



VERMONT

STATE OF VERMONT  
AGENCY OF NATURAL RESOURCES  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Salvage Yard Program  
1 National Life Drive, Davis 1, Montpelier, VT 05620-3803



**CERTIFICATE OF APPROVAL FOR LOCATION OF A SALVAGE YARD**

The application of All Metals Recycling Inc. whose address is  
2141 VT Rt 15 West, Hardwick, Vermont

dated 6-January-2026 to locate a junkyard on the land and premises in the city/town of  
Hardwick owned by All Metals Recycling Inc.

and described as follows Scrap metal recycling; receiving and shipping

has been duly heard and acted upon by the Select Board  
(City Council, Selectboard, Trustees)

of said Hardwick pursuant to the provisions of 24 V.S.A., §§ 2251- 2257  
the same is approved this 22nd day of January, 20 26.

The certificate is valid for Five (5) years from date of issuance, subject to the provisions  
(1 through 5)

of State Statute or Municipal Ordinance presently or hereafter appertaining thereto. This  
certificate is for the exclusive use of the named applicant and is not assignable.

The application fee of \$25.00 and all other assessments authorized by 24 V.S.A. §2256 have  
been paid.

Town of Hardwick Select Board

(City Council, Selectboard, Board of Trustees)

of the City/Town/Village of Hardwick

Tom

Mark  
Tracy D. R. Bill

To: Hardwick Select Board  
From: Hardwick Zoning Administrator  
Re: Overview of Proposed Hardwick Unified Development Bylaws update

Date: January 15, 2026

This memo provides a brief overview of the proposed Hardwick Unified Development Bylaws Update transmitted by the Hardwick Planning Commission for Select Board review. Detailed background materials, including the River Corridor information flyer and the slide presentation from the Planning Commission public hearing, are included separately in the packet.

The proposed update represents the Planning Commission's comprehensive effort to modernize the Hardwick Unified Development Bylaws and to align local regulations with the Town's adopted Municipal Plan, recent state legislation, and conditions identified through flood recovery, housing needs, and infrastructure planning. The intent is to improve the clarity and usability of the bylaws while better supporting village-scale development, housing options, and risk reduction in flood- and erosion-prone areas.

For your information, this update focuses on the following priorities.

First, it creates a new zoning district for the East Hardwick village in the form of a Village Center district. East Hardwick was previously grouped within the same district as downtown Hardwick, despite having different historic settlement patterns, infrastructure, and community needs. A listening session was held with East Hardwick residents in December 2024, followed by approximately six months of work to develop a district that reflects local input and responds to those distinct conditions.

Second, it adds a River Corridor Overlay. This overlay is intended to substantially increase the Town's state match for future flood repairs and infrastructure improvements, reduce long-term erosion and flood risk, and better position the Town for anticipated statewide river corridor regulations. The Town is actively working with the State to improve and refine the associated mapping.

Third, it removes the section of the zoning bylaws that allows the Town of Hardwick to review Act 250 permits. This authority is no longer viable following the passage of Act 181 and is being removed to reflect current state law and regulatory practice.

Finally, it updates housing terminology by changing the term "Single Family Dwelling," and related terms, to "Single Unit Dwelling" to align the bylaws with the State's HOME Act and current housing policy standards.

Public outreach and engagement were central components of the Planning Commission's process. Letters were mailed directly to each property owner potentially affected by the proposed River Corridor Overlay, providing advance notice, background information, and details regarding the public hearing. The Planning Commission held a duly warned public hearing on December 9, 2025, at 6:30 p.m., which was well attended and included substantial public participation. The attached slide

presentation summarizes the structure of the update and highlights key changes discussed at that hearing, while the river corridor flyer reflects the public-facing information provided to affected property owners.

In addition, a listening session was held in December 2024 with property owners and residents in East Hardwick regarding the proposed Village Center district. That session was also well attended and informed subsequent revisions to district boundaries, permitted uses, and development standards. Prior to the December 2025 public hearing, letters were sent to property owners in East Hardwick who would be impacted by the proposed zoning changes to ensure continued notice and opportunity for input.

At this stage, the Planning Commission is requesting that the Select Board initiate the statutory adoption process, including scheduling and warning a Select Board public hearing. Members of the Planning Commission and Town staff are available to attend Select Board meetings, answer questions, or provide additional context on specific provisions as needed.

