

Hardwick Development Review Board
Conditional Use Review Request
Jeremy and Leslie Michaud, Landowners and Applicants
Molleur Drive and 170 School Street, East Hardwick
Application #2025-008A and 2025-008B
May 7, 2025

Link to Video of DRB Hearing: <https://drive.google.com/file/d/1h5pnw1CwnA8kmc9vryaVW-4y0tWXZT7/view?usp=sharing>

To consider a Conditional Use Review request by Jeremy and Leslie Michaud for their property at Molleur Drive and 170 School Street in East Hardwick. Request to convert a pre-existing Mobile Home Park, Storage Unit, and Multi-Family Dwelling (Fire-damaged) into a Mixed Use with an expanded Mobile Home Park and Storage Units. The distressed Multi-Family Dwelling has a demolition permit and would be removed. An additional (previously permitted) storage unit would be added and six additional units would be created for the Mobile Home Park. The property is in the Highway Mixed Use zoning district.

The application requires a review under the following sections of the Hardwick Unified Development Bylaws: Table 2.3 Highway Mixed Use District; Section 3.9 Nonconforming Structures & Nonconforming Uses; 3.11 Performance Standards; Section 3.13 Parking and Loading Requirements; Section 4.12 Mixed Use; Section 4.13 Mobile Home Park; Section 5.2 Conditional Use Review; and Section 5.2 G(3) Highway Mixed Use District Standards.

Warnings were posted on Tuesday, April 8, 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: David Gross and Tracy Martin; Melissa and Dale Hall; Dorothy and Kenneth Camley; Grace Johnstone; Marjorie and Forrest Dunbar; Singh Enterprises LLC; Dennis and Lori Demers; Kenneth and Tamara Wetherell; Trudy Rublee; Tyler Molleur; Four Season Leasing Inc; and Warren Hill Family Trust on Wednesday, April 9, 2025. It was published in The News and Citizen on Thursday, April 10, 2025. The East Hardwick Neighborhood Organization forwarded the information to their email list on April 28, 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); Deb (Zoom participant); Charles T. (Zoom participant); Unidentified iphone user (Zoom participant); Irene Nagle; Kris Lance; Mike Lance; Tom Wawrzeniak (Wastewater Engineer); Randy Thompson; David Upson (Town Manager); Larry Fliegelman; Rose Friedman; Helen Sher; Raymond Lewis; David Gross (**Abutter**); Warren Hill (**Abutter**); Rebecca Jillie (**Abutting Renter**); Sarah Shedd (**Resident of 56 Molleur Drive**); Cheryl Michaels; Gary Michaels; Margie Prevot; Paul Fixx, Editor of the Hardwick Gazette; Claire Michaud; and Jeremy Michaud (Owner).

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

1. Email response regarding Stormwater General Permit 3-9050 from Thomas Wawrzeniak on April 7, 2025.
2. Email exchange regarding water capacity from the East Hardwick Fire District dated April 29, 2025 and May 1, 2025.
3. Memo from David Upson regarding capacity of the Hardwick Town Services.
4. Updated Site plan reflecting 20 feet setbacks and MHP aspects – May 5, 2025

5. **Letter from Fecteau Homes dated April 7, 2025 regarding arrangements to make homes available for sale.**
6. **Memo from the OSSU regarding capacity of the Hardwick School system dated May 7, 2025.**

Summary of Discussion

Chair John Mandeville began the hearing at 7 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. Jeremy Michaud and Tom Wawrzeniak introduced the application for the second storage unit (previously approved in 2006) and the expansion of the previously existing non-conforming Mobile Home Park on the property.

Originally, this parcel (owned by Jeremy and Leslie Michaud) had a storage unit, a permit for a 2nd storage unit, 3 mobile homes (3 mobile home pads), and a 7 unit Multi-Family Dwelling (2 structures). In December 2024, the multi-unit structures were extensively damaged by fire and will not be able to be repaired. A demolition permit has been obtained to remove the fire-damaged buildings. The Michaud family is seeking to move forward with the location. Jeremy Michaud testified that they viewed the change as a way to retain their investment and to provide needed housing. The Michaud Family owns several businesses in Hardwick and they have been having difficulty finding employees who have housing or can find housing. This request is a variation of what was existing with six units instead of seven.

