

Hardwick Planning Commission  
July 11, 2017  
Hardwick Memorial Building  
Minutes

HPC Members Present: Chair Dave Gross, Ken Davis, Joyce Mandeville, Diane Grenkow, and Shawn Ainsworth.  
HPC members Absent: Jim Lewis

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA)

Chair Dave Gross opened the meeting at 6:35 pm.

Agenda was approved as published.

Joyce Mandeville moved to approve the June 13, 2017 minutes for the Planning Commission meeting as written, Shawn Ainsworth seconded. All members were in favor.

The Commission finalized the Hardwick Unified Development Bylaw changes which will be proposed at the next public hearing:

- Merger of Existing Small lots – except in the Flood Hazard Area Overlay District
- Performance Standards – change of “all uses” to all “conditional uses and home occupation uses.”
- Amendment of the Highway Mixed Use Zoning District on Route 15 West.

The hearing will be scheduled for August 8<sup>th</sup>, 2017 at 6:30 pm with the regularly scheduled meeting to follow.

The Commission’s focus has now shifted to the Hardwick Municipal plan, which expires in September 2019. Members were given copies of the current Hardwick Municipal plan at the June meeting. Opinions were solicited from each member.

Dave stated that the document is difficult to utilize and is so diffused that the actual intention becomes lost. The document needs to be accessible to anyone and everyone and to convey the sense of the Town. The actual ideas in the document are still viable.

Diane recommended a re-working and editing of the entire structure of the document. Appendices could be utilized to include additional information.

Shawn believes that the basic plan is still viable but that the document is difficult to read or to utilize.

Ken has taken part in 4-5 Town plan re-writes. New requirements are usually legislated by the State.

Joyce believes that the basic tenets of the plan are still working.

General consensus appeared to be that the plan is still viable and the Commission will be working with an existing plan rather than developing an entirely new plan. The current plan is not cohesive in thought – there are contradictions between chapters. The actual document is too long to be utilized by the general public.

Discussion then focused on the possible next steps. The Commission agreed that they need to see new examples of Town Plans. Kristen will research which towns have moved to the new, shorter standard and will forward pdf versions to Commission members. She will also have paper copies for Commission members at the Town Memorial Building. A distillation of the State's municipal plan requirements will also be forwarded to the Commission. The Commission will potentially start editing the current document at their September meeting.

The motion to adjourn was made by Shawn Ainsworth and seconded by Diane Grenkow. All were in favor. Board adjourned at 7:45 pm.

Respectfully submitted, Kristen Leahy, ZA