

**MINUTES PUBLIC HEARING
ZONING BYLAW CHANGES
5:30 P.M. Thursday, October 6, 2022
HARDWICK MEMORIAL BUILDING
3RD FLOOR MEETING ROOM AND VIA ZOOM**

Select Board

Eric Remick, Chair
Ceilidh Galloway-Kane - *absent*
Elizabeth Dow
Shari Cornish
Danny Hale

Others Present

David Upson, Town Manager
Amanda Fecteau, Payroll Administrator
Kristen Leahy, Zoning Administrator
Tracy Martin, Community Development Coordinator
Dave Gross, Planning Commission Chair

Others Present

Gary Nolan
Daniel Baumann

5:39 P.M. Select Board Chair, Eric Remick, called the Zoning By-Law changes to order

5:40 P.M. Kristen Leahy, Zoning Administrator, read and explained the proposed changes to the Zoning Bylaws:

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).

Please see attachments for further information.

Elizabeth asked about more information about Section 4.2. She used the layout of her garage as an example and asked if it were to have water and be livable, would that be considered an accessory dwelling. Kristen explained that each scenario would need to be brought to her attention and that each situation is different. Some can be considered Accessory dwellings whereas others can be conditional use.

Eric asked if the changes are approved, how long would the appeal period be. Kristen stated 21 days.

5:51 P.M. With no further comments from anyone, Select Board Chair, Eric Remick, adjourned the Public Hearing

Minutes approved by: _____
Eric Remick, Select Board Chair

Minutes taken by: _____
Amanda Fecteau, Payroll Administrator