Jeremy Michaud testified that they will install a buffer strip on the Route 16 and on the School Street sides of the property. They will be taking into account the VAST trail next to Route 16 and the water main on the School Street side. The property will have rubbish and trash removal and will be plowed on a regular basis. The VAST trail will continue to run through the property. The driveway (Molleur Drive) will not extend to School Street as the property is not intended to be a through road for travelers on School Street or Route 16. This aspect is also an effort to prevent dirt bikes and other motorized vehicles from driving through the property.

The property has water from the East Hardwick Fire District – see Exhibit #2. A wastewater system would be installed for the six new mobile homes and would provide additional capacity for the existing three homes. A replacement location has been identified if the initial system fails.

Jeremy Michaud testified that the burned buildings will be removed in the early summer months.

Currently the Route 16 side is a grassy strip which is mowed due to the location of the VAST trail in the winter months.

Each new mobile home will be owned by the individuals.

Kristen Leahy (Zoning Administrator) introduced the six exhibits which were provided prior to the hearing but after the application was posted. (See page 1). Discussion focused on Exhibit #5 – the letter from Fecteau Homes. Jeremy Michaud explained that the Mobile Home park expansion was designed to meet the specifications that were required by Fecteau Homes to install new Mobile Home units to pre-qualified buyers. The other potential program for home installation is the VTrans program that is working to install new units outside of the floodplain in extensively flooded towns (such as Hardwick). The Michauds have been in contact with VTrans regarding this program as an alternative. The three existing mobile homes will continue to be on site.

Twenty people lost their homes in the fire. The Michauds have been actively assisting these renters and will offer the impacted tenants the initial opportunity to purchase the structures and/or to be on these locations.

A grant is in process to assist with the infrastructure component.

Dave Gross testified as a director of the East Hardwick Fire District (EHFD) that the board had a special meeting and approved the allocation. An allocation letter will be forthcoming.

Dave Gross then posed questions as an adjacent owner. Dave Gross is concerned about the composition, location, and verification of the buffer strips on School Street and on Route 16. He noted that the zoning district (Highway Mixed Use) requires shade trees in the parking areas and wanted to know where the trees would be planted. A verified landscape plan was requested.

It was noted that School Street is currently not open. The final portion is closed due to slope instability. The street is being engineered for slope stabilization through money received from FEMA. The next steps (will the road reopen?) are not certified at this time (per the Town Manager).

Jeremy Michaud testified that the existing curb cuts will continue to be utilized.

Cheryl Michaels commented that the plot map appeared to be lacking everything required for a Mobile Home Park. After discussion, it was realized that Cheryl Michaels was utilizing an older version of the site plan and an earlier version of the Hardwick Unified Development Bylaws. Cheryl Michaels wished to verify that each site has 5000 sf dedicated to it. Roadways or walking paths should be delineated and at the specifications of the town. She was not finding the parking areas and stated that each home should have 2 parking spots. Cheryl Michaels also wanted to see which area was reserved to meet the 20% recreation requirement. She expressed concerns about livability of the park. And, as a resident of East Hardwick, she recognizes the need for new housing but wishes to see a quality of life and an alignment with the character of the neighborhood. The emphasis on the quality of life aspect was made again.

The parking on Mini-Mart Drive was referenced (limited and not available). Cheryl Michael requested that a maintenance plan be required of the owners.

Irene Nagle spoke about the need for 5 acres in a Mobile Home Park and questioned the unit match for the Highway Mixed Use section.

Jeremy Michaud clarified that parking for 18 cars is available (only 9 spots are required by the bylaws). There is no direct access from School Street to Route 16. He recognizes that any junk cars on site will need to be managed. A dumpster will be located on site for the trash disposal.

Dave Gross spoke as the Hardwick Planning Commission Chair. He noted that Section 3.5 requires equal treatment of all housing. The HOME Act requires consistency. The HPC did not look at Mobile Home Parks when they updated the rules.

