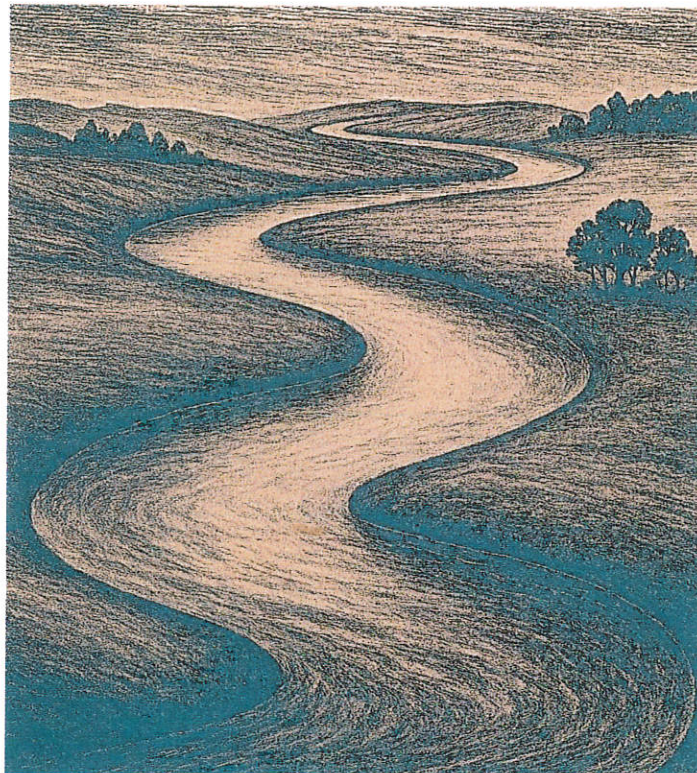


Seeing the Lamoille River and Cooper Brook Differently:

A community presentation on
Hardwick's New River Flood Modeling Project



Exploring Flood Mitigation Alternatives

Wednesday, December 3 – Two Sessions (Same Information)

1:00–2:30 PM (In Person + Zoom)

5:00–6:30 PM (In Person, Recorded by HCTV)

Hardwick Memorial Building – 3rd Floor

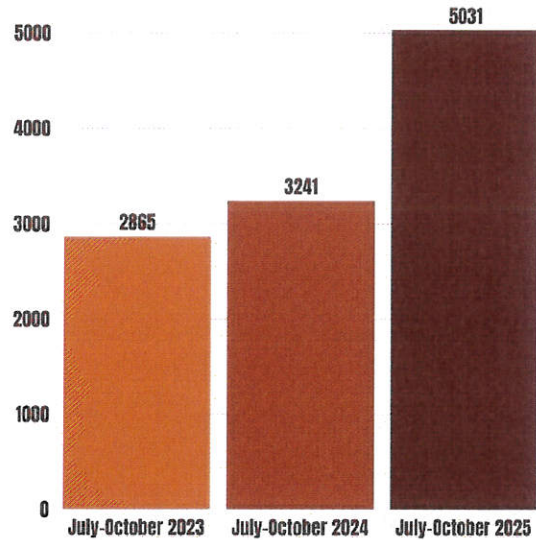
Learn how new river models will help Hardwick plan
smarter, safer, and stronger.

Project funded by the US Economic Development Administration
through the Northern Vermont Economic Development District.

July - October 2025 AT THE JEDEVINE

Library Patrons

The new library, which opened on July 7, saw a **55% increase in patrons** compared to the same four-month period in previous years.



Volunteers: 153 Hours

Volunteers shelve books, prepare materials for cataloging, shelf read, and undertake other duties as needed, freeing up staff to focus on other core library responsibilities.



Meeting Rooms

50 Jeudevine Programs
666 people attended programs
43% increase in attendance
45 Other People / Organizations reserved the rooms

Library Revenue

\$1,672.11
from copies, donations,
book sales, etc.

