

Hardwick Development Review Board
Conditional Use – Temporary Special Event
Community Allies – Applicant and Center for an Agricultural Economy - Landowner
100 Granite Street, Hardwick
Application #2017-015
June 21, 2017

To consider a Temporary Special Event request by Community Allies to host the second Community Block party with an expected attendance of over 100 people at Atkins Field in the Village Neighborhood zoning district at 100 Granite Street, Hardwick.

The application requires a review under the following sections of the Hardwick Unified Development Bylaws: 2.2 Village Neighborhood Table; 3.11 Performance Standards; 4.18C (Temporary Structure or Use – Special Events); and 5.2 Conditional Use Review.

Warnings were posted on June 6, 2017 at the Hardwick Memorial Building, the Hardwick Post Office and the East Hardwick Post Office. The warning was sent to the following neighboring property owners: Margaret and Christopher Davis, Peter Geogiadis and Nicholas Vasiliadis; Osprey Holdings LLC; Mary and Stanley Ainsworth; Town of Hardwick; Steven Collier; Sherry and Gregory Lussier; Daniel and Roger Demar; Helen Willey; Beverly and Edward Phelps Life Estate; Margaret Laggis; Sundog Ag Ventures LLC; Todd and Bret Hodgdon; Lorette and Dennis Williams; Deborah and Michael Bellavance; Jocelyn and Jonathan Lussier; Winston Jennison LLC; and Kenneth Davis on June 6, 2017. It was also published in The Hardwick Gazette on Wednesday, June 7, 2017.

Development Review Board members present: Ruth Gaillard; Edward Keene; John Mandeville, Acting Chair; Helm Nottermann; and John Page.

Development Review Board members absent: Daniel Bandit, Vice-Chair and Cheryl Michaels, Chair

Others present: Kristen Leahy, Zoning Administrator (acting clerk) and Tara Reynolds, Representative for Community Allies.

During the course of the hearing and prior to the hearing the following exhibits were submitted: None.

Summary of Discussion

Acting Chair John Mandeville began the hearing at 7:05 pm. He noted the hearing was quasi-judicial, explained the procedure for the hearing, asked board members for any disclosures of conflict of interest, and swore in all those who wished to speak at the hearing.

Ms. Reynolds explained that the Community Allies group would like to host a 2nd annual Block Party at Atkins Field on Saturday, September 16, 2017. The event was held last year and resulted in an attendance of 200 people. Community Allies anticipates that the participation at this year's event may be over 100 people.

Ms. Reynolds gave a brief description of the Community Allies composition. She also described the proposed event, which will have music, free food, events, and entertainment for all ages.

The party will end before or at dusk. The current hours are 4pm to 8pm. All signs on the roads will be removed after the event. The parking will be in the Atkins Field parking area, similar to the Farmer's Market parking schematic.

Two conditions were proposed by the Hardwick Police Chief and were introduced by the Zoning Administrator.

Responding to a question from the Development Review Board, Ms. Reynolds testified that the event will be

held away from the traveled areas.

The hearing ended at 7:12 pm. Helm Nottermann made the motion to close the hearing and enter into deliberative session after the following hearing and Ed Keene seconded. All members were in favor.

Findings of Fact:

Based on the application and testimony, the Development Review Board makes the following findings:

2.2 Village Neighborhood District – all setbacks and dimensional standards are met for this district. Temporary Special Event is allowed under conditional use.

3.11 Performance Standards –No adverse aspects were identified. See conditions.

4.18 Temporary Structure or Use – meets all requirements of this section.

5.2 Conditional Use Review

E) General Review Standards

The proposed conditional use will/ will not result in an undue adverse effect on any of the following:

1. **The capacity of existing or planned community facilities and services.** The proposed use will not affect either capacity.
2. **Character of the area affected.** Proposal is temporary.
3. **Traffic on roads and highways in the vicinity.** Proposal is temporary.
4. **Bylaws in effect.** N/A
5. **The utilization of renewable energy resources.** N/A

F) Specific Review Standards shall include:

1. **Siting & Dimensional Standards.** All conditional uses shall meet minimum applicable dimensional and density standards as specified for the district in which the use is located (Article 2), the particular use (Article 4), and for the protection of surface waters (Section 3.12). **All standards are met by the proposal.**
2. **Performance Standards.** All conditional uses shall meet performance standards as specified in Section 3.11. **Proposal is temporary.**
3. **Access & Circulation Standards.** All conditional uses shall meet applicable access management standards as specified in Section 6.6. **Proposed event is temporary.**
4. **Landscaping & Screening Standards.** The Board may require landscaping, fencing, screening or site grading as necessary to maintain the character of the area, or to screen unsightly or incompatible uses from town highways, other public rights-of-way, or adjoining properties. **Event is temporary.**
5. **Stormwater Management & Erosion Control Standards.** All conditional uses shall incorporate accepted stormwater management and erosion control practices as appropriate for the setting, scale and intensity of the existing and planned development. **N/A**

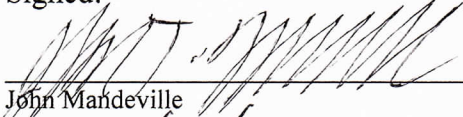
Decision and Conditions

Based upon these findings, the Development Review Board voted 5-0 to approve the Community Allies application as presented with the following conditions:

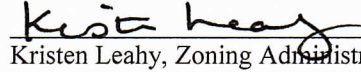
Conditions:

1. Applicants shall abide by dusk-time ending of music. No bright lights will be utilized.
2. Any signs used for the event shall be placed and removed on the day of the event.
3. Traffic at Wolcott Street and Granite Street shall be monitored as requested by the Hardwick Police Department.
4. No parking for this event will be allowed on Wolcott Street.

Signed:


_____, acting Chair
John Mandeville

Date 6/20/17


_____, acting clerk
Kristen Leahy, Zoning Administrator

Date 6/26/17

NOTICE:

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding (in person or in writing) before the Development Review Board. Such appeal must be made within 30 days of the date of this decision, pursuant to 24 V.S.A. #4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.