



APPLICATION FOR SUBDIVISION REVIEW  
TOWN OF HARDWICK  
PO Box 523, Hardwick, VT 05843  
(802) 472-1686  
[Zoning.administrator@hardwickvt.gov](mailto:Zoning.administrator@hardwickvt.gov)

FOR TOWN USE ONLY

Application Number: 2025-003 Tax Map Number 10002-00070  
Zoning District CR-3  
Date Application Received 3/1/25 Fee Paid \$ 240 Date Paid 3/13/25

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the *Town of Hardwick* - \$60 for a minor subdivision and \$240 for a major subdivision.

**Applicant(s):**  
Name(s): Renee and Damien Digregorio  
Mailing Address: \_\_\_\_\_  
Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Landowner(s) (if different from applicant(s)):**  
Name(s): Tammy and Franke Brown  
Mailing Address: 857 Center Road Hardwick VT 05843  
Telephone(s) Home: 802-279-3387 Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-Mail: brown122@yahoo.com

**Physical Location of Property (911 address):**  
857 Center Rd, Hardwick

**Proposed Subdivision of Land (please check all that applies):**

☐ **Minor Subdivision – to be reviewed by the Zoning Administrator under Section 6.2 and includes one of the following:**

- ☐ Subdivision of land which results in the creation of 3 or fewer lots;
- ☐ Amendment to an approved subdivision which does not substantially alter the subdivision nor result in the creation of a major subdivision.

☒ **Major Subdivision – to be reviewed by the Development Review Board under Section 6.3 and includes one of the following:**

- ☐ Subdivision of land which results in the creation of 4 or more lots and/or involves the construction of a new road;
- ☐ Amendment to an approved subdivision which substantially alters the subdivision or conditions of approval, or which results in the creation of a major subdivision or a new road;
- ☐ A Planned Unit Development;
- ☒ The creation of a lot which does not meet minimum frontage or access requirements, which is subject to approval under Section 3.3. (ie. Lots accessed by a Right-of-Way).

**Other Permits or Verifications Which May Be Necessary:**

- ☐ State Potable Water and Wastewater Permits - In process with Patrick Larson  
☐ Town of Hardwick Water and/or Sewer Connection Verification - N/A  
☐ Local utility company has been consulted - [ ] yes [ ] no UNK  
☐ Access Permits from either the State of Vermont or from the Hardwick Select Board - necessary if a new driveway or road must be installed.  
[ ] Applied (date) \_\_\_\_\_ [ ☒ ] Not required

**Dimensions of Proposed Development:**Total Acreage in the parcel to be subdivided 19.38

Total Feet of Road Frontage in parcel \_\_\_\_\_

Total number of lots after the subdivision 2Lot No. and Description:AreaRoad Frontage1: 2 acres2 acres2-50 R.O.W.s2: 17.38 acres17.38 acres214 +

3:

4:

5:

6:

*\*If additional space is needed, please continue on a separate sheet.***Dimensions Required by Zoning Bylaws (to be completed by Zoning Administrator):**Zoning District and Class: CR3Minimum Lot Size: 30,000 sf (0.689 acres)

Minimum Property Requirements:

Road FrontageFront SetbackSide SetbackRear SetbackStream Setback50'15'20'20'75'**Site Plan and Supporting Information and Documentation:**

Please see attached checklist – Table 6.1 Subdivision Application Requirements.

Minor Subdivisions are reviewed by the Zoning Administrator and the Site Plan requirements are found in the “Sketch” column.

Major Subdivisions are submitted for review to the Development Review Board (DRB). The Site Plan requirements are found in the “Final” Column. A hearing with the DRB is necessary prior to Subdivision Approval for a Major Subdivision.

All items must be submitted as described or a waiver must be requested. If the information is not complete, you will be contacted to provide further information.

- ☐ Completed Site Plan Submitted to Zoning Administrator. - in sketch phase until after DRB Review.



**TABLE 6.1 SUBDIVISION APPLICATION REQUIREMENTS**

	Sketch	Final
<b>(A) Application Information</b>		
Application Form [number of copies]	One [original]	Three [2 copies]
Application Fee [to be set by Selectboard]		✓
Name of project, if any	✓	✓
Name, address of applicant [landowner and/or subdivider]	✓	✓
Written description of proposed development plans, including: Number and size of lots, intended use, general timing of development	✓	✓
Waiver request, in writing [optional]	✓	
Names, addresses of all adjoining property owners		?
<b>(B) Plan/Plat Mapping Requirements</b>		
Material	Paper	Mylar
Preparer Information, Certifications		✓
Scale	To scale noted	Min. 1" = 100'
Date, North Arrow, Legend	✓	✓
Project boundaries and property lines;	Drawn	Surveyed
Existing and proposed lot lines, dimensions	Drawn	Surveyed
Adjoining land uses, roads and drainage	✓	✓
Zoning district designations and boundaries	✓	✓
The location of natural and physical features located on the site, including buildings; roads, driveways and parking areas; fences and walls; watercourses; wetlands; areas of slope in excess of 20%; and a general indication of land cover, including forested areas and land in current or recent (prior 3 years) agricultural production	✓ [General Locations]	✓ [Specifically Delineated Areas]
Existing and proposed elevations, contour lines within 50 feet of any proposed excavation/grading		5' interval
Existing and proposed roads, paths, common or shared parking areas, associated rights-of-way or easements	Drawn	Surveyed
Proposed building envelopes (if required)		✓
Proposed utilities, water and wastewater systems and associated rights-of-way or easements	✓	✓
Road profiles; road, intersection and parking area geometry and construction schematics		✓
Proposed landscaping and screening		✓
Proposed conservation buffer and/or open space easement areas		✓
Monument locations		✓

