

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: https://drive.google.com/drive/folders/1ZRdk0GZaeiImbtIjHbS_9CYM5_GeheYX?usp=drive

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’Acerno; 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.