

Manager's Report

- Wastewater Plant update: Underground storage tank has been removed and sitework has been completed for repaving in front of the building.

Kristen Leahy and I met with Aldrich and Elliot, Guidehouse Consulting (State's Consultant for FEMA work), and State of Vermont Water Investment Division (WID) personnel to go over the first draft of the scoping and feasibility of the WWTF rebuild/replace project. Once we determine what track we will proceed with, we will present it to FEMA for funding. The current plan is to dry flood proof the existing headworks and move the process equipment and controls to the roof of the existing building.

- We have sent back the draft Request for Proposals (RFP), with comments, to NVDA for procurement of a consultant for the scoping and feasibility study for the development of Creamery Road, which includes relocating the Fire Department, Town Garage, and working with Hardwick Rescue to locate a new facility on the property. This consultant will be paid for by the Municipal Technical Assistance Program (MTAP).
- Watershed protection and flood prevention operations program, sponsored by the NRCS, would be willing to do a preliminary investigations report (which can take up to twelve months to complete) on the Cooper Brook River corridor in the village. The NRCS needs a letter from me requesting their assistance with the project. The initial phase of the project has no financial obligation on our part, and it is intended to make flood prone areas more flood resilient...would this be ok to request their assistance?
- The Pedestrians Bridge Update: The project received two bids which were opened last Friday. The two bidders were CCS and JP Sicard. CCS Bid was rejected due to incomplete information requested in the bid package. Their first bid was 2.8M and their revised bid came in just over 3.5M. JP Sicard's bid came in at 4.2M. The bids broke out the bridge and the retaining wall as two separate amounts, which is required if we are planning on getting reimbursed from FEMA for the wall portion. It is my understanding as well as the project team, to include the contractors looking at the project, that the work must be done concurrently due to site limitations. We have a meeting with USDA on Monday to discuss next steps.
- I have one more property to be considered for a buyout. This property is located on the corner of Wolcott Street and Sawmill Lane. Properties on both sides are already being considered.
- Tuesday, June 25: Hardwick will be hosting the VCDP conference at the Town House. There will be approximately one hundred fifty people in attendance, so if you see large groups of people walking around, please welcome them to Hardwick!

DWU 6/20/24

MEMO: Hardwick Select Board, David Upson & Mike Henry

FROM: Tonia Chase

Date: June 20, 2024

Subject: Liquor, Tobacco & Tobacco Substitute Endorsement License Request

Hello Everyone:

Tonight you have the following permits for consideration.

First Class license for:

RBI Hardwick, LLC d/b/a Positive Pie (fee not paid)

Second Class Licenses for:

Cabot Foods, Limited d/b/a Cabot Creamery – Yellow Barn
DG Retail, LLC d/b/a Dollar General (fee not paid)

Third Class Licenses for:

RBI Hardwick, LLC d/b/a Positive Pie

Outside Consumption Permit for:

RBI Hardwick, LLC d/b/a Positive Pie

Tobacco License:

Tobacco Substitute Endorsement:

Special Events Permit:

Caledonia Spirits, Inc.

All the above are renewals and have no infractions.

Purpose:

These amendments are being proposed to provide additional housing development options in areas served by municipal water and sewer infrastructure in compliance with the Vermont HOME Act. Additional changes are being included to provide for a more flood-resilient community.

Historical Perspective:

Since the last comprehensive update to the Town's Unified Development Bylaws in 2017, the Town has been engaged in bylaw modernization efforts utilizing a 2023 Vermont Bylaw Modernization grant. The funding is intended to address the State's housing shortage by removing zoning barriers to new housing development. The Planning Commission has been working with a consultant in reviewing the document and proposing amendments to support additional housing. The amendments currently under consideration help to bring the bylaws into compliance with the Vermont Housing Opportunities Made for Everyone (HOME) Act, signed into law on June 5th, 2023. In addition, the amendments align with the recommendations made in the Vermont Department of Housing and Community Development publication Enabling Better Places: A Zoning Guide for Vermont Neighborhoods.

Following the widespread flooding in July 2023, the Planning Commission also initiated consideration of bylaw amendments to mitigate flood risk in Hardwick. The amendments currently under consideration help improve and clarify the interpretation of the regulations, while also recommending amendments to better align with Town priorities.