<b>(C) Supporting Information &amp; Documentation</b>	<b>Sketch</b>	<b>Final</b>
Site location map showing proposed subdivision in relation to major roads, drainage ways, and adjoining properties	✓	✓
Statement of compliance with town plan and applicable local regulations	✓	✓
Engineering reports (water and wastewater systems)		✓
Existing and proposed traffic generation rates, volumes		Documented
Off-site easements (e.g., for water, wastewater, access)	Description	Final
Proposed phasing schedule	Description	Final
Proposed covenants and/or deed restrictions	Description	Final
Proposed homeowner or tenant association or agreements	Description	Final
Proposed performance bond or surety		Final
<b>(D) As may be required by the Development Review Board</b>		
Stormwater and erosion control plan		As required under sketch plan or preliminary approval
Grading plan (showing proposed areas of cut and fill)		
Open space management plan		
Site reclamation plan (for subdivisions involving extraction)		
Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)		
Fiscal impact analysis (analysis of fiscal costs and benefits to the town)		
Historic or archeological assessment		
Environmental impact assessment (analysis of potential environmental impacts, proposed mitigation measures)		
Other		

☐ Applicant requests a waiver from application requirements (for example, underground utilities). Requirement(s) to be waived and reason(s) for waiver include(s) the following:



### Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes Town Personnel to enter onto the property for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

The undersigned understand that additional information, such as a survey of the property or expert testimony may be required for review and consideration of this application by the Zoning Administrator and, that, upon my written authorization, fees for such additional information shall be my responsibility.

The permit will expire and become null and void within 2 years from the date of issuance if the permitted development has not commenced.

**Subdivision may not be concluded until 15 days from the date of approval for a minor subdivision or 30 days from the date of approval for a major subdivision.**

Signature of Applicant(s) [Signature] / [Signature] Date 2/1/25

Signature of Landowner(s) [Signature] Date 2-19-25

**Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.**

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

**Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802) 477-2241 or [jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov)**

#### FOR ZONING ADMINISTRATOR USE ONLY

{ } Approved    { } Denied    { ☒ } Referred to the Development Review Board – Major Subdivision

Date \_\_\_\_\_ Signature \_\_\_\_\_

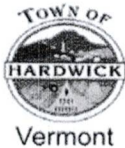
Remarks and/or Conditions: \_\_\_\_\_

Waiver Requested: \_\_\_\_\_

Date of Approval or Denial by Development Review Board: \_\_\_\_\_







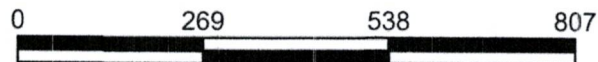
Town of Hardwick, VT

1 inch = 269 Feet



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March 20, 2025

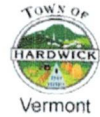


Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# Assessment Field Card

Town of Hardwick, Vermont



Parcel Information	
	<p> <b>Address:</b> 857 CENTER RD  <b>Map-Lot:</b> 10002-00070  <b>Patriot Account #:</b> 1017  <b>Owner:</b> DROWN JARRET W  <b>Co-Owner:</b> DROWN DIANNE H  <b>Mailing Address:</b> 857 CENTER RD    HARDWICK, VT 05843 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> MH-DOUBLE  <b>Year Built:</b> 1998  <b>Grade:</b> C  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Avg-Good  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> VINYL  <b>Pool:</b> False </p>	<p> <b>Total Acres:</b> 19.6  <b>Land Use Code:</b> 14  <b>Neighborhood Code:</b> 18  <b>Owner Occupied:</b>  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b>  <b>Utility Code 1:</b>  <b>Utility Code 2:</b>  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 1882 sqft  <b>Finished Area:</b> 1690 sqft  <b>Basement Area:</b> 0 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft </p>	<p> <b>Sale Date:</b> 4/8/2008  <b>Sale Price:</b> \$ 18750  <b>Nal Description:</b> FAMILY  <b>Grantor (Seller):</b> DROWN,JARRET W  <b>Book/Page:</b> 130-479 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 6  <b>No. Bedrooms:</b> 4  <b>No. Full Baths:</b> 2  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> AVER  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> AVER  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> AVERAGE  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> CARPET  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> OIL  <b>Percent A/C:</b> 0 </p>	<p> <b>Assessed Yard Value:</b> \$ 3100  <b>Assessed Land Value:</b> \$ 66500  <b>Assessed Bldg Value:</b> \$84500  <b>Total Assessed Value:</b> \$154100 </p>



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This information is believed to be correct but is subject to change and is not warranted.