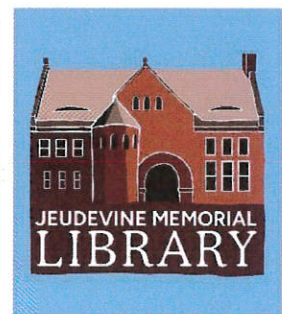
Fundraisers

Friends of the
Jeudevine Warm Up
the Library Dinner &
Auction = \$2,920

Neighbor to Neighbor

\$2,000
in Salvation Army
Vouchers Distributed

Drop-a-Dime Coin
Drive = \$798.83



Parker Ladd

1928 - 2017

Parker Ladd was born in Hardwick in 1928. He lived on West Church Street, just down from the library, which became a refuge for him. He read voraciously and went on to major in English at the University of Vermont. Following his graduation from UVM, he served in the United States Military. He spent time in Sweden as a bookseller before returning to the United States to begin his career in publishing in Los Angeles. Soon thereafter, he relocated to New York, where he became a successful executive at Scribners. He then moved to the American Association of Publishers and rose to its presidency. His career in publishing spanned thirty-five years.

His life partner was Arnold Scaasi, a New York fashion designer who designed for Hollywood stars and first ladies. Together, Scaasi and Ladd were regular attendees at the city's most exclusive social events. Ladd and Scaasi wed in 2011, when the Marriage Equality Act was passed in New York. They shared homes in Manhattan, Palm Beach, and Quogue, New York. They were together for more than fifty years.

The two men, along with columnist Liz Smith, played a crucial role in expanding Literacy Partners, a nonprofit organization that promotes literacy among parents, caregivers, and children. In 1986, they organized the first Literacy Partners Evening of Readings, a grand annual gala at which well-known authors were invited to read, and students from the program shared their successes. One article quoted Ladd as believing that reading was the definition of civilization. Over the years, Literacy Partners has raised more than \$37 million.

Within that high society world, Scaasi and Smith were the celebrities, but Ladd "was the glue that held them together," said Jane Friedman, one time CEO of Harper-Collins. It fell to Ladd to attract top authors to the gala. Following Ladd's death in 2017, Anthony Tassi, the CEO of Literacy Partners, remembered him as "charming, elegant, and uncommonly generous of spirit, a walking advertisement for the literary lifestyle. A lifelong bookworm from Vermont, he read nonstop."

Ladd died at age 89. Shortly after he died, his executor called the Jeudevine to report that Ladd had bequeathed almost half a million dollars to the library. Trustees and staff learned about a man who had last lived in Hardwick more than seventy years ago, who never forgot the town where he grew up or the library that was his refuge. Thanks to his generosity, we now enjoy an expanded library that sits at the heart of our community, fully equipped to meet the needs of the twenty-first century. At heart, the Jeudevine is here to serve as a sanctuary for patrons, as it once did for a young Parker Ladd, and to encourage us all to embrace his lifelong appreciation of books and devotion to reading.



The Ladd Family: Eldred, Gerald, Keith, and Parker, 1934 (left). Keith, Gerald, and Parker, 1950 (below).



Parker Ladd, 1954; Arnold Scaasi and Parker, early 2000s; Parker and First Lady Barbara Bush, 1990s; Parker, 2012.



U.S. Treasury Capital Projects Fund for Libraries: Jeudevine Memorial Library

In September 2024, the Department awarded \$15.9 million dollars in competitive grant monies to 14 public libraries in Vermont with funding from the U.S. Department of the Treasury through the American Rescue Plan Act. The Department awarded these substantial grants to address critical building improvements ensuring Vermonters in these communities have continued access to high-speed internet for the purposes of work, education, and health monitoring at their local public libraries.

Hardwick's Jeudevine Memorial Library in Caledonia County received a grant award of \$725,000 to support its renovation and expansion, including a two-story addition, four ADA (Americans with Disabilities Act) compliant bathrooms, HVAC, plumbing, and electrical updates. Find out more about the project in our interview with director Diane Grenkow (DG).