Respectfully submitted,

Kristen Leahy, Hardwick Zoning and Floodplain Administrator

To: Hardwick Select Board  
From: Hardwick Planning Commission  
Re: Zoning Bylaw Update – Transmittal and Recommendation  
Date: January 15, 2026 for the January 22, 2026 Select Board meeting

The Hardwick Planning Commission respectfully transmits the proposed Hardwick Unified Development Bylaws update to the Select Board for its consideration and next steps in the adoption process.

The Planning Commission developed this update to modernize the Town's zoning regulations, implement policies of the Municipal Plan, respond to recent legislative changes, and address lessons learned through flood recovery, housing needs, and infrastructure constraints. The proposed bylaws are intended to provide clearer standards, improved usability, and better alignment between land use regulation and the Town's long-term planning goals.

Throughout the drafting process, the Commission focused on several core objectives: improving clarity and predictability for applicants and residents; supporting appropriate housing and economic development in designated areas; strengthening flood resilience and risk reduction; and maintaining the character and function of Hardwick's villages, neighborhoods, and historic settlement patterns. The Commission also sought to ensure that new flexibility is paired with standards that protect public safety, neighborhood context, and community assets.

The Planning Commission held a duly warned public hearing on the proposed Zoning Bylaw Update on December 9, 2025, at 6:30 p.m. The hearing materials and recording are available here:

<https://hctv.us/public-hearing-on-east-hardwick-zoning-bylaws-december-9-2025/>

Following the public hearing and subsequent deliberation, the Planning Commission voted at its January 13, 2026 meeting to forward the proposed bylaws to the Select Board.

The Planning Commission recommends that the Select Board proceed with the adoption process as outlined in statute, including holding a public hearing and considering any final amendments deemed necessary. Members of the Planning Commission and Town staff are available to answer questions, provide background on specific provisions, or assist the Select Board during its review.

Thank you for your consideration and for your continued support of this important work.

Respectfully submitted,

Kristen Leahy  
For the Hardwick Planning Commission  
Town of Hardwick

## Expenses:

Overall, total expenses are at 52.98% when we would typically expect them to be at about 50%. Hardwick Rescue hasn't requested their funds yet. Highway is going through their salt budget rapidly. Appropriations are being paid as organizations submit their requests.

Line items are about 10% over budget, primarily because we've paid the majority of our debt payments for the fiscal year already. There will be an interest payment due in May for the bonds, but otherwise, we are done with the largest part of the annual payments. We are on track to meet our expense budget.

Town of Hardwick Expense Summary				
Department	Budget	Actual	\$ (Remaining) or Over Budget	% Used
Office [Clerk/Manager/Supplies, Etc.]	\$815,189	\$351,539	(\$463,650)	43.12%
Other Payroll [Stipend employees, etc.]	\$108,569	\$47,193	(\$61,376)	43.47%
Buildings	\$66,767	\$24,241	(\$42,526)	36.31%
Police Department	\$1,014,585	\$450,827	(\$563,758)	44.43%
Fire Department	\$61,421	\$19,831	(\$41,590)	32.29%
Highway Department	\$1,121,981	\$547,726	(\$574,255)	48.82%
Flood Expenses	\$0	\$202,340	\$202,340	100.00%
Rescue Squad	\$96,472	\$0	(\$96,472)	0.00%
Appropriations	\$53,961	\$30,561	(\$23,400)	56.64%
County & Gravel Pit Taxes	\$36,008	\$38,384	\$2,376	106.60%
Line Items	\$1,064,772	\$645,432	(\$419,340)	60.62%
Recreation	\$20,412	\$4,801	(\$15,611)	23.52%
Trails	\$11,577	\$6,177	(\$5,400)	53.36%
	<b>\$4,471,714.00</b>	<b>\$2,369,053.46</b>	<b>-\$2,102,660.54</b>	<b>52.98%</b>
<i>Without Flood</i>	<b>\$4,471,714.00</b>	<b>\$2,166,713.51</b>	<b>-\$2,305,000.49</b>	<b>48.45%</b>

# Town of Hardwick FY 2026 Budget Update Through 12-31-2025

## Revenues:

Overall, revenues from the General Fund are on track to meet the budget.

