

Memorandum

To: Hardwick Planning Commission
From: Heather Carrington, CCDS
Date: March 12, 2024
Re: Hardwick Bylaw Modernization

Purpose

The purpose of this memo is to provide an overview of topics on the agenda for the March 12th, 2024 meeting of the Hardwick Planning Commission. The consultant will be in attendance to:

- Present and review draft amendments to the Hardwick Unified Development Bylaws
- Discuss revised bylaw definitions and several undecided items
- Review the project schedule and discuss next steps and timeline.

Discussion of 2024 Draft Amendments to Hardwick Unified Development Bylaws

The Planning Commission packet contains draft Updated 2024 Hardwick Unified Development Bylaws. Track changes have been used throughout for clarity. The draft document contains both the changes made by the consultant and changes made by the Zoning Administrator for areas outside the purview of the Bylaw Modernization Grant scope. A companion spreadsheet with the planning commission approved actions directing the consultant work is included for reference. There are several discussion items at the end of the spreadsheet. These are comprised of changes that either were not discussed but are recommended by the consultant or require further clarification from the planning commission. The discussion items are as follows:

- Mobile home tree requirements
- Two-Family Dwelling vs. Duplex language
- Road stub to property line language, cul-de-sac prohibition?
- Definition of “served by water and sewer” in Hardwick

As noted in the spreadsheet, there was one proposed change omitted from the public warning list of amendments under consideration. The Village Neighborhood change to density 1 unit per 1,000 sf in Class 1 zoning was not included in the public meeting warning.

In addition to the changes approved by the Planning Commission, the consultant has provided updated draft definitions for the following:

- Affordable Housing
- Duplex - Dwelling/Two Family
- Emergency Shelter
- Multi-Family Dwelling

Project Timeline and Next Steps

Based on the feedback received from the Planning Commission at this meeting, the consultant will draft the remaining changes to the Hardwick Unified Development Bylaws. The draft will be returned

to the Planning Commission for review and approval at their April 9th meeting. Following the April meeting, the consultant recommends presenting the draft amendments to the Selectboard at their regularly scheduled meeting on April 18th.

Planning Commission public hearings for the bylaw amendments are proposed for May 14th and June 11th, 2024, to be followed by a second presentation to the Selectboard in August and two Selectboard public hearings on September 19th and October 17th, 2024. There is a public hearing timeline included in the Planning Commission packet for review.