

Hardwick Planning Commission

August 9, 2022

Public Hearing regarding Hardwick Unified Development Bylaws Update
By ZOOM

Members Present: Dave Gross, Chair; Ken Davis; Shari Cornish; Michael Haveson; and Joyce Mandeville

Members Absent: Jim Lewis

Also Present: Kristen Leahy, Hardwick Zoning Administrator (ZA) and Nancy Shepard, landowner

Chair Dave Gross opened the public hearing at 6:36 pm.

The changes to Table 2.4 Compact Residential District, Table 2.6 Rural Residential District, and Section 4.2 Accessory Dwelling were briefly discussed. Property Owner, Nancy Shepard, stated for the record that she is in favor of the adjustment to Table 2.4 - inclusion of the "Restaurant" category. She also inquired as to whether the change will have an effect on future property taxes. The assessor has previously provided information on that particular question. The bylaw update would not have a direct effect on property taxes.

The proposed boundary adjustment to the Highway Mixed-Use Zoning District in the Hardwick Development Unified Bylaw update was discussed. At this time Tax Map 23, Lots 3, 4, and 62 are located within the Village Neighborhood zoning district. These lots have historically had commercial entities along the traditional rail line (log yard, granite sheds, etc.) and the location adjacent to Route 15 is more aligned with the purpose stated in the Highway Mixed-Use District. The lots are situated along the historic rail line and connect with existing Highway Mixed-Use zone on Route 15. The requested change would follow the contour of the lots.

After discussion, Shari Cornish made the motion to close the hearing at 6:44 p.m. Joyce Mandeville provided the second to the motion. All Planning Commission Members were in favor of the motion with a 5-0 vote.

The Public Hearing portion of the meeting was closed at 6:44 pm.

Respectfully submitted ~ Kristen Leahy, ZA