

Hardwick Planning Commission

Warning of Public Hearing

The Hardwick Planning Commission hereby provides notice of a public hearing being held pursuant to 24 VSA §4444 (Public Hearing Notice) for the purpose of hearing public comments concerning proposed changes to the Hardwick Unified Development Bylaws. The public hearing has been scheduled for December 9, 2025 (Tuesday) at 6:30 p.m. on the third floor of the Memorial Building and by Zoom. To join the Zoom hearing, sign up for a free Zoom account anytime (zoom.us), then at 6:30 on Tuesday, December 9, 2025, go to Zoom and click on “join a meeting”. The meeting number is 871 8541 0510. The passcode is 439879.

To join the Zoom meeting:

<https://us06web.zoom.us/j/87185410510?pwd=urQ12SZUJ1TcE56MU1PMTVOrKOuqX.1>

Statement of Purpose:

The proposed changes to the Hardwick Unified Development Bylaws (known hereafter as “Bylaws”) will serve the following purposes:

1. Align with state statutory requirements regarding dwelling units, including provisions enabling the conversion of hotels and motels into permanently affordable housing.
2. Remove references to local Act 250 review in accordance with updated guidance under Act 181.
3. Establish and implement a River Corridor Overlay District to protect floodplains and flood erosion areas.
4. Create and integrate a new Village Center Zoning District for East Hardwick to support historic village character, housing opportunities, and pedestrian-oriented development.

Geographic Area Affected:

The Bylaw changes shall apply to all areas in the Town of Hardwick, Vermont.

Table of Contents:

Article 1: Authority and Purpose; Article 2: Zoning Districts; Article 3: General Regulations; Article 4: Specific Use Provisions; Article 5: Development Review; Article 6: Subdivision Review; Article 7: Administration and Enforcement; Article 8: Definitions.

Location Where Full Text May Be Examined:

The full context of the proposed changes can be viewed at the Hardwick Town Offices or on the Town of Hardwick website – www.hardwickvt.gov.

The meeting is open to the public. Interested people may attend the meeting in-person or on Zoom or send a letter or email to the Hardwick Planning Commission c/o the Zoning Administrator’s office to comment on the proposed update. Emails can be forwarded to the zoning.administrator@hardwickvt.gov address.

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