Mike Lance questioned the presence of the 5000 sft area around each site. Tom Wawrzeniak testified that each new location – 6 in total – is accompanied by a 5000 sft area.

Warren Hill (abutter) stated that he is adamantly opposed to new foliage trees on Route 16 as the sight lines for vehicular traffic are already compromised in other locations, especially with the 50 mph speed limit.

Warren Hill asked about the need for a stormwater permit. None is needed due to the amount of new impermeable surfaces. See Exhibit #1. Warren Hill also testified that people who are visiting the storage unit sometimes will use his yard as access. He requested a screen between the existing storage unit and his property.

Irene Nagle stated that the 2nd storage unit will increase the traffic in the area of the mobile homes. Jeremy Michaud testified that the lease agreements for the storage units require tenants to use Molleur Drive.

Gary Michaels revisited the 5000 square feet for each unit metric.

Larry Fliegelman asked why the Michauds are not re-building the multi-unit. Jeremy Michaud responded that the initial cost estimates were \$1.7 million to re-build. He cannot finance that high of an amount. He can pay for the infrastructure (wastewater, water, etc) for the mobile home park.

Rebecca Gillie (a neighboring renter at the Mini Mart Drive park) commented about the debris. She stated that the multi-unit building was not well kept. She wants to see a clean and healthy environment. She asked that the park have rules that are followed.

Jeremy Michaud stated that most of the debris is from the Mini-Mart Drive park. And everything on the site will be gone when the damaged structure is demolished. He testified that he has a detailed lease agreement with rules with each tenant. He will strive to keep the area clean and healthy.

Larry Fliegelman pointed out that whether the owner is in a trailer park or in a Single Family Dwelling, people will have messes and leave debris. As a member of the Hardwick Planning Commission, he has witnessed the vital need to having more housing.

Jeremy Michaud stated that this is the most straight-forward approach to replace the lost units.

Warren Hill commented that he believes that units are better kept if they are owned by the occupants instead of rented.

The performance standards were reviewed. A dumpster will be on site for trash disposal.

The hearing ended at 8:15 pm. Helm Nottermann made the motion to enter into deliberative session after the following hearing and Ruth Gaillard seconded. All members were in favor.

Findings of Fact:

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

2.3 Highway Mixed Use – all setbacks and dimensional standards are met for this district. Mobile Home Park, Warehouse/Storage, and Mixed Use are listed as Conditional Uses in the district. Applicant is requesting to convert a pre-existing Mobile Home Park (3 mobile homes) with a Storage Unit and a fire damaged Multi-Family Dwelling site to a Mixed Use (expanded Mobile Home Park and an additional Storage Unit). Existing fire-damaged Multi-Family Dwelling will be demolished. **Location needs to be 45 feet from the centerline of Route 16, and School Street and 20 feet from the side and rear setbacks. The lot size allows for 9 units – which is the total number that will be created.**

3.9 Nonconforming Structures & Nonconforming Uses – A nonconforming structure or use shall not be moved, enlarged, or increased by any means whatsoever, except with the approval of the Development Review Board subject to conditional use review under Section 5.2. **The applicant's mobile home park (3 units) is a**

pre-existing nonconforming mobile home park and the request before the DRB is to expand that nonconforming use to replace the fire-damaged 7 unit Multi-Family Dwelling that was on the property.

3.11 Performance Standards – review was made of the performance standards by the DRB. **No adverse aspects were identified.**

3.13 Parking and Loading Requirements – The Highway Mixed Use District lists Mixed Use parking as “Other.” The Development Review Board determines the appropriate number. Additionally, “off-street loading areas shall be provided for commercial uses which will receive shipments in vehicles too large for a standard parking space.” “Non-Residential parking areas shall be located to the side or rear of buildings unless otherwise approved under site plan or conditional use review and shall be screened from adjoining residential properties.” Mobile Home parks match the parking standards found in Table 3.1. Single Family Dwellings are required to have 1 parking space per unit. **The 6 additional units will each have one dedicated parking spot per unit. Tom Wawrzeniak testified that there are 24 spaces available if necessary. DRB found that adequate parking exists on site.**

