

Zoning Review of 2025-031
Landowner: Lucky Sap LLC
Applicant: Lucky Sap LLC
Location: 206 VT Route 14 South, Hardwick VT
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 7:00 pm via Zoom and In-Person (Hybrid Approach).

Applicants have submitted a Conditional Use application to change the use from Private Club to Mixed Use (Retail Sales, Restaurant, & Agricultural and Forest Processing) in an existing structure in the Flood Hazard Area Overlay. Conversion will require non-substantial improvements to the interior of the existing structure and exterior installation of Solar Panels.

Zoning District: Highway Mixed Use

Overlay Districts: Flood Hazard Area Overlay (not in the Floodway)

The property currently has Private Club structure (Former Knights of Columbus Hall. Application is to change the use to Mixed Use (Restaurant, Retail Sales, and Agricultural and Forest Processing).

The Highway Mixed Use district (Table 2.3) lists Mixed Use, Restaurant, Retail Sales, and Agricultural and Forest Processing) as Conditional Uses for the district. Minimum Lot Area per Unit in Class 1 is 1 per 5,000 square feet.

The proposed development will utilize the existing structure. Minimum setback from the front/road (VT Route 14 South) has been met (170 feet). Side and rear setbacks are pre-existing and conforming.

The Flood Hazard Area Overlay (Table 2.8) lists “Non-substantial improvements to existing structures (outside of floodway) as a permitted use. Current estimates for improvements are approximately \$100,000 and current valuation of the structure is \$208,200 per 2025 assessment. Furthermore, structure has received a LOMA and has a Base Flood Elevation over the Zone AE level.

Section 3.7 Height Requirements: Height of Proposed Structures: 1 story. **Below limit.**

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

Section 3.13 Parking & Loading Requirements: Parking requirements in the Highway Mixed Use district: “Off-street parking spaces shall be provided in accordance with this section when any use is established.” “Off-street loading space shall be provided for commercial, industrial or institutional uses ...” Table 3.1 lists Mixed Use as Other “As determined under site plan or conditional use review.” **Proposed project will need to be reviewed under this Section.**

Section 3.15 Steep Slopes & Erosion Control - Site does not have a slope gradient of 25% or greater. **Not applicable.**

Section 4.12 Mixed Use – **proposed project will need to be reviewed under this section.**

The DRB will need to review the project under the conditional use review criteria – Section 5.2 - see application for all applicable criteria.

In addition, Highway Mixed Use District Standards (5.2G (3) will need to be considered.

- 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.

- 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. **(Must be reviewed by the DRB.)**

The DRB will also need to review the project under the Flood Hazard Review rules (Section 5.3). See pages 57-61.

Zoning Bylaws utilized – Table 2.3 (Highway Mixed Use), Table 2.8 (Flood Hazard Area Overlay District), Section 3.11 (Performance Standards), Section 3.13 (Parking & Loading Requirements), Section 4.12 (Mixed Use), Section 5.2 (Conditional Use Review), Section 5.2 G(3) (Highway Mixed Use District Standards) and Section 5.3 (Flood Hazard Review).