

Zoning Review of 2025-078
Landowner: New Leaf Reality, LLC
Applicant: Gravel Construction
Location: 143 VT Route 15 West, Hardwick VT (Aubuchon Hardware)
Zoning District: Highway Mixed Use
Created by Hardwick Zoning Administrator on November 14, 2025

DRB Meeting Scheduled for Wednesday, December 3, 2025 at 7:00 pm via Zoom and In-Person (Hybrid Approach).

Applicants have submitted a Conditional Use application to construct an addition on the pre-existing Retail Sales structure.

Zoning District: Highway Mixed Use

Overlay Districts: N/A

The property currently has Retail Sales structure on the site.

The Highway Mixed Use district (Table 2.3) lists Retail Sales 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 be added to the existing structure. Minimum setbacks from the front/road (VT Route 15 West and Junction Road) have been met. Side and rear setbacks are also conforming.

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 Retail Sales as 1 per 300 sf of gross floor area. **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.**

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.)**

Zoning Bylaws utilized – Table 2.3 (Highway Mixed Use), Section 3.11 (Performance Standards), Section 3.13 (Parking & Loading Requirements), Section 5.2 (Conditional Use Review) and Section 5.2 G(3) (Highway Mixed Use District Standards)