4.12 Mixed Use – more than one principal use may be allowed within a single building subject to provisions: 1) each of proposed uses is allowed as a permitted or conditional use within the zoning district, 2) the uses in combination meet all applicable standards for the district, and 3) the mixed use shall meet all applicable general regulations under Article 3. **The requested uses – Mixed Use, Mobile Home Park, and Warehouse/Storage are conditional uses in the Highway Mixed Use district.**

4.13 Mobile Home Park

A) Mobile home parks may be permitted in designated districts subject to conditional use review in accordance with Section 5.2 and the following provisions: **Highway Mixed Use is a designated district for Mobile Home Parks.**

(1) Proposed parks shall comply with all applicable state regulations, including regulations relating to water supply and wastewater disposal. **Accomplished – See Exhibit #2.**

(2) The parcel of land for a mobile home park shall have a minimum area of no less than five acres, or the minimum lot area for the district in which it is located, whichever is greater. **The mobile home park is a previously existing nonconformity and does not meet this dimensional aspect. See Section 3.9.**

(3) Each mobile home shall be located on a dedicated site of not less than 5,000 square feet in area. The engineer – **Tom Wawrzeniak testified that each unit location meets this requirement.**

(4) Mobile home parks shall meet minimum setback requirements along their perimeter for the district in which they are located. **The original plan did not meet the 10 foot setback from the side property lines. The final plan does create a plan that will have 20 feet from each property line.**

(5) Each mobile home will be set back a minimum of 10 feet from adjoining mobile home sites.

Accomplished.

(6) All roads within a mobile home park shall comply with Section 6.6 and adequate walkways shall be provided. **Molleur Drive is a pre-existing road that does meet Section 6.6. Adequate grass walkways are provided.**

(7) Parking shall be provided in accordance with Section 3.10 (*Wrong reference – should be Table 3.1, not section*) 1 space per unit. **Accomplished – See Section 3.13 above.**

(8) ~~Removed.~~

(9) A minimum of 20% of the total land area in any mobile home park shall be set aside for common recreational use or open space. **Accomplished – area surrounding storage units is used for children on bikes and the residual is under the wastewater system and the alternate location for the system.**

(B) The mobile home park owner, or designated operator, as a condition of Board of Adjustment approval, shall:

(1) maintain all park buildings, roads, parking areas, paths, utilities, infrastructure, landscaping, open space and common areas in good condition, and shall provide for the regular collection and removal of recyclables, waste and garbage. **Owner testified that this will be done. See Condition #4.**

(2) remove snow from all park roads and service areas. **Owner testified that this will be done. See Condition #5.**

(C) Changes or alterations to park area, design, layout or common facilities are subject to conditional use review in accordance with the above provisions. The owner of a mobile home within an approved mobile home park may apply for a zoning permit under Section 7.1 for a deck or accessory structure which meets site setback requirements without additional approval by the Development Review Board under Section 5.2. The replacement of a permitted mobile home within an approved mobile home park shall require a zoning permit issued by the Zoning Administrator in accordance with Section 7.1 to ensure ongoing compliance with all conditions of conditional use approval. **See Conditions #6 and #7.**

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.** Per testimony from the Town Manager, the proposed uses will not affect either capacity.
2. **Character of the area affected.** Location within the Highway Mixed Use district matches the purpose of this district and the character of the surrounding area. The location is between an automotive repair shop and a non-conforming Mobile Home Park and a Convenience Store with gas pumps.
3. **Traffic on roads and highways in the vicinity.** The Highway Mixed Use circulation and traffic pattern on Vermont Route 16 and School Street are directed by the existing use in the area. No adverse effect was identified.
4. **Bylaws in effect.** Any structures on site will need to be connected to the East Hardwick Fire District water system and have adequate wastewater system capacity. See Exhibit #2. The necessary wastewater/potable water permits must be in place prior to construction of the office.
5. **The utilization of renewable energy resources.** Not applicable.