These amendments seek to:

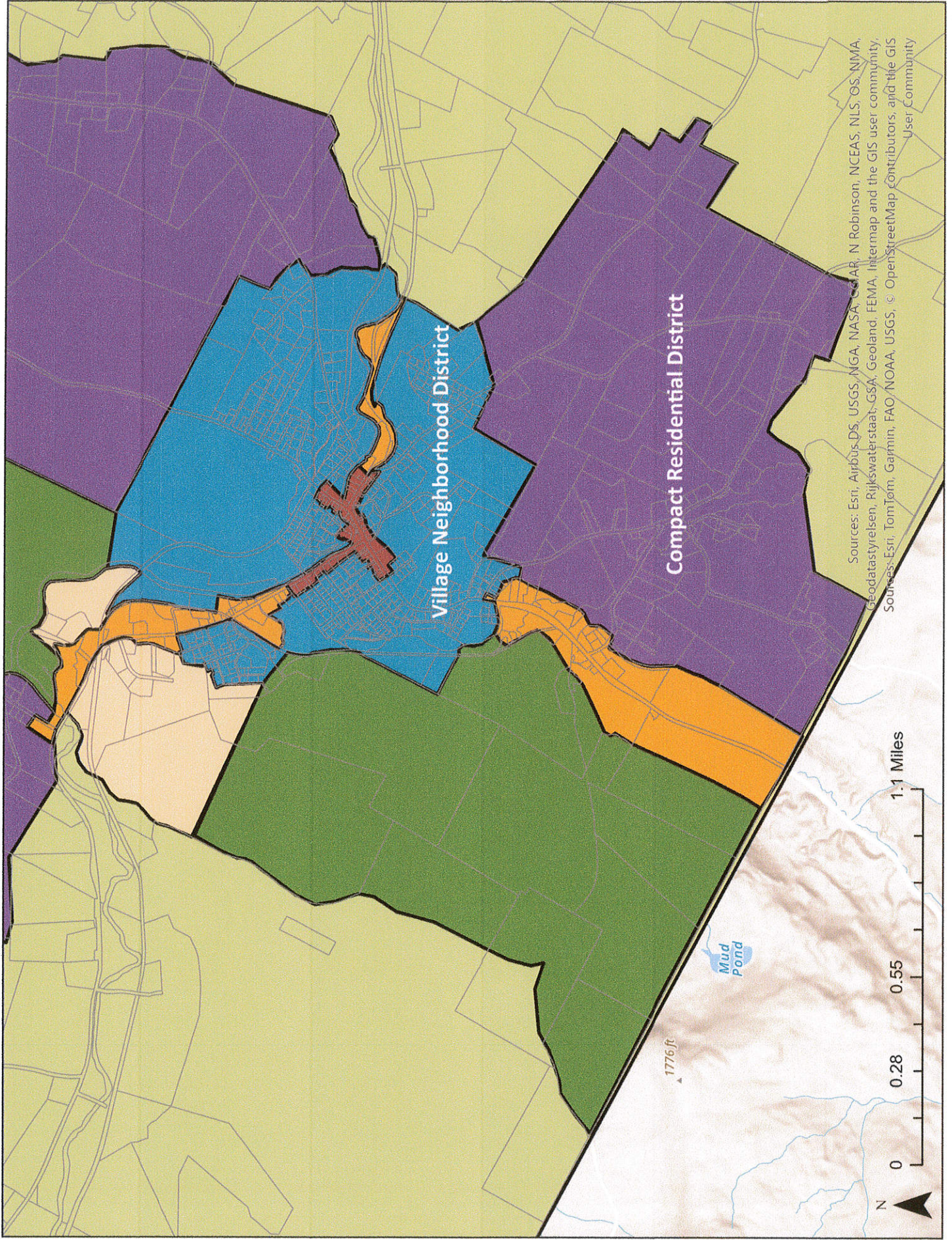
1. create more housing-related allowable uses
2. reduce minimum required dimensional standards in zoning districts served by municipal water and sewer infrastructure
3. align minimum off-street parking requirements to the statutory requirements of the Vermont HOME Act (Act 047)
4. improve community flood resiliency
5. create clarity in multiple sections
6. add or clarify definitions.

