



**APPLICATION FOR SPECIAL EVENT
(CONDITIONAL USE REVIEW REQUIRED)**

Town of Hardwick

PO Box 523, Hardwick, VT 05843

(802) 472-1686

zoning.administrator@hardwickvt.gov

FOR ADMINISTRATIVE USE ONLY

Application Number: 2025-033

Tax Map Number 23003-00000

Zoning District B HMU

Date Notification Received 5/29/25

Fee Paid \$ 35.00 Date Paid / /

Please provide all of the information requested in this application. Submit the completed application and a \$35 processing fee (checks should be payable to the *Town of Hardwick*) to the Zoning Office.

Applicant(s):

Name(s): Buffalo Mountain Food Coop/dba Buffalo Mountain Market

Mailing Address: PO Box 336 Hardwick, VT 05843

Telephone(s) Home: 802-472-6020

Work: 802-535-9525

Cell:

E-Mail:

Landowner(s) (if different from applicant(s)):

Name(s): Center for Agricultural Economy

Mailing Address: PO Box 422, Hardwick, VT, 05843

Telephone(s) Home: 802-472-5362

Work:

Cell:

E-Mail: center@caevt.org

Physical Location of Property (911 address):

100 Granite Street, Hardwick, VT, 05843

To require a conditional use review from the Development Review Board, your special event must meet one the following criteria. Please check all that apply.

- ☒ The special event will have an expected attendance of over 100 people;
- ☐ The special event will extend more than seven days within a twelve month period.

Please describe your Special Event:

We would like to celebrate the 50th year of being in business as a food store and cooperative in the Town of Hardwick. We are planning to have music, food and general festivities

Date (s) of Special Event: 9/13/25

NOTE FOR CONDITIONAL USE PERMITS: Additional information may be required by the Development Review Board to determine conformance with the Town of Hardwick Zoning Bylaws. The application will not be considered complete by the DRB until all required materials have been submitted. One or more application requirements may be waived by the DRB, at the request of the applicant, should the DRB determine that the information is unnecessary for a comprehensive review of the application. Waivers shall be issued by the Board in writing at the time the application is accepted and deemed complete.

Conditional Use Criteria – Article 5 – Section 5.2:

At your Development Review Board hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"Conditional use approval shall be granted by the Board of Adjustment (DRB) upon finding that the proposed development will not result in an undue adverse effect on any of the following:

- 1. The capacity of existing or planned community facilities and services.**
- 2. Character of the area affected.**
- 3. Traffic on roads and highways in the vicinity.**
- 4. Bylaws in effect.**
- 5. The utilization of renewable energy resources.**

Specific Review Standards shall include:

- 1. Siting & Dimensional Standards.**
- 2. Performance Standards.** All conditional uses shall meet performance standards as specified in Section 3.11. In determining appropriate performance standards for a particular use, the Board may consult with state regulatory officials and consider accepted industry standards. In addition, the Board may limit the hours of operation so that the proposed use is compatible with the character of the neighborhood and area.
- 3. Access & Circulation Standards.**
- 4. Landscaping & Screening Standards.**
- 5. Stormwater Management & Erosion Control Standards.**

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes Town Personnel to enter onto the premises 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. 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 or by the Development Review Board 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 special event has not commenced.

The Special Event may not be held until 30 days from the date of Development Review Board approval.

Signature of Applicant(s) Chris Duff Date 5/29/25

 Signature of Landowner(s) _____ Date _____

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.

The applicant or any interested person who has participated in the proceeding may appeal a decision of the Development Review Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act (4471, 4472).

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.

FOR ADMINISTRATIVE USE ONLY

Date of Approval or Denial by Development Review Board: _____