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. **The performance standards were reviewed. See Condition #2.**
3. **Access & Circulation Standards.** All conditional uses shall meet applicable access management standards as specified in Section 6.6. **Standards will be met by the proposed changes.**
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. **Additional landscaping was not indicated as necessary.**

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. **No additional plans were indicated as necessary. See Exhibit #1.**

5.2G3 Highway Mixed Use District Standards

- a. Within and contiguous to parking areas, landscaping shall emphasize the use of shade trees to provide a tree canopy, provide separation between parking spaces to avoid large expanses of parking and minimize the visibility of parking areas from off-site. Suitable locations for shade trees include along walkways, in center islands, in between parking spaces and clustered in appropriate locations. **No parking areas are being constructed with this proposal. Parking spaces will be provided for each unit.**
- b. A landscaped strip of at least twenty (20) feet shall be provided parallel to the road, which may be crossed by driveways and sidewalks. Form, location, and composition of the landscaped strip shall be shown on the site plan and approved by the Development Review Board. **The request for this landscaped strip is constrained on the Route 16 side by the VAST trail and by the possible obstruction of the vehicular sight lines. The School Street side has the water main that must be observed. See Condition #8.**

Decision and Conditions


Based upon these findings, the Development Review Board voted 4 to 1 (abstention) to approve the Michaud conditional use application as presented and amended with the following conditions:

Conditions:

1. Any and all necessary state and federal permits must be in place before development can commence.
2. The Applicant will adhere to the Performance Standards as detailed in the Hardwick Unified Development Bylaws, Section 3.11 (Attached).
3. The Applicant must have all water and wastewater permits in place prior to any new construction on the site.
4. The Mobile Home Park owners shall maintain all park buildings, roads, parking areas, paths, utilities, infrastructure, landscaping, open space and common areas in good condition, and shall provide for the regular collection and removal of recyclables, waste and garbage.
5. The Mobile Home Park owners shall remove snow from all park roads and service areas.
6. The owner of a mobile home within an approved mobile home park will apply for a zoning permit under Section 7.1 for a deck or accessory structure which meets site setback requirements.
7. The replacement of a permitted mobile home within an approved mobile home park shall require a zoning permit issued by the Zoning Administrator in accordance with Section 7.1 to ensure ongoing compliance with all conditions of conditional use approval.
8. A landscape plan will be approved by the Zoning Administrator prior to installation of the new units in the Mobile Home Park.
9. A mutually acceptable screen will be installed between the existing storage unit and the Hill property prior to the installation of the second storage unit.

Signed:

 , Chair
John Mandeville, DRB Chair

 , acting clerk
Kristen Leahy, Zoning Administrator

Date 5/13/25
DRB Decision for Michaud – May 7, 2025

Date 5/13/25
Page 7 of 9

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.

Hardwick Unified Development Standards

Section 3.11 Performance Standards

(A) The following performance standards must be met and maintained for all Conditional Uses and Home Occupation uses in all districts, except for agriculture and forestry, as measured at the property line. In determining ongoing compliance, the burden of proof shall fall on the applicant, property owner, and/or all successors and assigns; in the case of appeals to the Zoning Administrator alleging a violation of one or more of the following standards, the burden of proof shall rest with the appellant. No Conditional Uses or Home Occupation uses, under normal conditions, shall cause, create or result in:

(1) **regularly occurring noise**, which:

represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or in excess of 65 decibels, or 70 decibels within the Industrial District.

(2) **releases of heat, cold, moisture, mist, fog** or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare;

(3) **any electromagnetic disturbances or electronic transmissions or signals** which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare (except from telecommunications facilities which are specifically licensed and regulated through the Federal Communications Commission);

(4) **glare, lumen, light or reflection** which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare;

(5) **liquid or solid waste or refuse** in excess of available capacities for proper disposal which cannot be disposed of by available existing methods without undue burden to municipal or public disposal facilities; which pollute surface or ground waters; or which is otherwise detrimental to public health, safety and welfare;

(6) **undue fire, safety, explosive, radioactive emission or other hazard** which endangers the public, public facilities, or neighboring properties; or which results in a significantly increased burden on municipal facilities and services.