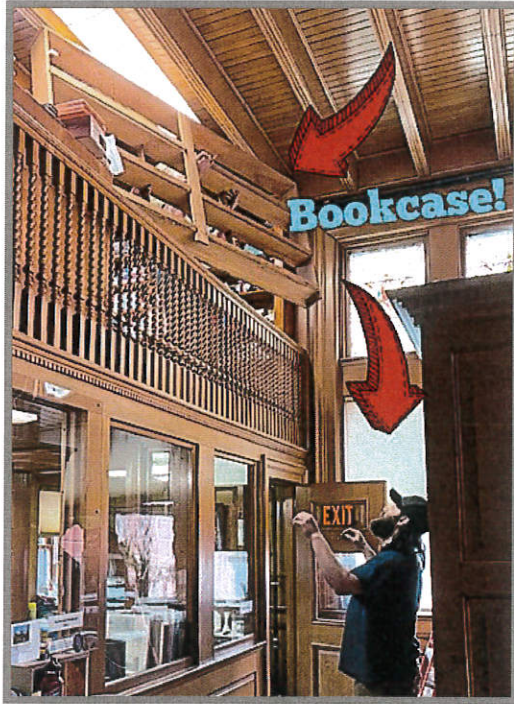
What inspired the library to pursue this project?



DG: The Jeudevine, built in 1896, had long since outgrown its space. Not only did getting around the library require doing the "Jeudevine Jig" (where two people had to turn sideways to pass each other in the stacks or behind the desk), but the building itself was only accessible by a set of granite steps, and accessing the bathroom required navigating a winding staircase into the basement! After school, the library would fill up with kids who wanted to play on the computers (noisy then for the adults), but there still wasn't enough room, so some kids would look in and then leave because there was nowhere to sit. All programming had to happen outside of regular library hours because it was impossible to do it any other way. It wasn't ideal for anyone, including patrons and staff, and it was inaccessible to those with mobility issues.



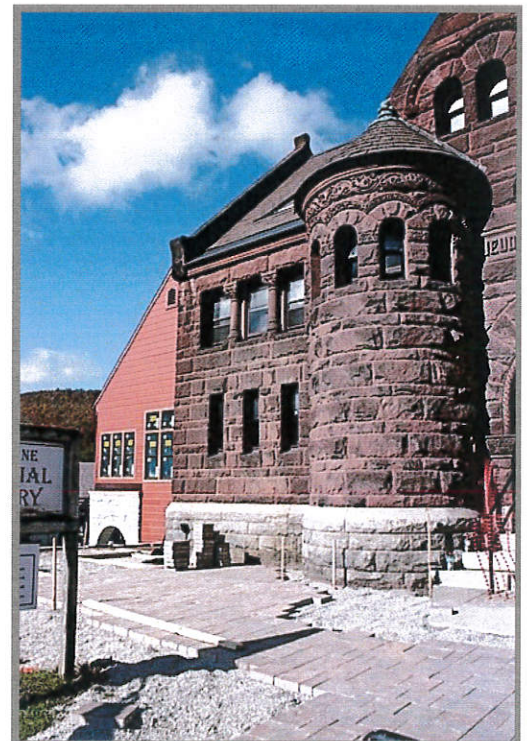
Tell us about any community collaborations with partners, donors, or volunteers who helped make this happen.



DG: This was truly a community effort. Input from all stakeholders was an essential first step in moving forward with the idea of an expansion: library trustees, Friends, and community members dreamt up what the library could and should be in Hardwick. Funds were raised from every imaginable place: state and federal grants, individual donors, bequests, and a town bond. It was a challenging time to build, as the pandemic repeatedly drove prices up. We were fortunate to have donors step in at just the right moment, time and again, keeping things moving forward. While our floors were being refurbished, and as the stone cutters worked their way through from the old building into the new, the town allowed us to move into the Memorial Building. The only time we had to close down was at the very end, for one week, while a big crew of volunteers helped move and organize every book and piece of furniture that we have!

Are there new programs or plans that are now made possible with the new space and upgrades?

DG: EVERYTHING is possible now that we have the new space! We now have a beautiful, light-filled addition that houses board books for babies up through novels for young adults with strategically placed bookcases to separate the age groups. There are public access computers available for use in the kids' room, where they can enjoy themselves without worrying about being too loud for the adults. The historic building now features recently restored, beautiful wood floors and newly renovated stained glass windows. It's now lovely and spacious! A place to work or read quietly. We added two meeting rooms on the lower level, which have proven to be very necessary for our community.





These rooms have already allowed for private healthcare meetings via Zoom and tutoring. We've hosted many different kinds of classes, workshops, and programs since we opened the addition in July, including tai chi, a quilting group, a four-week series sponsored by the town on watershed issues, in addition to our own library programs. We held two fundraisers recently that leaned heavily on serving hot meals, and we got to do it in the new building! But most importantly, accessible entrances and a lift to take people from floor to floor finally make the Jeudevine a place that is truly accessible for everyone.



