

**MINUTES PUBLIC HEARING  
UNIFIED DEVELOPMENT BYLAW AMENDMENTS  
5:00 P.M. THURSDAY, SEPTEMBER 5, 2024  
HARDWICK MEMORIAL BUILDING  
3<sup>RD</sup> FLOOR MEETING ROOM AND VIA ZOOM**

**Select Board**

Eric Remick, Chair  
Ceilidh Galloway-Kane  
Shari Cornish  
Tim Ricciardello  
Danny Hale

**Others Present**

David Upson, Town Manager  
Casey Rowell, Business Manager  
Kristen Leahy, Zoning/Floodplain Administrator  
Heather Carrington - *Zoom*  
David Gross

**Others Present**

Tracy Martin  
Jim Nudd

**Public Hearing**

**5:02 P.M.** Ceilidh Galloway-Kane, Select Board Vice Chair, called the Public Hearing to order.

**5:03 P.M.** Item #1 Select Board Chair to give reason for the hearing

Ceilidh, Vice Chair, explained that the purpose of the hearing is to discuss proposed changes to Hardwick's Unified Development Bylaws.

*Eric Remick joined the meeting at 5:03 p.m.*

**5:03 P.M.** Item #2 Zoning Administrator, Kristen Leahy, and Heather Carrington with Carrington Community Development to talk about the proposed changes to the Town's Unified Development Bylaws (hereinafter referred to as bylaws)

Heather Carrington with Carrington Community Development LLC explained that the Town obtained a bylaw modernization grant in 2023 to help the Town update their Unified Development Bylaws. She was the selected consultant for the project. In 2023, Vermont enacted the Vermont HOME Act 47 (Act 047), which contains municipal zoning reforms for residential districts served by municipal water and sewer. The state does not want Town bylaws limiting housing opportunities. The purpose of updating the bylaws is to align them to meet the HOME Act. Heather went through a PowerPoint presentation – See "PowerPoint Presentation" in the meeting attachments for the full presentation. The amendments are designed to encourage more housing opportunities in the town.

*Danny Hale joined the meeting at 5:08 p.m.*

The proposed changes encompass four of the seven zoning districts. Heather went over each in detail, which can be found in the presentation attachment. There were six topics for reform - see presentation. Heather summarized the changes in the Central Business District, Village Neighborhood District, Highway Mixed-Use

District, and Compact Residential District. She also noted some additional changes to comply with Act 47 and for consistency and to clean up any discrepancies. See the slideshow for the details.

**5:18 P.M.** Communication/Questions from the Audience

Danny wanted to clarify that we can only require one parking spot per unit; for example, if there was a 6-unit building, then we can only require six spots. Heather confirmed this.

Heather mentioned that parking can be one of the biggest barriers to housing development as it affects affordability. The new state statute is the 1- per unit.

Jim Nudd commented that 50-60% of the people on his street will just park on the street if there are not available spots at their residence and it is already very congested.

**5:24 P.M.** Kristen explained that she and the Hardwick Planning Commission combined the known impacts of the flooding in July and December and the required language from FEMA to generate amendments to assist with future flood impacts in Hardwick. The suggested bylaws would be compliant with the Vermont Floodplain Management regulations. Refer to "Flood Hazard overlay" attachment for the summary of the changes.

Ceilidh asked about the process after the public hearing and how we are going to communicate with people who will be affected by the changes.

Kristen explained that there is an item on the regular agenda this evening in which she hopes that the Board will vote to adopt the amendments. Kristen also sent mailers with the tax bills to let residents know about the changes. As a result of that, she did have several people ask questions, especially those that were in a floodplain. Following the adoption of the amendments, Kristen will directly contact those resident/property owners who are impacted by the updated FEMA maps.

**5:35 P.M.** With no further comments from anyone, Select Board Chair, Eric Remick, adjourned the Public Hearing.

Minutes taken by: \_\_\_\_\_  
Casey Rowell, Business Manager

Minutes approved by: \_\_\_\_\_  
Eric Remick, Select Board Chair