(7) **clearly apparent vibration** which, when transmitted through the ground, is discernable at property lines without the aid of instruments; or

(8) **smoke, dust, noxious gases, or other forms of air pollution** which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area;



Kristen Leahy <zoning.administrator@hardwickvt.gov>

170 School Street project

Thomas Wawrzeniak <twarsaw1@gmail.com>

Mon, Apr 7, 2025 at 7:40 AM

To: zoning.administrator@hardwickvt.gov

Hello Kristen,

We are responding to the question of the amount of new impervious surface based on Stormwater General Permit 3-9050, effective July 1, 2022.

The pre-existing amount of impervious area prior to this development = 36,043 square feet, or 0.83 acres. This covers the 2 apartment building rooftops, paved and gravel parking areas as part of the 7 unit apartment building. A storage barn adjacent to the apartment building. the existing gravel driveway that serves both the 3-units mobile homes and the 25' x 130' storage unit building rooftop. The existing 3-unit mobile homes and parking area. This amount of impervious is considered as pre-existing and is exempt due to being under the one-acre rule.

The new amount of impervious surface will be the 6-unit mobile homes with associated parking spaces. This amount is 10,880 square feet, or 0.25 acres. This includes the future 20' x 130' storage unit building.

A State of Vermont General Permit 3-9050 will not be required since the total of new impervious will be under the 1/2 acre rule.

Please contact me with any further questions that you might have regarding stormwater.
Very truly yours,

--

Thomas Wawrzeniak
Vermont Land Design
[123 River Bend Meadow Drive](#)
[Hyde Park, Vermont 05655](#)
802-730-3443
twarsaw1@gmail.com

Elizabeth Emmons

Apr 29, 2025, 11:47 AM (5 days ago)

to me, John

Tom,

I have provided the FD recommendation that an allocation letter should be provided with the connection to the 4-inch location.

Elizabeth Emmons

Thu, May 1, 7:39 AM (3 days ago)

to Erich, David, Dave, Gary, me

Erich,

I have reviewed the plan, details, daily demand, and instantaneous peak and this project will not adversely affect the fire districts surrounding issues, will not cause the Fire District to exceed their available water and is designed to be constructed using industry standard practices. They will be asking for a variance from the State to reduce the separation distance from 50' to 39' for the 2" water main to an existing septic tank. I don't see any issue with that.

It is my opinion that the Fire District should provide them with an allocation letter for submittal for State permitting.



Kristen Leahy <zoning.administrator@hardwickvt.gov>

170 School Street request

David O'Brien <dmbrien.1948@gmail.com>

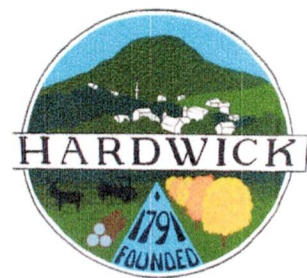
Sun, May 4, 2025 at 1:23 PM

To: Kristen Leahy <zoning.administrator@hardwickvt.gov>

Cc: Dave Gross <dave@hardwickvt.gov>, Erich Stephens <estephens@noreastgroup.com>, Gary Michaels <gary.michaels@gmail.com>, David Upson <david.upson@hardwickvt.gov>

Kristen, although we have not acted on this formally, on the advice of our consulting engineer from Dufresne Engineering, we will be sending a letter of authorization to the Michaud's based on their latest plans. We plan to formalize this decision Tuesday at a Special Meeting starting at 6:00 PM. Please let me know if you need anything more from us. Thank you, David O'Brien

[Quoted text hidden]



Town of Hardwick
Office of the Town Manager
P.O. Box 523
Hardwick, Vermont 05843

phone: (802) 472-6120 • e-mail: david.upson@hardwickvt.gov • fax: (802) 472-3793

MEMO

From: David Upson (Town Manager)
To: Kristen Leahy (Zoning)

Re: Proposed mobile home park located off school street in Hardwick (East Hardwick Village) owned by Jeremy and Leslie Michaud

Based on the current information provided, there are no foreseeable adverse effects from the standpoint of Police & Fire coverage and response.