What is your biggest piece of advice for others embarking on a project like this?



DG: Be sure to gather as much input as possible from as many stakeholders as possible, and designate someone to serve as the point of contact who can bridge the gap between trustees and staff who may not have experience with construction, and the builders who may not be familiar with modern library operations. Communication is the key. It's not always easy, but it's always better to have clear lines of communication and to take the time needed to understand the process, so you end up with the building that everyone wants and needs.



Please add the License renewal for The Clean Cannabis Company - Tier 3 Cultivation, License #CLTTV0090 to the November 20 SB Agenda.

The Clean Cannabis Company was fully permitted by the DRB, and to date we have not received any concerns regarding their operation. Everything remains in compliance with the conditions approved during the review process.

Please let me know if you need any additional information.

Best Wishes,

Kristen Leahy
Zoning and Floodplain Administrator
Resilience & Adaptation Coordinator
(802) 472-1686
Fall and Winter 2025 Office Hours:
Monday - 11 am to 1 pm
Tuesday - 8:30 am to 2 pm
Wednesday - 9:30 am to 2 pm
Thursday - 8:30 am to 2 pm
Friday and Saturday - By appointment

Outside of daily stated hours, by appointment.

Any decision or act of the Zoning Administrator may be appealed within 15 days of such decision or act as per Section 7.3A of the Hardwick Unified Development Bylaws.

MEMORANDUM

To: Hardwick Select Board

From: Kristen Leahy, Zoning & Floodplain Administrator / Resilience & Adaptation Coordinator

Date: November 17, 2025

Re: Overview of Tier 1B – Background for Resolution on the November 20, 2025 Agenda

Purpose

This memo provides concise background for the Tier 1B resolution on your agenda. It explains what Tier 1B is, where it applies in Hardwick, and why adopting it now supports the Town's housing, economic development, and revitalization goals.

What Tier 1B Is

Tier 1B is a new provision in Act 181 that exempts certain modest, well-located housing and mixed-use projects from Act 250 review. It is intended to help Vermont towns encourage development in their compact centers.

A project qualifies if it is:

- **50 units or fewer**
- **On 10 acres or less**
- **Located within an eligible designated center**

Tier 1B offers targeted Act 250 relief in downtowns and village centers—without changing any local zoning requirements.

Where Tier 1B Applies in Hardwick

Hardwick is eligible for Tier 1B in two areas:

1. **Hardwick's Designated Downtown**
2. **East Hardwick's Designated Village Center**

These are the places where the Town wants to focus housing, reuse existing buildings, fill vacant upper floors, and support walkable business districts.

What Tier 1B Does

Tier 1B removes the Act 250 layer of review for qualifying small-scale projects. In practical terms, this means:

- Lower permitting costs
- Shorter permitting timelines
- Greater project certainty
- Improved feasibility for adaptive reuse and infill

Tier 1B supports the very types of projects Hardwick is prioritizing; modest housing, mixed-use buildings, and redevelopment of underused parcels.

What Tier 1B Does *Not* Do

Tier 1B does **not**:

- Change zoning
- Expand where development is allowed
- Increase height or density limits
- Remove local review
- Apply anywhere outside Downtown or East Hardwick

It affects **state-level** permitting only. Local authority remains unchanged.

Why Adoption Now Makes Sense

With the Tier 1B resolution already scheduled for consideration, it may be helpful to highlight why Tier 1B is a timely and appropriate next step:

1. Tier 1B is the only tool available right now.

Tier 1A, the more comprehensive Act 250 exemption, cannot be pursued until mid-2026 and requires several prerequisites (river corridor protections, historic context work, and state mapping). Tier 1B can be activated immediately.

2. It aligns with Hardwick's needs.

Both Downtown and East Hardwick need more housing choices, more residents within walking distance of businesses, and more reinvestment in historic structures.

3. It encourages revitalization and economic activity.

Reducing barriers for small projects supports local contractors, property owners, and businesses and strengthens village vibrancy.

4. It protects rural areas.

By encouraging development inside compact centers, Tier 1B reduces pressure on farmland, river corridors, and outlying roads.