The tax revenue shows over 100% because we have not paid the school their portion yet. The budget amount is what the Town expects to receive after paying the schools and the actual amount that you see below is a "billed" amount that has not been all collected.

If we estimate that the Town has collected 50% of our *expected* tax revenues (50% of \$3,799,474), the overall percentage would be at about 55%. Therefore, we are slightly ahead of schedule for revenue. Revenue is ahead of schedule due to the FEMA grant revenue of almost \$117,000.

We would expect revenues to be at about 50% at this point in the fiscal year. Police revenue is a little over budget due to more consistent SIU revenue, grant revenue, and ticket revenue. Grant revenue is over budget due to a Municipal Planning grant. Other revenue is over budget due to interest income, which will be redistributed at year end to other funds, such as capital, cemetery, water, sewer, etc. We also received \$20,000 from the State for the annual "Budget Adjustment Act".

## Town of Hardwick Revenue Summary

Department	Budget	Actual	% Collected
Tax Revenues	\$3,799,474	\$7,184,282	189.09%
Office Revenues [Licenses, Recordings, etc.]	\$40,250	\$22,716	56.44%
Highway Revenues	\$195,476	\$112,908	57.76%
Police Revenues [Tickets, Grants, etc.]	\$41,150	\$27,049	65.73%
Grant Revenue - Other	\$400	\$12,708	3176.88%
Other Revenue [Misc, Interest, W/S Transfers]	\$394,963	\$387,736	98.17%
	<b>\$4,471,713.00</b>	<b>\$7,747,397.48</b>	<b>173.25%</b>

District 6, 7, 9  
Certcode 0305-0

**CERTIFICATE OF HIGHWAY MILEAGE**  
**YEAR ENDING FEBRUARY 10, 2026**

Fill out form, make and file a copy with the Town Clerk, and submit the Mileage Certificate on or before February 20, 2026 to: Vermont Agency of Transportation, Division of Policy, Planning and Intermodal Development, Mapping Section via email to: aot.mileagecertificates@vermont.gov or if necessary via mail to: VTTrans PPAID - Mapping Section, 219 North Main Street, Barre VT 05641.

We, the members of the legislative body of HARDWICK in CALEDONIA County on an oath state that the mileage of highways, according to Vermont Statutes Annotated, Title 19, Section 305, added 1985, is as follows:

**PART I - CHANGES TOTALS - Please fill in and calculate totals.**

Town Highways	Previous Mileage	Added Mileage	Subtracted Mileage	Total	Scenic Highways
Class 1	1.500			1.50	0.000
Class 2	11.345			11.345	0.000
Class 3	51.90		0.03	51.87	0.000
State Highway	16.146			16.146	0.000
<b>Total</b>	<b>80.891</b>			<b>80.861</b>	<b>0.000</b>
* Class 1 Lane	0.000				
* Class 4	6.23			6.23	0.000
* Legal Trail	1.62			1.62	

\* Mileage for Class 1 Lane, Class 4, and Legal Trail classifications are NOT included in total.

**PART II - INFORMATION AND DESCRIPTION OF CHANGES SHOWN ABOVE.**

1. **NEW HIGHWAYS:** Please attach Selectmen's "Certificate of Completion and Opening".

2. **DISCONTINUED:** Please attach SIGNED copy of proceedings (minutes of meeting).

- 0.03 mi CL3 TH-316 west of TH-300 (N. Main Street) discontinued pursuant to 19 VSA 710

3. **RECLASSIFIED/REMEASURED:** Please attach SIGNED copy of proceedings (minutes of meeting).

4. **SCENIC HIGHWAYS:** Please attach a copy of order designating/discontinuing Scenic Highways.

**IF THERE ARE NO CHANGES RECORDED THIS YEAR: Place an X in the box and sign below.**

**PART III - SIGNATURES - PLEASE SIGN.**

Signatures of Selectmen/ Aldermen/ Trustees:

Signature of T/C/V Clerk:

Date Filed:

Please sign ORIGINAL and return it for Transportation signature.

**AGENCY OF TRANSPORTATION APPROVAL:** Signed copy will be returned to T/C/V Clerk.

**APPROVED:**

Representative, Agency of Transportation

**DATE:**