

Zoning Review of 2025-033
Name: Buffalo Mountain Market
Location: 100 Granite Street – Atkins Field
Zoning District: Highway Mixed Use
Overlay Districts: Flood Hazard Area Overlay
Created by Hardwick Zoning Administrator on June 16, 2025

DRB Meeting Scheduled for Wednesday, June 25, 2025 at 7:40 pm In-person with a Zoom option (Hybrid).

Applicant has submitted a Conditional Use application to hold a Special Temporary Event with an expected attendance over 100 people. Event scheduled for September 13, 2024 at Atkins Field

Zoning District: Highway Mixed Use

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Section 3.11 Performance Standards - **proposed event will need to be reviewed under each.**

Section 4.18C2 Temporary Structure or use – Special Events. “Special events with an expected attendance of over 100 people, or extending more than seven days within a twelve month period, shall be subject to conditional use review by the Development Review Board under Section 5.2 prior to the issuance of a zoning permit.”

Conditional Use Standards (5.2) will need to be considered (No 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.

Zoning Bylaws utilized – Table 2.3 (Highway Mixed Use District), Section 3.11 (Performance Standards), Section 4.18C2 (Temporary Structure or Use – Special Events), and Section 5.2 (Conditional Use Review)