5. It prepares Hardwick for Tier 1A in 2026.

Adopting Tier 1B now demonstrates readiness and sets a clear path toward Tier 1A when the state opens applications.

Next Steps

If the Select Board votes to approve the resolution, staff will forward the information to the Regional Planning Commission. The designation would apply only in the two eligible centers and would activate immediately upon approval of NVDA's Regional Plan.

Please let me know if additional materials or a public explanation would be helpful.

TOWN OF HARDWICK MEMORANDUM

To: Hardwick Select Board

From: Kristen Leahy, Zoning & Floodplain Administrator / Resilience & Adaptation Coordinator

Date: October 7, 2025

Re: Tier 1A and Tier 1B Designations – Staff Time and Strategic Considerations

Purpose

This memo offers background on why Tier 1A is not expected to significantly increase staff time, and why the Town may wish to consider pursuing it when it becomes available. It also outlines how Tier 1B could serve as a useful bridge designation in the interim.

Why Tier 1A Is Manageable

- **Permit Navigation Role:** In my role, I already serve as the permit navigator for developers - helping applicants understand municipal requirements and identify which state permits may be needed (access on VT Routes, wetlands, stormwater, wastewater, Act 250 triggers).
 - **Existing Authority:** Hardwick has had townwide Act 250 authority since 2019. While we are not currently conducting Act 250 reviews, I already align applicants with the state process when necessary.
 - **Low Volume in Tier 1A Area:** In the past seven years, only **one Act 250 permit** would have fallen within the mapped Tier 1A area. Based on this history, the additional staff time required for Tier 1A is expected to be minimal.
 - **Clarity for Developers:** Tier 1A provides predictability by signaling where the Town would like to see growth and investment. This can make reviews smoother for both developers and the Town.
 - **Alignment with State Goals:** Tier 1A matches state housing and resilience priorities, which may improve Hardwick's position for support and funding.
-

Why Tier 1B Could Be a Useful Bridge

- **Availability:** Tier 1B can be pursued now, while Tier 1A is expected to take at least six months before it is an option.
- **Expanded Opportunity:** Tier 1B applies to the edges of Hardwick's compact settlement area where full infrastructure (water, sewer, sidewalks) may not yet be in place.

- **Flexibility:** It provides a path for projects that advance housing and economic development even if they do not fully meet Tier 1A criteria.
 - **Next Step Toward Tier 1A:** Choosing Tier 1B does not prevent the Town from later pursuing Tier 1A; instead, it demonstrates a proactive stance in preparing for both opportunities.
-

Considerations for the Select Board

- Tier 1B offers a near-term option to encourage development outside the strict Tier 1A boundaries.
 - Tier 1A, when it becomes available, is not expected to add significantly to staff time given Hardwick's track record of very few Act 250 permits in that area.
 - Together, Tier 1B now and Tier 1A later could provide the Town with both flexibility and long-term alignment with state priorities.
-

Conclusion

Hardwick already has townwide Act 250 authority, and my role as staff includes navigating developers through permit requirements. Based on past permit activity, Tier 1A is not expected to create a significant new burden. Tier 1B, in the meantime, may provide a practical way to move development forward while Tier 1A is pending.

Respectfully submitted,

Kristen Leahy

Zoning & Floodplain Administrator / Resilience & Adaptation Coordinator

MUNICIPAL RESOLUTION

Municipality: **Hardwick, Vermont**

Whereas: In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.

Whereas: The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.

Whereas: The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.

Whereas: The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.

Whereas: The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.

Whereas: The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area in accordance with 6033(c)(6) and as evidenced by ALL of the following:

- ☒ appointed or contracted Zoning Administrator (may be permanent or acting)
- ☒ yearly budget to support administration of development regulations, including enforcement or appeals as needed
- ☒ municipal staff and volunteers can attend training as requested
- ☒ ZA and the DRB (or ZBA and PC) regularly process applications within the required timelines
- ☒ Technical assistance is available for projects that exceed normal capacity or knowledge by one or more of the following:
 - ☒ RPC ☒ Town Attorney
 - ☒ VLCT ☒ Other

Now, therefore be it resolved that:

The municipality hereby requests to have the Downtown Center, Village Center, Planned Growth Area, and Village Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on November 20, 2025.

Attest:

Signature _____

Name: Eric Remick

Title: Select Board Chair