



Town of Hardwick
Office of the Zoning Administrator
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Hardwick Planning Commission Reporting Form for Municipal Bylaw Amendments Public Hearing to be Held on October 6, 2022

The Hardwick Select Board will hold a Public Hearing on October 6, 2022 at 5:30 pm in the Memorial Building and by Zoom.

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments..... The report shall provide(:)

1.) brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under §4444 of this title,

Summary of proposed changes:

The proposed changes to the Hardwick Unified Development Bylaws (known hereafter as “Bylaws”) will serve the following purposes:

- 1) **Table 2.4 Compact Residential District** – Section (C) Conditional Uses list will include “27 Restaurant.
- 2) **Table 2.6 Rural Residential District** – Section (C) Conditional Uses list will include #18 Mixed Use and #25 Restaurant.
- 3) **Section 4.2 Accessory Dwelling** – Subsection A 1 is changed from “~~owner-occupied~~ single family dwelling” to “single family dwelling on an owner-occupied lot.” Subsection A1 and A2 are altered to shift the Accessory Dwelling unit size from 800 to 900 square feet. Subsection A3 has the following change: “meet setback requirements for ~~principal~~ accessory structures for the district in which they are located.”
- 4) Boundary Amendment to expand the Highway Mixed-Use District into the Village Neighborhood District on Granite Street and Brook Street (Tax Map 23, Lots 3, 4, and 62).

Full text of the proposed changes can be found at the Hardwick Town Offices in the Town Clerk’s office or on the town’s website at www.hardwickvt.gov/zoning/.

These proposed amendments were drafted by the Hardwick Planning Commission. They are intended to accomplish the following purpose:



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To address inconsistencies identified by the Hardwick Planning Commission.

II.) Findings regarding how the proposals:

A.) Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposed changes to the Hardwick Unified Development Bylaws are intended to address inconsistencies identified by the Hardwick Planning Commission.

The Hardwick Town Plan includes the following goal related to Economic Development:

“For Hardwick to have a diverse and resilient economy based on agriculture, small business, and light industry that is compatible with Hardwick’s scenic landscape and will raise income levels and provide employment for Hardwick residents.” One tool for implementation of this goal is a fair and efficient zoning process. The proposed amendments will improve efficacy of this tool in support of the stated goal.

The proposed changes will also update the Accessory Dwelling Unit bylaw language so that the Town’s rules will match recent statutory changes by the State of Vermont. These changes may support the creation of additional affordable housing in Hardwick.

B.) Is compatible with the proposed future land uses and densities of the municipal plan:

With the exception of a proposed amendment to the Highway Mixed-Use district (addition of parcels), the current zoning districts will remain the same and the changes propose no new densities. The changes to land uses in the Rural Residential and the Village Neighborhood zoning districts are minimal and intended to further the economic development and usage of those districts.

C.) Carries out, as applicable, any specific proposals for any planned community facilities.”

The proposed amendments do not involve planned community facilities nor are they intended to create a need for new facilities.

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