

Hardwick Development Review Board
Conditional Use and Floodplain Review Request
The Civic Standard – landowner and applicant
42 South Main Street, Hardwick
Application #2025-006
May 7, 2025

Link to Video: https://drive.google.com/drive/folders/1ZRdk0GZaeiImbtIjHbS_9CYM5_GeheYX?usp=drive

To consider a Conditional Use and Floodplain Review request by the Civic Standard for a Substantial Improvement of the existing Historic non-conforming structure in the Central Business zoning district. No change of use is requested at this time. Development would be Substantial Improvement in the Floodway in the Flood Hazard Area Overlay.

The application requires a review under the following sections of the Hardwick Unified Development Bylaws: Table 2.1 Central Business District; 2.8 Flood Hazard Area Overlay; 3.9 Nonconforming Structures & Nonconforming Uses; 3.11 Performance Standards; 3.12 Protection of Water Resources; Section 5.2 Conditional Use Review; Section 5.2 G(1) Central Business District Standards; and 5.3 Flood Hazard Review.

Warnings were posted on Wednesday, April 9, 2025 in the Hardwick Memorial Building, at the Hardwick Post Office and the East Hardwick Post Office. The warning was sent to the following neighboring property owners: Lynn Delarichelere; Mike’s Gulf Service Center Inc; Clay Hill Apartments LLC; Jeudevine Housing Limited Partnership (*Returned as refused by addressee*); 35 South Main LLC; Quickfox Hamilton RE Holdings; Bemis Block Housing Lmted Partnership (*Returned as refused by addressee*); and Wei Gao on Wednesday, April 9, 2025. It was also published in The News and Citizen on Thursday, April 10, 2025.

Development Review Board members present: John Mandeville, Chair; Kole; Helm Nottermann; Gillian D’Acierno; and Ruth Gaillard.

Development Review Board members absent: Kate Brooke

Others present: Kristen Leahy, Zoning Administrator (acting clerk); Rose Friedman; David Upson, Town Manager; Jackson Evans (by Zoom); Helen Sher; Raymond Lewis; and Paul Fixx, editor of the Hardwick Gazette.

During the course of the hearing and prior to the hearing the following exhibits were submitted:

1. Information from the National Register of Historic Places Inventory regarding 42 South Main Street
2. Project Review Sheet from the State of Vermont – provided by Preservation Trust of Vermont
3. Updated foundation plans from Engineering Ventures – dated April 25, 2025
4. Email letter from Sacha Pealer, State of Vermont Flood Plain Manager, dated May 7, 2025
5. Vermont Division of Historic Preservation dated May 7, 2025

Summary of Discussion

Chair John Mandeville began the hearing at 8:16 pm. He noted that the hearing was quasi-judicial, explained the hearing procedure, asked board members for any disclosures of conflict of interest, and swore in all those who wished to speak at the hearing.

Mr. Mandeville invited the applicants to present their proposal. Rose Friedman discussed the required repairs – the foundation is undermined from the flooding and the insurance company needs the roof and the exterior painting to be completed to retain eligibility for building insurance. Engineering Ventures reviewed the building after the 2023 flooding and the foundation work is deemed to be important.