district, the principal setback is 10 feet and the accessory setback is 5 feet. Ken predicts that roofing and painting and other maintenance aspect may be difficult to accomplish without impinging on a neighbor's property. The reduction of the setback for Accessory Dwelling Units, however, may increase the potential locations for

affordable housing units in the Village Center areas. In addition, garages and barns are already permitted to follow the 5 feet setback rule and these structures may encounter the same maintenance issues.

There will also be a proposed Tax Map Amendment. The amended change would occur from Wolcott Street through Atkins Field on Granite Street to the current sawmill. The change would be from Village Neighborhood zoning district to the Highway Mixed Use zoning district. Lots 3 and 62 were originally proposed for the change. The Downtown Commission consultant, Heather Carrington, recommended the added inclusion of Lot 4. Hardwick's Designated Downtown application will include Atkins Field and the structures on Lot 4. The shift to Highway Mixed Use will align the requested boundaries with the application.

Shari Cornish made a motion to pursue the bylaw changes as discussed at the May 10, 2022 Hardwick Planning Commission Meeting. Jim Lewis seconded the motion. All members were in favor.

**Updates from Commission Members:**

No updates were reported at this meeting.

Shari Cornish moved to close the meeting at 8:00 pm. Ken Davis seconded. All members were in favor.

The next HPC meeting will be in person at Atkins Field on June 14, 2022 at 6:30 pm.

~ Respectfully submitted, Kristen Leahy, ZA