The proposed amendments also include a revision to the Town of Hardwick Zoning Map making a zoning boundary adjustment affecting eleven parcels (see attached maps). The proposed adjustment will extend the Village Neighborhood District to include parcels previously contained in the Compact Residential District. The adjustment is necessary to align with the Urban Compact of Hardwick (2015) boundary which defines the parcels served by water and sewer by reference in the bylaw definitions. The boundary adjustment impacts the following parcels:

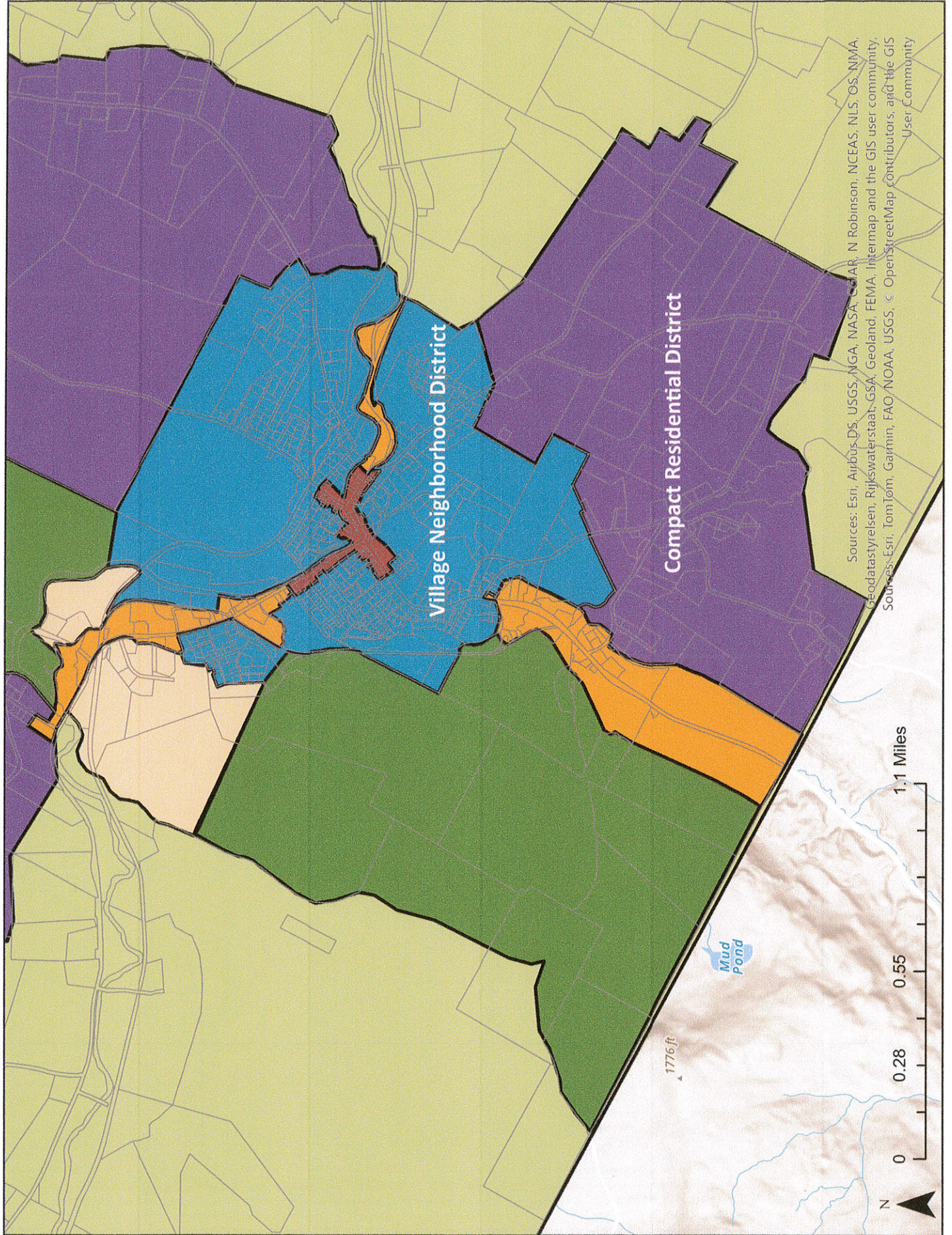
- 09032-00010
- 09032-00000
- 09031-00000
- 09029-00030
- 09030-00010
- 09029-00020
- 23081-00000
- 23081-00010
- 23081-00050
- 24079-00000
- 24080-00000

A concise summary of the proposed changes will be created in the next week. There will be a 2-sided page (Housing on one side and Floodplain on the other side) handout that will accompany the tax bills this summer. This is the reasoning for requesting a September 5, 2024 hearing date.

Current Zoning District Boundaries



Proposed Zoning Districts - Boundary Adjustment



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, TomTom, Garmin, FAO/NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

EXHIBIT A
Town of Hardwick Trailhead & Parking Area