Respectfully,

David Upson Jr.
Hardwick Town Manager

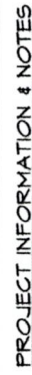
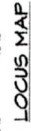
Zoning Administrator's Office
Town Clerk's Office
Public Works Foreman

Kristen Leahy
Tonia Chase
Tom Fadden

(802) 472-1686
(802) 472-5971
(802) 472-6029



123 River Road, Meriden Drive
Hydrex Park, Vermont 05433
(802) 730-3443. benjamin16@gmail.com



1. **OWNER OF RECORD =**
James J. Little Missouri
701 Main Street
East Republic, Vermont 05834
2. **PARCELID NUMBER =**
0016-00405
3. **PHYSICAL ADDRESS =**
135 School Street
East Republic, Vermont 05834
4. **PARCEL SIZE =**
2.0 acres
5. **SPIN NUMBER =**
262-009-11336
6. **PROPERTY ORIGIN =**
Mailed Commercial
7. **OWNER NAME =** James J. Little Missouri, Warranty deed recorded in
Book 133, Page 4 (1-13)
8. **Current Status of Vermont wastewater permit** var. 1-1635
9. **The project concept will be to add a mobile home in the existing 3-unit
dwelling. The project consists of a 28' x 44' mobile home with existing storage shed, the
replace the current above ground apartment complex.**
10. **Water supply will be Municipal and on-site wastewater.**



THIS IS NOT A BOUNDARY SURVEY
AND DOES NOT CONFORM TO 27 VSA 140
BOUNDARY INFORMATION
ELEVATIONS ARE ASSUMED DATUM

I HEREBY CERTIFY THAT IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE, AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.
(SEE ENVIRONMENTAL PROTECTION RULES CHAPTER 1-1-304 (b))



April 7th, 2025

To whom it may concern,

Jeremy Michaud from Strong's Mobile Home Park in East Hardwick recently reached out to us regarding his plans to increase the size of his current park. He also explained that they had unfortunately lost 7 housing units to a fire over the winter. As everyone knows we are well short of meeting the housing needs in our state, and affordable solutions are limited. If this all works out, we would plan on installing homes that are both esthetically pleasing as well as energy efficient. Almost all the manufactured homes we have done in the last two years have either been HUD Energy Star or HUD Zero Energy Ready homes. There are many great programs for qualified buyers that either assist by way of down payment assistance and/or grants for sitework and slab. We look forward to helping you bring additional housing to your community and our state.

Thank You,

A handwritten signature in blue ink, appearing to be "D. Fecteau", written over a light blue horizontal line.

Danny P. Fecteau

802-229-2721

dan@fecteauhomes.com

www.fecteauhomes.com

350 River Street (Route 302, next to Tractor Supply Company), Montpelier, VT

Correspondence: PO Box 703, Barre, VT 05641

OFFICE: 802 229 2721 – TOLL FREE 800 391 7488 – FAX: 802 223 4892



*Working together
to be
stronger together.*

P.O. Box 338 • 156 Daniels Rd., Suite 1, Hardwick, Vermont 05843 • 802.472.6531 • Fax 802.472.6250 • www.ossu.org

DR. DAVID W. BAKER
Superintendent of Schools

Annie Houston
Director of Finance

Joe Houston
Director of Operations

Heather Freeman
*Director of Student
Support Services*

Amy Massé
*Director of Curriculum and
Instruction*

May 7, 2022

Kristen Leahy
Town of Hardwick
PO Box 523
Hardwick, VT 05843

Dear Kristen,

Per your inquiry, this letter serves to affirm that the OSSU schools serving the Town of Hardwick have ample capacity to handle any number of additional students that may enroll as a result of the proposed multi-unit housing project proposed for East Hardwick. Please feel free to contact me if you have any further questions.

Best regards,

Joseph Houston

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