

Hardwick Planning Commission  
March 12, 2024  
Hybrid – In Person and Via Zoom  
Minutes

HPC Members Present: Joyce Mandeville; Shari Cornish; Larry Fliegelman; Michael Haveson (Zoom); Ken Davis; Jim Lewis; Bud Stevens (1<sup>st</sup> Alternate); Kole (2<sup>nd</sup> Alternate) and Dave Gross, Chair

Also Present: Kristen Leahy, Hardwick Zoning Administrator and Heather Carrington (Zoom)

Absent: None

Chair Dave Gross opened the meeting at 6:32 pm. Jim Lewis moved to approve the agenda as written. Joyce Mandeville seconded. All members were in favor. Shari Cornish moved to approve the February 13, 2024 meeting minutes. Joyce Mandeville seconded. All members were in favor.

**Updates from the Community Development Coordinator – Tracy Martin**

Dave Gross presented the update from the CDC. The Better Connections grant has been utilized to hire a consulting and engineering firm to work with East Hardwick. The goal is to start in March and the work needs to be complete by 2025.

***Motion: N/A***

**Updates from the Bylaw Modernization Consultant – Heather Carrington**

Heather returned to the Hardwick Planning Commission to finalize the proposed updates to the Hardwick Unified Development Bylaws. In the Mobile Home park section; there is a requirement to landscape each mobile home site. Heather suggested removing this language as landscaping is not required for any other type of housing in Hardwick.

***Motion: To remove the following language from the Hardwick Unified Development Bylaws “Each site shall be landscaped with two or more trees of a native species, which are at least two inches in diameter at chest height for deciduous trees, or at least eight feet in height for coniferous trees” in the draft version of the Bylaw Modernization update.***

Joyce Mandeville made the motion and Shari Cornish seconded. All members were in favor.

The Planning Commission had originally requested that Heather Carrington examine potential language regarding road stubs to boundary lines in new subdivisions. After extensive discussion, the Commission elected to not include additional language regarding new streets and connectivity. Cul-de-sac configurations are not recommended but can be utilized if the landscape or natural contours on the land necessitate the approach.

Hardwick needs to define the phrase “Served by water and sewer” to meet the HOME Act requirements. The Commission can adopt the definition as provided in the HOME Act or they can make a more explicit version. After much discussion, the Commission requested that Kristen and Heather meet with David Upson to look at language that will include the Urban Compact in Hardwick and the correlating maps for this area. A meeting will occur next week and the language will be provided for review at the April meeting.

In the definition for “Affordable Housing,” there needs to be two changes to bring the definition into compliance. 1) “The gross annual household income does not exceed ~~80~~ 120 percent of the state median income” and 2) “rented by its inhabitants whose gross annual household income does not exceed ~~65-80~~ percent of the state median income...”

***Motion: To make the both percentage changes to the definition of “Affordable Housing” in the draft version of the Bylaw Modernization update.***

Shari Cornish made the motion and Larry Fliegelman seconded. All members were in favor.

There will be one public Hardwick Planning Commission hearing for the proposed bylaw changes on June 11, 2024.

**Phases I and II:**

N/A

***Motion: N/A***

**Short Term Rentals:**

N/A

***Motion: N/A***

**Flood Hazard Area Overlay Bylaw Update:**

N/A

***Motion: N/A***

**Updates from Commission Members or the Zoning Administrator:**

Shari Cornish provided the conceptual drawings for the Yellow Barn incubator project so that Commission members could visualize the large gray building with windows and landscaping. There will possibly be public art incorporated into the external façade.

The Town Manager’s office and the Select Board have requested that the Planning Commission review South Main Street for pedestrian and traffic safety. The Commission will proceed once the weather is cooperating – either April or May.

Shari Cornish suggested that the crosswalk colors be as closely aligned with the Hazen Wildcat red to support the tradition of the high school and to celebrate the recent basketball victories (both men and women).

***Motion: N/A***

***Motion: To conclude the Hardwick Planning Commission Meeting.***

Larry Fliegelman made the motion and Ken Davis seconded. All members were in favor.

The meeting ended at 7:40 pm.

The next HPC meeting will be at 6:30 pm on April 9, 2024 on the 3<sup>rd</sup> Floor of the Memorial Building and via Zoom.

~ Respectfully submitted, Kristen Leahy, ZA